



## OROVILLE PLANNING COMMISSION

Council Chambers  
1735 Montgomery Street  
Oroville, CA. 95965

**September 23, 2021  
REGULAR MEETING  
6:00 PM  
AGENDA**

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### 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](mailto: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.**

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## CALL TO ORDER / ROLL CALL

Commissioners: Glenn Arace, Michael Britton, Marissa Hallen, Natalie Sheard, 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. GENERAL PLAN AMENDMENT AND REZONE OF PROPERTY USED AS A CHURCH AT 2833 FORT WAYNE STREET TO PUBLIC-QUASI PUBLIC**

The Oroville Planning Commission will review and consider recommending that the City Council approve General Plan Amendment GPA 21-02 and Zoning Code Amendment ZC 21-04 for two parcels at 2833 Fort Wayne Street. (APN 035-169-001 and 035-166-012).

#### **RECOMMENDATION**

Certify the Notice of Exemption; and

Recommend that the City Council approve General Plan Amendment GPA 21-02; and

Recommend that the City Council approve Zoning Code Amendment ZC 21-04; and

Adopt Resolution No. P2021-16 -- A RESOLUTION OF INTENTION BY THE OROVILLE PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT 21-02 AND ZONING CODE AMENDMENT ZC 21-04 FOR TWO PARCELS USED AS A CHURCH (PARCEL # 035-169-001 and 035-166-012).

## **2. ZONING CODE CHANGE ZC 21-05 INCLUDING TWO CHANGES TO CODIFY EARLIER DECISIONS OF THE CITY COUNCIL, PLANNING COMMISSION AND DEVELOPMENT REVIEW COMMITTEE**

The Oroville Planning Commission will review and consider recommending that the City Council approve Zoning Code Amendment ZC 21-05 to codify decisions already made by the City Council and the Development Review Committee.

### **RECOMMENDATION**

Certify the Notice of Exemption; and

Recommend that the City Council approve Zoning Code Amendment ZC 21-05; and

Adopt Resolution No. P2021-17 -- A RESOLUTION OF INTENTION BY THE OROVILLE PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL ADOPT ZONING CODE AMENDMENT ZC 21-05 CODIFYING EARLIER DECISIONS OF THE CITY COUNCIL, PLANNING COMMISSION AND DEVELOPMENT REVIEW COMMITTEE AFFECTING PARCELS 031-120-037 AND PARCELS 031-010-046, -067, -080, -081, -084, and -085.

## **REPORTS / DISCUSSIONS / CORRESPONDENCE**

1. Commissioner Reports
2. Historical Advisory Commission Reports
3. Staff Reports

## **ADJOURN THE MEETING**

The meeting will be adjourned. A regular meeting of the Oroville Planning Commission will be held on October 28, 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](http://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.



# City of Oroville

**Leonardo DePaola**  
Community Development Director

## COMMUNITY DEVELOPMENT DEPARTMENT

1735 Montgomery Street  
Oroville, CA 95965-4897  
(530) 538-2436 FAX (530) 538-2426  
[www.cityoforoville.org](http://www.cityoforoville.org)

### PLANNING COMMISSION STAFF REPORT

Thursday, September 23, 2021

**RE: General Plan Amendment and Rezone of property used as a church at 2833 Fort Wayne Street to Public-Quasi Public.**

**SUMMARY:** The Oroville Planning Commission will review and consider recommending that the City Council approve General Plan Amendment GPA 21-02 and Zoning Code Amendment ZC 21-04 for two parcels at 2833 Fort Wayne Street. (APN 035-169-001 and 035-166-012).

