



## OROVILLE PLANNING COMMISSION

Council Chambers  
1735 Montgomery Street  
Oroville, CA. 95965

**August 26, 2021  
MINUTES**

This agenda was posted on August 18, 2021, at 5:24pm. This meeting was recorded and may be viewed at [cityoforoville.org](http://cityoforoville.org) or on YouTube.

### **CALL TO ORDER / ROLL CALL**

Chairperson Durling called the meeting to order at 6pm.

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

**ABSENT:** Commissioner Tammy Flicker

**STAFF:** Assistant Community Development Director Dawn Nevers, Principal Planner Wes Ervin, Assistant Planner Connor Musler, 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**

There were 0 public comments at this meeting.

### **CONSENT CALENDAR**

Motion by Commissioner Sheard and second by Commissioner Arace to approve the consent calendar. Motion passed unanimously.

#### **1. APPROVAL OF THE MINUTES**

The Commission approved the minutes of May 27, 2021 and July 22, 2021.

### **PRESENTATIONS**

2. Ron Belser, Manager of the newly formed Code Enforcement Department provided a presentation to the commission on code compliance.

### **PUBLIC HEARINGS**

3. ZC21-03 MOBILE/MANUFACTURED HOME CODE AMENDMENTS

The Oroville Planning Commission reviewed and considered recommending that the City Council revise OMC 15.36 relating to mobile and manufactured home installation standards within the city.

Motion by Commissioner Arace and second by Sheard to adopt Resolution No. P2021-14 Recommending that the City Council Approve the Specified Changes to OMC 15.36. Motion passed unanimously.

**4. 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 with Conditional Overlay for 39-acre parcel at 1245 Oro Dam Boulevard (APN 035-270-016).

Motion by Commissioner Britton and second by Commissioner Arace to 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 with Conditional Overlay; and 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). Motion passed unanimously.

**5. MINOR USE PERMIT UP21-07 FOR ALCOHOL SALES AT THE PROPOSED VILLAVINO WINE BAR AND TASTING ROOM AT 1440 MYERS ST, STE A, INCLUDING A FINDING OF PUBLIC CONVENIENCE OR NECESSITY**

The Oroville Planning Commission reviewed and considered approving Use Permit No. UP21-07 to allow the applicant to conduct alcohol sales at the proposed Villa Vino wine bar and tasting room at 1440 Myers St, Ste A.

Motion by Commissioner Jenkins 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); adopt the recommended Findings for Use Permit No. UP21-07; approve Use Permit UP21-07 and recommended Conditions of Approval; approve a Letter of Public Convenience or Necessity, since it has been determined by ABC that an overconcentration exists; adopt Resolution No. P2021-11. Motion passed unanimously.

**6. MINOR USE PERMIT UP21-08 TO ALLOW FXP FIREARMS TO CONDUCT THE SALES OF FIREARMS, AMMUNITION, FIREARM ACCESSORIES, AND GUN REPAIR SERVICES AT 2122 5TH AVE**

The Oroville Planning Commission reviewed and considered approving Use Permit No. UP21-08 to allow the applicant to conduct the sales of firearms, ammunition, firearm accessories, and gun repair services at 2122 5th Avenue (APN 035-430-136). The property has a zoning designation of Corridor Mixed Use (MXC).

Motion from Commissioner Jenkins and second by Commissioner Hallen to 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. UP21-08; approve Use Permit UP21-08 and recommended Conditions of Approval; adopt Resolution No. P2021-12. Motion passed unanimously.

**7. MINOR USE PERMIT UP21-09 TO ALLOW THE OPERATION OF A TATOO PARLOR AT 2030 BIRD STREET**

The Oroville Planning Commission reviewed and considered approving Use Permit No. UP21-09 to allow the applicant to open a tattoo parlor at 2030 Bird Street (APN 012-035-014). The property has a zoning designation of MXD.

Motion by Commissioner Sheard and second by Commissioner Britton to 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. UP21-09; approve Use Permit UP21-09 and recommended Conditions of Approval; adopt Resolution No. P2021-13. Motion passed unanimously.

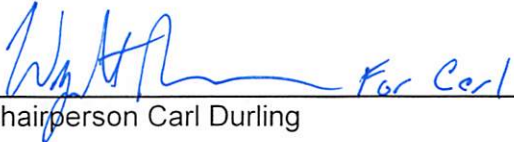
**REPORTS / DISCUSSIONS / CORRESPONDENCE**

- 8. Commissioner Reports - None
- 9. Staff Reports – Commissioners received an update on projects from Staff.

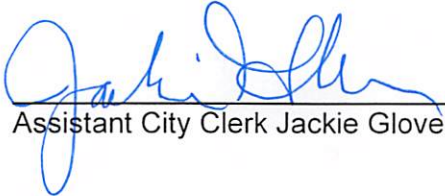
**ADJOURN THE MEETING**

Chairperson Durling adjourned the meeting at 8:14pm.

APPROVED:

  
\_\_\_\_\_  
Chairperson Carl Durling

ATTESTED:

  
\_\_\_\_\_  
Assistant City Clerk Jackie Glover