



OROVILLE PLANNING COMMISSION

Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

July 22, 2021
**REGULAR MEETING
MINUTES**

This agenda was posted on July 16, 2021 at 4:30pm. This meeting was recorded and may be viewed online at cityoforoville.org or on YouTube.

CALL TO ORDER / ROLL CALL

Chairperson Durling opened the meeting at 6:01pm.

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

ABSENT: Commissioner Tammy Flicker and Michael Britton

STAFF: Assistant Community Development Director Dawn Nevers, Assistant Planner Conner Musler, Principal Planner Wes Ervin, City Engineer Matt Thompson, Assistant City Clerk Jackie Glover, Program Specialist Jordan Daley, Senior Administrative Assistant Cecilia Carmona

OPEN SESSION

Pledge of Allegiance – Led by Chairperson Durling

PUBLIC COMMUNICATION – HEARING OF NON-AGENDA ITEMS

The following individuals spoke on non-agenda items:

- Brian Wong

PUBLIC HEARINGS

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

The Oroville Planning Commission reviewed and considered 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

Motion by Commissioner Jenkins and second by Commissioner Arace 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. UP21-06; and approve Use Permit UP21-06 and recommended Conditions of Approval; and approve a Letter of Public Convenience or Necessity, should it be determined by ABC that an overconcentration exists; and adopt Resolution No. P2021-09. Motion passed.

AYES: Commissioners Sheard, Hallen, Arace, Jenkins, Durling

NOES: None
ABSENT: Commissioners Britton and Flicker
ABSTAIN: None

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

The Oroville Planning Commission reviewed and considered 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).

Motion by Commissioner Jenkins and second by Commissioner Hallen to continue the item to August 26, 2021 to allow staff to work on this item further and bring it back to the commission. Motion passed.

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

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

The Oroville Planning Commission reviewed and considered 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.

Motion by Commissioner Sheard and second by Commissioner Hallen to approve the recommended Parcel Map Waiver subject to any conditions imposed by the City Engineer; and adopt Resolution No. P2021-10. Motion passed.

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

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

The Oroville Planning Commission reviewed and considered 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.

Motion by Commissioner Sheard and second by Commissioner Hallen to recommend that the council approve revisions to OMC 17.56.100 as follows: Allow appellants up to 15 minutes to present their case and allow another up to 10 min to rebuttal; allow the Planning Commission up to 15 minutes to present their case and the Zoning Administrator up to 15 minutes to present their case. Motion passed.

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

REPORTS / DISCUSSIONS / CORRESPONDENCE

5. The Planning Commission heard a presentation from Commissioner Sheard on Orange and Olive groves and their historical significance in relation to EW Fogg and Freda Ehmann.
6. Staff provided information to the Planning Commission related to the process for project denials from the Commission.
7. Director Report provided by Principal Planner Wes Ervin - Nuisance Code Compliance Workshop at the next meeting with Officer Belser; gave an update on upcoming items to the Council of interest to the Planning Commission; new owner for the Martin Ranch project; information regarding vehicle miles traveled related to CEQA is coming soon; Next DRC August 12th – alcohol permit for wine bar.
8. Commissioner Reports


ADJOURN THE MEETING

Chairperson Durling adjourned the meeting at 7:59pm.

APPROVED:


Chairperson Carl Durling

ATTESTED:


Assistant City Clerk Jackie Glover