**RECOMMENDATION:** Staff recommends the following actions:

1. **Certify the Notice of Exemption**
2. **Recommend that the City Council approve General Plan Amendment GPA 21-02**
3. **Recommend that the City Council approve Zoning Code Amendment ZC 21-04**
4. **Adopt Resolution No. P2021-16 -- A RESOLUTION OF INTENTION BY THE OROVILLE PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT 21-02 AND ZONING CODE AMENDMENT ZC 21-04 FOR TWO PARCELS USED AS A CHURCH (PARCEL # 035-169-001 and 035-166-012).**

**APPLICANTS:** Steve Orsillo the Fathers House

**LOCATION:** 2833 Fort Wayne and lot across the street (APN 035-169-001 and 035-166-012)

**GENERAL PLAN:** MLDR (Med Low Density Residential)

**ZONING:** R-1 (Single Family Residential)

**FLOOD ZONE:** Zone X

**ENVIRONMENTAL DETERMINATION:** This rezone is not a project under CEQA.

**REPORT PREPARED BY:**

\_\_\_\_\_  
Wes Ervin, Planner  
Community Development Department

**REVIEWED BY:**

\_\_\_\_\_  
Dawn Nevers, Assistant Director  
Community Development Department

## **DISCUSSION**

The city has initiated this general plan amendment (GPA 21-02) to Public and Zone Change (ZC 21-04) to Quasi-Public. This change is consistent with the zoning of all other churches in the area. The site has had an existing use as a church since prior to annexation in 2015 and is surrounded by fully developed residential properties and should have been zoned as proposed in this staff report at the time of annexation. All other churches in the area were zoned PQ at that time.

The Zoning was noticed when Mr. Orsillo sought to install three 20 x 40 portable classrooms behind his church to be used as classrooms and offices.

## **ENVIRONMENTAL**

Not a project under CEQA. This action will not cause either a direct physical change in the environment or a reasonably foreseeable indirect change in the environment.

## **FISCAL IMPACT**

None. The city has initiated this change.

## **PUBLIC NOTICE**

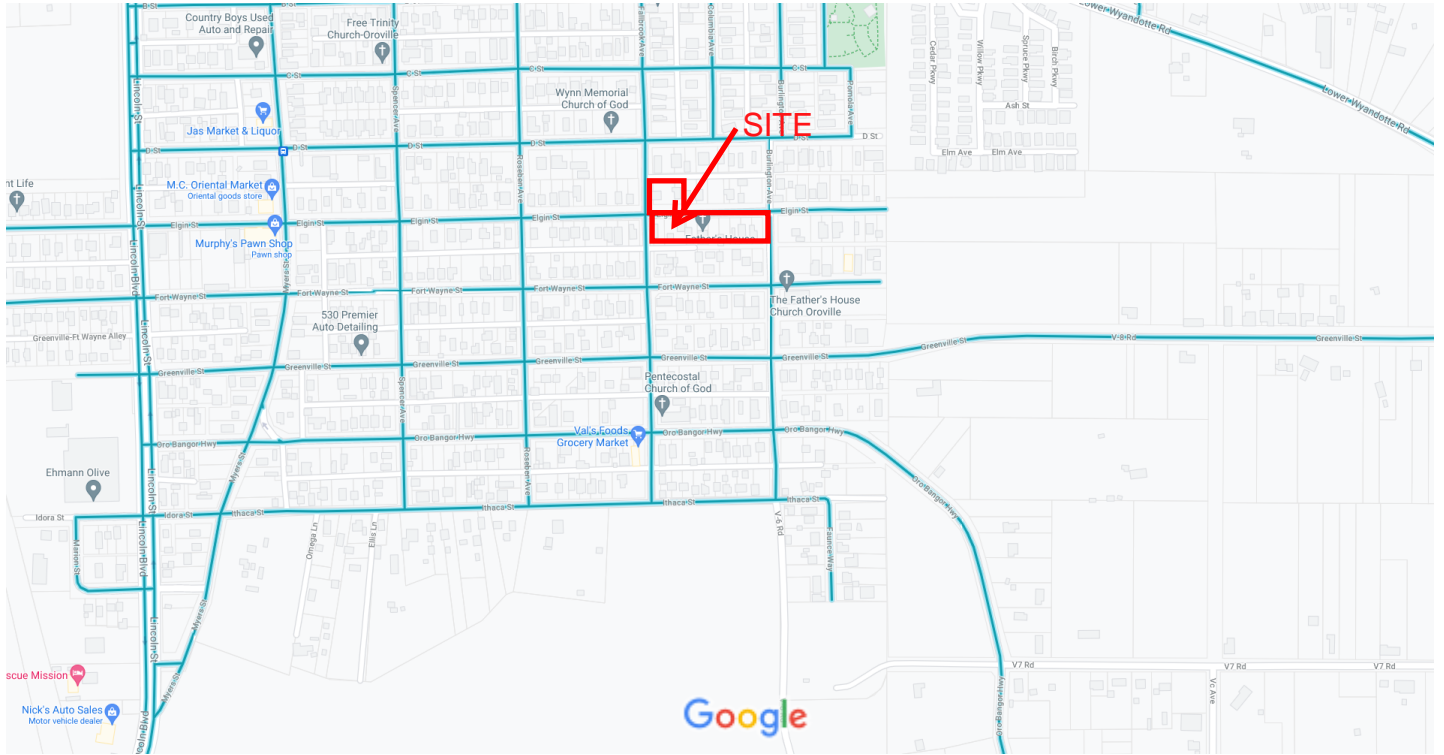
A request for comments was prepared and circulated to the local agencies and surrounding property owners within 300 feet of the property. Additionally, the meeting date, time, and project description were published in the Oroville Mercury Register and posted at City Hall.

