



OROVILLE PLANNING COMMISSION/ HISTORICAL ADVISORY COMMITTEE

Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

**January 25, 2024
REGULAR MEETING
6:00 PM
AGENDA**

PUBLIC ACCESS AND PARTICIPATION

To view the meeting or provide comment, please see the options below.

To Watch or Listen to the Meeting:

1. Watch live feed <https://www.youtube.com/channel/UCAoRW34swYI85UBfYqT7IbQ/>
2. Zoom <https://zoom.us/j/99508232402?pwd=aThZc1BsUG9sWnhNYnlwZHZZdFFrQT09>
Meeting ID: 995 0823 2402 Passcode: 17351735
3. Listen via telephone: 1-669-900-9128
Meeting ID: 995 0823 2402 Passcode: 17351735

To Provide Comments:

1. Email before the meeting by 2:00 PM your comments to publiccomment@cityoforoville.org
2. Attend in person

If you would like to address the Commission at this meeting, you are requested to complete the blue speaker request form (located on the wall by the agendas) and hand it to the City Clerk, who is seated on the right of the Council Chamber. The form assists the Clerk with minute taking and assists the Mayor or presiding chair in conducting an orderly meeting. Providing personal information on the form is voluntary. For scheduled agenda items, please submit the form prior to the conclusion of the staff presentation for that item. The Commission has established time limitations of three (3) minutes per speaker on all items and an overall time limit of thirty minutes for non-agenda items. If more than 10 speaker cards are submitted for non-agenda items, the time limitation would be reduced to one and a half minutes per speaker. **(California Government Code §54954.3(b)). Pursuant to Government Code Section 54954.2, the Commission is prohibited from taking action except for a brief response from the Council or staff to statements or questions relating to a non-agenda item.**

CALL TO ORDER / ROLL CALL

Commissioners: Glenn Arace, Marissa Hallen, Natalie Sheard, Warren Jensen, Terry Smith,
Vice Chairperson Wyatt Jenkins, Chairperson Carl Durling

OPEN SESSION

Pledge of Allegiance

PUBLIC COMMUNICATION - HEARING OF NON-AGENDA ITEMS

This is the time to address the Commission about any item not listed on the agenda. If you wish to address the Commission on an item listed on the agenda, please follow the directions listed above.

CONSENT CALENDAR

Consent calendar **items ITEM_NUMBERS** are adopted in one action by the Commission. Items that are removed will be discussed and voted on immediately after adoption of consent calendar items.

PUBLIC HEARINGS

The Public Hearing Procedure is as follows:

- Mayor or Chairperson opens the public hearing.
- Staff presents and answers questions from Council
- The hearing is opened for public comment limited to two (2) minutes per speaker. In the event of more than ten (10) speakers, time will be limited to one and a half (1.5) minutes. Under Government Code 54954.3, the time for each presentation may be limited.
- Public comment session is closed
- Commission debate and action

1. RE: Minor Use Permit (UP) 24-01 for “Nelson Pointe Apartments,” a Proposed 72-Unit Affordable Multifamily Apartment Complex Requesting a Residential Density Bonus (APNs 031-150-059 & -118)

SUMMARY: The Planning Commission will review and consider approving Minor Use Permit No. UP 24-01 for the construction of a new 72-unit affordable multifamily apartment complex. The project applicant is requesting a Residential Density Bonus in accordance with Oroville Municipal Code (OMC) Chapter 17.24 to exceed the maximum allowed development density under the Medium Density Residential (MDR) land use designation. In addition, the project applicant is requesting a reduced parking ratio and increased maximum building height.

RECOMMENDATION: Staff recommends the following actions:

Conduct a Public Hearing on the proposed project;

Adopt the Notice of Exemption as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA);

Adopt the recommended Findings for Use Permit No. UP 24-01;

Approve Use Permit UP 24-01 and recommended Conditions of Approval;

Adopt Resolution No. P2024-01

2. RE: Modifications to Municipal Code Section 17.16.010 - Accessory Dwelling Unit Ordinance

SUMMARY: The Oroville Planning Commission will review proposed modifications to Municipal Code Section 17.16.010 bringing the City’s Zoning Ordinance into compliance with new changes in State law regarding accessory dwelling units.

RECOMMENDATION: Staff recommends the following actions:

1. **Conduct a Public Hearing** on the proposed ordinance.
2. **Recommend that the City Council Adopt the Notice of Exemption** as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA).
3. **Adopt** the recommended Findings for the draft ordinance.
4. **Adopt** Resolution No. P2023-23 with recommendations to the City Council

REGULAR BUSINESS

3. **RE: Revisions to Tentative Subdivision Map 22-02 at 2151 Grand Ave APN 030-120-060 for a 25-lot Community with Conventional Home Construction.**

SUMMARY: The Planning Commission will consider approving Revised conditions to Tentative Subdivision Map No. TSM 22-02, which would separate an 8-acre parcel into 25 parcels for a medium low density manufactured housing subdivision.

RECOMMENDATION:

City staff recommend that the Planning Commission take the following actions:

1. **APPROVE** Revisions to the conditions for Tentative Parcel Map No. 22-02; and
2. **APPROVE Resolution No. P2023-31 -- A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION APPROVING REVISED CONDITIONS FOR TENTATIVE SUBDIVISION MAP TSM 22-02 FOR THE 25-UNIT GRAND ACRES SUBDIVISION ON APN 030-120-060.**

4.

RE: Membership on the Development Review Committee

SUMMARY: The Oroville Planning Commission will consider naming a new Commissioner to be on the Development Review Committee (DRC).

RECOMMENDATION: Staff recommends the following actions:

5. **Select a new DRC member to replace Commissioner Jensen.**

REPORTS / DISCUSSIONS / CORRESPONDENCE

5. 1. Commissioner Reports
6. 2. Historical Advisory Commission Reports
7. 3. Staff Reports

ADJOURN THE MEETING

The meeting will be adjourned. A regular meeting of the Oroville Planning Commission will be held on MONTH XX, 20XX at 6:00 PM.

Accommodating Those Individuals with Special Needs – In compliance with the Americans with Disabilities Act, the City of Oroville encourages those with disabilities to participate fully in the public meeting process. If you have a special need in order to allow you to attend or participate in our public meetings, please contact the City Clerk at (530) 538-2535, well in advance of the regular meeting you wish to attend, so that we may make every reasonable effort to accommodate you. Documents distributed for public session items, less than 72 hours prior to meeting, are available for public inspection at City Hall, 1735 Montgomery Street, Oroville, California.

Recordings - All meetings are recorded and broadcast live on cityoforoville.org and YouTube.

Planning Commission Decisions - Any person who is dissatisfied with the decisions of this Planning Commission may appeal to the City Council by filing with the Zoning Administrator within fifteen days from the date of the action. A written notice of appeal specifying the grounds and an appeal fee immediately payable to the City of Oroville must be submitted at the time of filing. The Oroville City Council may sustain, modify or overrule this decision.