



OROVILLE PLANNING COMMISSION/ HISTORICAL ADVISORY COMMITTEE

Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

April 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, 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

No Consent Calendar items this meeting.

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. Use Permit UP24-03 for Edwards Self-storage at 2560 Feather River Blvd (APN 035- 330-013)

The Oroville Planning Commission shall review a use permit application for a 212-unit mini-storage facility at 2560 Feather River Boulevard on approximately 1.7 acres on the west/back of an existing 3.46 multi-tenant commercial parcel adjacent to State Route 70. The application also includes a zone change to create a Mini-Storage Overlay (MS-O) at this location, and a variance to have six oversized units and to exclude parking requirements.

RECOMMENDATION: Staff recommends the following actions:

- 1. Conduct a Public Hearing on the proposed land use.**
- 2. Adopt the Notice of Exemption as the appropriate level of environmental review for the project.**
- 3. Recommend that the City Council approve Zone Change ZC 24-01 to create a Mini Storage Overlay Zone on APN 035-330-013.**
- 4. Approve Use Permit UP24-03 with the recommended findings and proposed conditions.**
- 5. Approve Variance VAR24-03 with the recommended findings and proposed conditions.**
- 6. Adopt Resolution No. P2024-05**

2. Variance (VAR) 24-01 for a proposed 30-foot-tall freeway-oriented freestanding sign for Tractor Supply at 2580 Feather River Blvd (APN 035-330-012)

The Planning Commission will review and consider approving Variance No. 24-01 for the construction of a new 30-foot-tall freeway-oriented freestanding sign for Tractor Supply. VAR 24-01 includes a request to exceed the maximum allowed sign area square footage for all signs on the subject property and a waiver for the required landscaping at the base of the sign support structure.

RECOMMENDATION: Staff recommends the following actions:

1. **Conduct a Public Hearing on the proposed project;**
 2. **Adopt the Class 11 Categorical Exemption as the appropriate environmental review in accordance with the California Environmental Quality Act (CEQA);**
 3. **Adopt the recommended Findings for Variance No. VAR 24-01**
 4. **Adopt Resolution No. P2024-07 approving Variance No. VAR 24-01**
- 3. Variance (VAR) 24-02 for a proposed 70-foot-tall freeway-oriented freestanding sign with two (2) tenant panels at 2030-2040 3rd Street (APN 031-161-061)**

The Planning Commission will review and consider approving Variance No. 24-02 for the removal of an existing 40-foot-tall freeway-oriented freestanding sign and the construction of a new 70-foot-tall, 126 square foot, freeway-oriented freestanding sign with two tenant panels to allow for increased site visibility to northbound State Route 70 traffic. VAR 24-02 includes a request to exceed the maximum allowed sign area square footage for freestanding signs.

RECOMMENDATION: Staff recommends the following actions:

- a. **Conduct a Public Hearing on the proposed project;**
- b. **Adopt the Class 11 Categorical Exemption as the appropriate environmental review in accordance with the California Environmental Quality Act (CEQA);**
- c. **Adopt the recommended Findings for Variance No. VAR 24-02**
- d. **Adopt Resolution No. P2024-06 approving Variance No. VAR 24-02**

REGULAR BUSINESS

No Regular Business items this meeting.

REPORTS / DISCUSSIONS / CORRESPONDENCE

1. Commissioner Reports
2. Historical Advisory Commission Reports
3. Staff Reports

ADJOURN THE MEETING

The meeting will be adjourned. A regular meeting of the Oroville Planning Commission will be held on May 23, 2024 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.