## **SUMMARY**

Staff recommends the Commission forward a recommendation for City Council approval of the General Plan Amendment and Zoning Change.

## **ATTACHMENTS**

1. Map and aerial showing affected parcels
2. Resolution of Intent P2021-08 recommending to Council the GPA and ZC approvals.
3. Draft Ordinance with Rezone



Map data ©2021 200 ft



Item 1.

†  
The Father's House  
Church Oroville

7

**PLANNING RESOLUTION # P2021-16**

**A RESOLUTION OF INTENTION BY THE OROVILLE PLANNING COMMISSION  
RECOMMENDING THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT 21-  
02 AND ZONING CODE AMENDMENT ZC 21-04 FOR TWO PARCELS USED AS A  
CHURCH (PARCEL # 035-169-001 AND 035-166-012)**

WHEREAS, the City of Oroville has determined that these parcels were used exclusively as an existing church at the time of annexation into the city limits in 2015; and

WHEREAS, the parcels are now within the Oroville city limits; and

WHEREAS, these parcels were the only parcels occupied by churches not zoned PQ at time of annexation and all other churches were zoned PQ at that time; and

WHEREAS, the city has initiated this rezone to allow this church to have the same rights and privileges as those afforded to the other churches in the area; and

WHEREAS, the Planning Commission considered at noticed public hearing the comments and concerns of public agencies and property owners who are potentially affected by the changes described herein, and also considered City staffs report regarding the project; and

NOW, THEREFORE, BE IT RESOLVED BY THE OROVILLE PLANNING COMMISSION ALL OF THE FOLLOWING:

1. Recommend that the City Council adopt General Plan Amendment GPA 21-02 and Zoning Code Amendment ZC 21-04;
2. Recommend that the City Council direct the preparation and adoption of one or more ordinances as necessary to amend the City of Oroville Zoning Map to affect the necessary zoning changes.
3. That for any new development the property owner and any subsequent owners must obtain all required permits from the City and any agencies responsible for protecting natural resources, then implement the conditions of those permits.



**I HEREBY CERTIFY** that the foregoing resolution was duly introduced and passed at a regular meeting of the Planning Commission of the City of Oroville held on August 26, 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: APPROVE:

\_\_\_\_\_  
JACKIE GLOVER, ASSISTANT CITY CLERK

\_\_\_\_\_  
CARL DURLING, CHAIRPERSON

**CITY OF OROVILLE  
ORDINANCE NO. XXXX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OROVILLE APPROVING ZONING CHANGE ZC 21-04 TO REZONE APPROXIMATELY 1.4 ACRES AT 2833 FORT WAYNE STREET AND LOT ACROSS THE STREET (APN# 035-169-001 and 035-166-012)**

The Council of the City of Oroville do ordain as follows:

Section 1. Pursuant to section 17.08.040 of the Code of the City of Oroville, approximately 1.40 acres of land at and near 2833 Fort Wayne Street (APN 035-169-001 and 035-166-012), as shown on Exhibit "A", is hereby rezoned from Single Family Residential (R-1) to Public-Quasi Public (PQ).

