

OROVILLE PLANNING COMMISSION

Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

October 28, 2021
MINUTES

This agenda was posted on October 22, 2021. This meeting was recorded and may be viewed at Cityoforoville.org.

CALL TO ORDER / ROLL CALL

Chairperson Durling called the meeting to order at 6:03pm

PRESENT: Commissioners: Glenn Arace, Marissa Hallen, Natalie Sheard, Vice Chairperson Wyatt Jenkins, Chairperson Carl Durling

ABSENT: Commissioner Mike Britton

STAFF: Assistant Community Development Director Dawn Nevers, Principal Planner Wes Ervin, Assistant Planner Connor Musler, Planning Consultant Connie Spade, Assistant City Clerk Jackie Glover

OPEN SESSION

Pledge of Allegiance – Led by Chairperson Durling

PUBLIC COMMUNICATION – HEARING OF NON-AGENDA ITEMS

There were 0 public speakers on non-agenda items.

The following individuals spoke on agenda items:

- Julie Miller – Item 5

CONSENT CALENDAR

1. PROPOSED COUNTY WAREHOUSE BUILDING AT APN 031-161-065 NEXT TO EXISTING COUNTY WAREHOUSE AT 2081 2ND STREET

The Oroville Planning Commission considered not objecting to construction of a 3,000 square foot warehouse on APN 031-161-065 on land currently zoned C-2 intensive commercial.

Motion by Commissioner Hallen and second by Commissioner Sheard to adopt Resolution No. P2021-21

AYES: Jenkins, Arace, Sheard, Hallen, Durling

NOES: None

ABSTAIN: None

ABSENT: Britton

PUBLIC HEARINGS

2. USE PERMIT AND RECLAMATION PLAN AMENDMENT TO EXTEND THE RON HARMON MINE PERMIT UNTIL NOVEMBER 12, 2026.

The Oroville Planning Commission reviewed and considered approving a Use Permit No. UP 95-15 modification to extend the expiration date from November 12, 2021 to November 12, 2026.

Motion by Commissioner Jenkins and second by Commissioner Arace to adopt the Class 1 Categorical Exemption for existing projects as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA); and conditionally Approve Use Permit UP95-15 modification and recommended modified Conditions of Approval; and adopt Resolution No. P2021-15; and add condition 33. To the use permit to state staff may enter the property at any time for inspections and will check in at the Office. Motion passed.

AYES: Jenkins, Arace, Sheard, Hallen, Durling
NOES: None
ABSTAIN: None
ABSENT: Britton

3. MINOR USE PERMIT UP21-10 FOR A CHANGE IN ALCOHOL LICENSE AT VALLARTA GRILL, INCLUDING A FINDING OF PUBLIC CONVENIENCE OR NECESSITY

The Oroville Planning Commission reviewed and considered approving Minor Use Permit No. UP21-10 to allow the applicant to change Alcoholic Beverage Control (ABC) Licenses from a Type 41 to a Type 47.

RECOMMENDATION:

Motion by Commissioner Arace and second by Commissioner Sheard to adopt the Notice of Exemption as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA); and adopt the recommended Findings for Use Permit No. UP21-10; and approve Use Permit UP21-10 and recommended Conditions of Approval; and approve a Letter of Public Convenience or Necessity, since it has been determined by ABC that an overconcentration exists; and adopt Resolution No. P2021-18. Motion passed.

AYES: Jenkins, Arace, Sheard, Hallen, Durling
NOES: None
ABSTAIN: None
ABSENT: Britton

4. GENERAL PLAN AMENDMENT AND REZONE OF PLUMAS AVE SCHOOL AT 440 PLUMAS AVE TO PUBLIC-QUASI PUBLIC

The Oroville Planning Commission reviewed and considered recommending that the City Council approve General Plan Amendment (GPA) 21-03 and Zoning Code Amendment (ZC) 21-07 for a parcel identified as 440 Plumas Ave (APN 031-172-082), the location of the Plumas Avenue School.

RECOMMENDATION

Motion by Commissioner Sheard and second by Commissioner Jenkins to adopt the Notice of Exemption as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA); and recommend that the City Council approve General Plan Amendment GPA 21-03; and recommend that the City Council approve Zoning Code Amendment ZC 21-07; and adopt Resolution No. P2021-20. Motion passed.

AYES: Jenkins, Arace, Sheard, Hallen, Durling
NOES: None
ABSTAIN: None
ABSENT: Britton

5. ZC21-06 FENCES, WALLS, AND SCREENING MUNICIPAL CODE AMENDMENTS

The Oroville Planning Commission reviewed and considered recommending that the City Council revise OMC 17.12.020 relating to the City's regulations of fences, walls and screening.

Motion by Commissioner Arace and second by Commissioner Sheard to adopt Resolution No. P2021-19 Recommending that the City Council Approve the Specified Changes to OMC Section 17.12.020 and add an additional change to item G to add item 8. to state no fences shall be higher than 42 inches in the front yard in the historic district regardless of setbacks. Motion passed.


AYES: Jenkins, Arace, Sheard, Hallen, Durling
NOES: None
ABSTAIN: None
ABSENT: Britton

REPORTS / DISCUSSIONS / CORRESPONDENCE

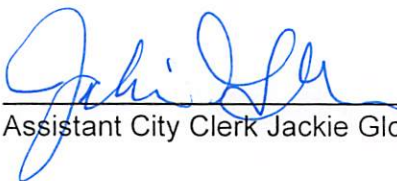
- 6. Commissioner Reports - None
- 7. Historical Advisory Commission Reports – None given.
- 8. Staff Reports
 - 1. **Potential Annual Award** - The Historic Advisory Commission discussed the possibility of creating an annual award for an exemplary contribution by a citizen to the vitality of downtown, to Oroville's history, and/or for a purpose to be determined by the Commission. The award, if ultimately created, might be administered similarly to the Your Voice for Arts, and the Sam Norris Award. Staff made a short presentation prior to the discussion.
 - a. Chairperson Durling and Commissioner Sheard requested this item be brought to the next meeting as a possible action item. Commissioners Durling and Sheard will work with staff to formulate the award for the next meeting.
 - 2. Glover – Change Meeting to December 2nd in place of the regularly scheduled November/December Meeting. Commissioner applications for open positions is November 12, 2021.
 - 3. Ervin – Nothing new to report
 - 4. Spade – Gave a brief update on the Housing Element.

ADJOURN THE MEETING

Meeting adjourned at 8:08pm.

APPROVED:


Chairperson Carl Durling

ATTESTED:


Assistant City Clerk Jackie Glover