



OROVILLE PLANNING COMMISSION

Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

July 22, 2021
REGULAR MEETING
6:00 PM
AGENDA

COVID-19 AND PUBLIC ACCESS AND PARTICIPATION

The Oroville City Council Chambers are open to the public. To view the meeting or provide comment, please see the options below. All comments emailed will be provided to the Council Members for their consideration. To prevent the spread of COVID-19 and to comply with the time limit regulations for individuals to provide comments to the Council, each device or phone number will only be allowed once per item. Multiple individuals may not share the same device to provide public comment.

To View the Meeting:

1. Watch our live feed <https://www.youtube.com/channel/UCAoRW34swYI85UBfYqT7IbQ/>

To Provide Comment to the Board:

1. Email before the meeting by 2:00 PM your comments to publiccomment@cityoforoville.org
2. Join the meeting virtually via Zoom – Join Zoom Meeting
<https://zoom.us/j/99508232402?pwd=aThZc1BsUG9sWnhNYnlwZHZZdFFrQT09>
Meeting ID: 995 0823 2402
Passcode: 17351735
3. Join the meeting by telephone (audio only):
Telephone: 1-669-900-9128
Meeting ID: 995 0823 2402
Passcode: 17351735
4. Attend in person following social distancing guidelines

To provide comment via zoom, you will need to use the raise hand function in Zoom. For those accessing the meeting from a computer or smartphone, that raise hand feature can be selected by clicking or tapping it. For members of the public utilizing a telephone (audio only) to access the meeting, you can use the raise hand feature when the item for which you desire to provide comment is called by pressing *9 on your keypad to raise your hand. When it is your turn to speak, you will be called upon by the last 4 digits of your phone number, if available.

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 two (2) 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: Tammy Flicker, Michael Britton, Glenn Arace, Natalie Sheard, Marissa Hallen, 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.

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. MINOR USE PERMIT UP21-06 FOR ALCOHOL SALES AT MIS REINAS CARNICERIA AT 1933 ORO DAM BLVD SUITE E

The Oroville Planning Commission will review and consider approving Use Permit No. UP21-06 to allow the applicant to conduct alcohol sales at the new Mis Reinas Carniceria at 1933 Oro Dam Blvd Ste E

RECOMMENDATION

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. UP21-06;

Approve Use Permit UP21-06 and recommended Conditions of Approval;

Approve a Letter of Public Convenience or Necessity, should it be determined by ABC that an overconcentration exists;

Adopt Resolution No. P2021-09

2. SEIDENGLANZ PARCEL AT 1245 ORO DAM BLVD REZONE TO M-2 AND GENERAL PLAN AMENDMENT TO INDUSTRIAL

The Oroville Planning Commission will review and consider recommending that the City Council approve General Plan Amendment GPA 21-01 and Zoning Code Amendment ZC 21-01 for 39-acre parcel at 1245 Oro Dam Boulevard (APN 035-270-016).

RECOMMENDATION

Certify the Notice of Exemption

Recommend that the City Council approve General Plan Amendment GPA 21-01

Recommend that the City Council approve Zoning Code Amendment ZC 21-01

Adopt Resolution No. P2021-08 -- A RESOLUTION OF INTENTION BY THE OROVILLE PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT 21-01 AND ZONING CODE AMENDMENT ZC 21-01 FOR A 39 ACRE PARCEL AT 1245 ORO DAM BOULEVARD EAST (PARCEL # 035-270-016).

3. TENATIVE PARCEL MAP WAIVER 21-02 (APN 031-110-037)

The Oroville Planning Commission will review and consider approving a Parcel Map Waiver for a lot split to facilitate Phase 3 of the Olive Ranch Affordable Housing development along Table Mountain Boulevard at the end of Tuscan Villa Drive. The map will split one lot into two lots.

RECOMMENDATION

Approve the recommended Parcel Map Waiver subject to any conditions imposed by the City Engineer;

Adopt Resolution No. P2021-10

4. ZONING CODE CHANGE TO ALLOW APPELLANTS A SPECIFIC RESPONSE TIME

The Oroville Planning Commission will review and consider recommending that the City Council revise OMC 17.56.100 to allow an appellant up to 20 minutes to present his or her case, and up to another 10 minutes to deliver any rebuttal remarks.

RECOMMENDATION

Recommend that the City Council Approve the specified changes to OMC 17.56.100

REPORTS / DISCUSSIONS / CORRESPONDENCE

5. Presentation - Orange and Olive groves and their historical significance in relation to EW Fogg and Freda Ehmann
6. Discussion related to the Process for Project Denials
7. Director Reports
8. Commissioner Reports

ADJOURN THE MEETING

The meeting will be adjourned. A regular meeting of the Oroville Planning Commission will be held on August 26, 2021 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.