Section 2. This ordinance shall become effective on December 1, 2021, or 30 days after the second reading is approved, whichever comes later.

Section 3. The City Clerk shall attest to the adoption of this ordinance.

PASSED AND ADOPTED by the City Council of the City of Oroville at a meeting on XXXXXXXX, 2021.

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Mayor, Chuck Reynolds

APPROVED AS TO FORM: ATTEST:

\_\_\_\_\_  
City Attorney, Scott E Huber

\_\_\_\_\_  
City Clerk, Jackie Glover



# City of Oroville

**Leonardo DePaola**  
Community Development Director

## COMMUNITY DEVELOPMENT DEPARTMENT

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### PLANNING COMMISSION STAFF REPORT

Thursday, September 23, 2021

**RE: Zoning Code Change ZC 21-05 including two changes to codify earlier decisions of the City Council, Planning Commission and Development Review Committee.**

**SUMMARY:** The Oroville Planning Commission will review and consider recommending that the City Council approve Zoning Code Amendment ZC 21-05 to codify decisions already made by the City Council and the Development Review Committee.

**RECOMMENDATION:** Staff recommends the following actions:

1. Certify the Notice of Exemption
2. Recommend that the City Council approve Zoning Code Amendment ZC 21-05
3. Adopt Resolution No. P2021-17 -- A RESOLUTION OF INTENTION BY THE OROVILLE PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL ADOPT ZONING CODE AMENDMENT ZC 21-05 CODIFYING EARLIER DECISIONS OF THE CITY COUNCIL, PLANNING COMMISSION AND DEVELOPMENT REVIEW COMMITTEE AFFECTING PARCELS 031-120-037 AND PARCELS 031-010-046, -067, -080, -081, -084, and -085.

**APPLICANTS:** Initiated by City Staff

**LOCATION:** 80 Tuscan Villa and vicinity (APN 031-120-037), and 599, 601, 603, 620 & 627 Table Mountain Blvd (APN 031-010-046, -067, -080, -081, -084, and -085)

**GENERAL PLAN:** High Density Residential (HDR) and MLDR (Med Low Density Residential)

**ZONING:** R-4 (Urban Density Residential) and CH (Highway Commercial)

**FLOOD ZONE:** Zone X

**ENVIRONMENTAL DETERMINATION:** Since these changes were previously approved, these actions are not a project under CEQA

**REPORT PREPARED BY:**

\_\_\_\_\_  
Wes Ervin, Planner  
Community Development Department

**REVIEWED BY:**

\_\_\_\_\_  
Dawn Nevers, Assistant Director  
Community Development Department

## **DISCUSSION**

The city has initiated these Zone Changes to conform with decisions already made. In particular:

1. The Development Review Committee approved the Olive Ranch affordable apartments Phases 1 and 2 at 80 Tuscan Villa Drive on June 23, 2020 as consistent with existing zoning. Subsequently to accommodate the various project phases, the applicant/owner recorded a lot line adjustment involving Parcels #031-120-005, -008, -037, and -038, and is now completing a lot split of new Parcel 031-120-037. The new lot lines have created a dual zoning situation. City staff wish to adjust the R-4 Zoning to align with the new parcel lines. The new R-4 and underlying HDR Land Use designation will apply to Parcels B, C, and X on the attached Tentative Waiver of Parcel Map.
2. The City Council approved General Plan Amendment No. 20-02 on November 17, 2020, which changed the land use designation of 6 parcels (APN 031-010-046, -067, -080, -081, -084, and -085) to Medium Low Density Residential (MLDR), but did not complete the associated Pre-zoning to Residential Large Lot (R-L) to conform. The city approved this change as requested by the landowners and to conform with recent Butte County Rezoning. The parcels are outside the City limits but inside the City's Sphere of Influence.

