



## OROVILLE PLANNING COMMISSION

Council Chambers  
1735 Montgomery Street  
Oroville, CA. 95965

February 24, 2022  
REGULAR MEETING  
6:00 PM  
AGENDA

This agenda was posted on Saturday, February 19, 2022. This meeting was recorded and can be viewed at [cityoforoville.org](http://cityoforoville.org) or on YouTube.

### CALL TO ORDER / ROLL CALL

Chairperson Durling opened the meeting at 6pm.

PRESENT: Commissioners: Natalie Sheard, Warren Jensen, Vice Chairperson Wyatt Jenkins, Chairperson Carl Durling

ABSENT: Commissioners Glenn Arace and Marissa Hallen

STAFF: Assistant Community Development Director Dawn Nevers, Principal Planner Wes Ervin, Assistant Planner Connor Musler, Assistant Planner Daniel Kopshever, Planner Connie Spade, Assistant City Clerk Jackie Glover, City Engineer Matt Thompson

### OPEN SESSION

Pledge of Allegiance – Led by Chairperson Durling

### PUBLIC COMMUNICATION – HEARING OF NON-AGENDA ITEMS

There were 0 Public Comments provided for non-agenda items.

### CONSENT CALENDAR

#### 1. APPROVAL OF THE MINUTES

The Planning Commission considered approving the minutes of January 27, 2022.

Motion by Commissioner Jenkins and second by Commissioner Jensen to approve the minutes of January 27, 2022. Motion passed.

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

### PUBLIC HEARINGS

#### 2. MINOT USE PERMIT UP22-01 FOR A 950 SQUARE FOOT DUTCH BROS COFFEE WITH ASSOCIATED SITE IMPROVEMENTS AT 2366 FEATHER RIVER BLVD (APN 035-030-110)

The Oroville Planning Commission conducted a public hearing and reviewed and considered approving Use Permit No. UP22-01 for the construction of a new 950 square foot Dutch Bros Coffee with double drive-thru lanes, walk-up service window, and associated site improvements at 2366 Feather River Blvd.

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 Adopt the recommended Findings for Use Permit No. UP22-01; and Approve Use Permit UP22-01 and recommended Conditions of Approval; and Adopt Resolution No. P2022-02. Motion passed.

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

The Commissioners consented to hear item 6 next and then return to the regular order in the agenda.

## **REGULAR BUSINESS**

### **6. TENTATIVE PARCEL MAP 22-01**

The Commission reviewed and considered approving Tentative Parcel Map 22-01 (TPM 22-01) for a lot split of commercial property on Feather River Boulevard. The map will split two lots into four lots.

Motion by Commissioner Jenkins and second by Commissioner Jensen to approve the recommended findings for Tentative Parcel Map 22-01 and recommended Conditions of Approval; and adopt Resolution No. P2022-01. Motion passed.

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

## **PUBLIC HEARINGS**

### **3. MINOR USE PERMIT UP22-02 FOR A USED VEHICLE DEALERSHIP AT 1450 ORO DAM BLVD E, SUITE F (APN 035-450-009)**

The Oroville Planning Commission conducted a public hearing and reviewed and considered approving Use Permit No. UP22-02 to permit Paradise Motors, a used vehicle dealership, at 1450 Oro Dam Blvd E, Suite F within the Golden State Auto Center

Motion by Commissioner Jensen 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. UP22-02; and approve Use Permit UP22-02 and recommended Conditions of Approval; and adopt Resolution No. P2022-03. Motion passed.

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

#### 4. ADOPTION OF A NEW CITY ORDINANCE REGULATING MASSAGE ESTABLISHMENTS

The Oroville Planning Commission conducted a public hearing and reviewed and considered recommending that the City Council adopt an ordinance relating to the regulation of massage establishments and persons providing massage in the City of Oroville.

**Motion by Commissioner Jensen and second by Commissioner Sheard to adopt Resolution P2022-01 -- A RESOLUTION OF INTENTION OF THE OROVILLE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL ADOPT ZONING CHANGE ZC 22-01 RELATING TO THE CITY'S REGULATIONS OF MASSAGE ESTABLISHMENTS AND INDIVIDUALS THAT PRACTICE MASSAGE AND THERAPEUTIC BODY WORK; and allow staff to make grammar and formatting edits that are minor in nature. Motion passed.**

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

### REGULAR BUSINESS

#### 5. HISTORIC PRESERVATION AWARD PROGRAM OF THE OROVILLE HISTORIC ADVISORY COMMISSION

The Oroville Historic Advisory Commission considered creating an annual award to honor outstanding achievement in Oroville historic revitalization. The Commission consented to bring this item back to the committee and bring it back to the Commission at a future date.

### REPORTS / DISCUSSIONS / CORRESPONDENCE

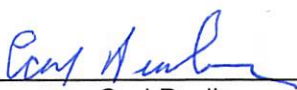
1. Commissioner Reports - None
2. Historical Advisory Commission Reports – None
3. Staff Reports –
  - Ervin – DRC Feb 10 – Discussed Dutch Brothers, a Trinity River Log Deck being moved from Cal Oak to 7<sup>th</sup> Ave, and a 780 Sq Ft Dethatched Garage on Foothill Blvd; – Housing Element draft is underway; To Council March 1 – Ruddy Creek Special District Addition, March 15<sup>th</sup> – Placeworks Contract, Fence Ordinance
  - Nevers – Maverick still waiting for approval from Caltrans for encroachment permit.

### ADJOURN THE MEETING

Adjourned at 7:53pm.

APPROVED:

ATTESTED:



Chairperson Carl Durling



Assistant City Clerk Jackie Glover