## **ENVIRONMENTAL**

Not a project under CEQA. This action will not cause either a direct physical change in the environment or a reasonably foreseeable indirect change in the environment.

## **FISCAL IMPACT**

None. The city has initiated this change.

## **PUBLIC NOTICE**

A request for comments was prepared and circulated to the local agencies and surrounding property owners within 300 feet of the property. Additionally, the meeting date, time, and project description were published in the Oroville Mercury Register and posted at City Hall.

## **SUMMARY**

Staff recommends the Commission forward a recommendation for City Council approval of the described Zoning Changes.

**ATTACHMENTS**

1. Olive Ranch Zoning compliance letter date June 29, 2021
2. Map and aerial showing affected parcels on Table Mountain Boulevard
3. Resolution of Intent P2021-17 recommending to Council the ZC approvals
4. Draft Rezone ordinance



# City of Oroville

## PLANNING AND DEVELOPMENT SERVICES

**Leonardo DePaola**  
DIRECTOR

1735 Montgomery Street  
Oroville, CA 95965-4897  
(530) 538-2402 FAX (530) 538-2426  
[www.cityoforoville.org](http://www.cityoforoville.org)

**June 29, 2021**

Wesley E. Gilbert, P.E.  
President, W.G. Civil Engineers, Inc.  
dba W. Gilbert Engineering  
140 Yellowstone Drive, Suite 110  
Chico, CA 95973

**Subject: OLIVE RANCH SUBDIVISION ZONING COMPLIANCE  
APN 031-110-037 et al**

Wes—

The City recently approved three phases of the Olive Ranch affordable apartment complex by right, including an associated lot line adjustment. The projects met all Zoning regulations and successfully underwent Development Review Committee approval. You have requested clarification of the existing Zoning, which has necessitated a review of lot line changes that have occurred since General Plan and Zoning Code adoption in 2015.

The sequence of lot line changes appears to be:

- The former ~3.8-acre parcel along Table Mountain Blvd (APN 031-110-033) had a Zoning designation of R4 (Urban Density Residential) in the 2015 General Plan. Adjacent APN 031-110-037 has a Zoning designation of MXN (Neighborhood Mixed Use).
- Parcel APN 031-110-033 was then merged into APN 031-110-037 in September 2015 (Recorded Parcel Map #13-04, Book 185 Page 18 & 19). The R-4 Zoning of the merged portion was not changed. The remainder of the merged lot thus has a Zoning designation of MXN (neighborhood Mixed Use). This created a dual zoning situation for the new larger parcel.
- The dual Zoning was not changed for the lot line adjustment completed in 2020 to facilitate Phase 1 and Phase 2 of the Olive Ranch Subdivision. Portions of the built area are Zoned R4 and portions are Zoned MXN.

- The Parcels “B” and “C” and unnamed southern parcel in the draft Phase II ALTA Survey map dated June 9, 2021, remain with dual zoning.
- The proposed Tentative Waiver of Parcel Map (TPM 21- 02) dated June 21, 2021, is still dual zoned for the western portions of Parcels B, C and X.

To be clear, the Olive Ranch Phase 1, 2 & 3 are all permitted by right in either zone. However, to eliminate a permanent dual zoning situation, city staff proposes to bring our zoning up to date to match the new parcel boundaries. Unless applicant objects, we plan to:

1. Ask the City Council to Zone as R-4 the entirety of Parcels B and C and X (as currently or subsequently shown in your draft Tentative Waiver of Parcel Map dated June 21, 2021). The associated development standards can be found in Oroville Municipal Code (OMC) 17.28.020, including an allowable density range of 20-30 units per acre and a maximum building height of 50 feet. Olive Ranch 1, 2, & 3 all comply.
2. Leave the remainder of Parcel 031-110-037 unchanged. It will remain MXN. The development standards for this zone are in OMC 17.34.040, including maximum residential density of 30 units per acre and maximum building height of 40 feet. This zone and its development standards should allow development of the row houses suggested as Phase 4 of the project, plus any commercial development that may be proposed.
3. Leave the portions of the parcel set aside for private easement as MXN until and unless dedicated to the City, after which they would become public roads.

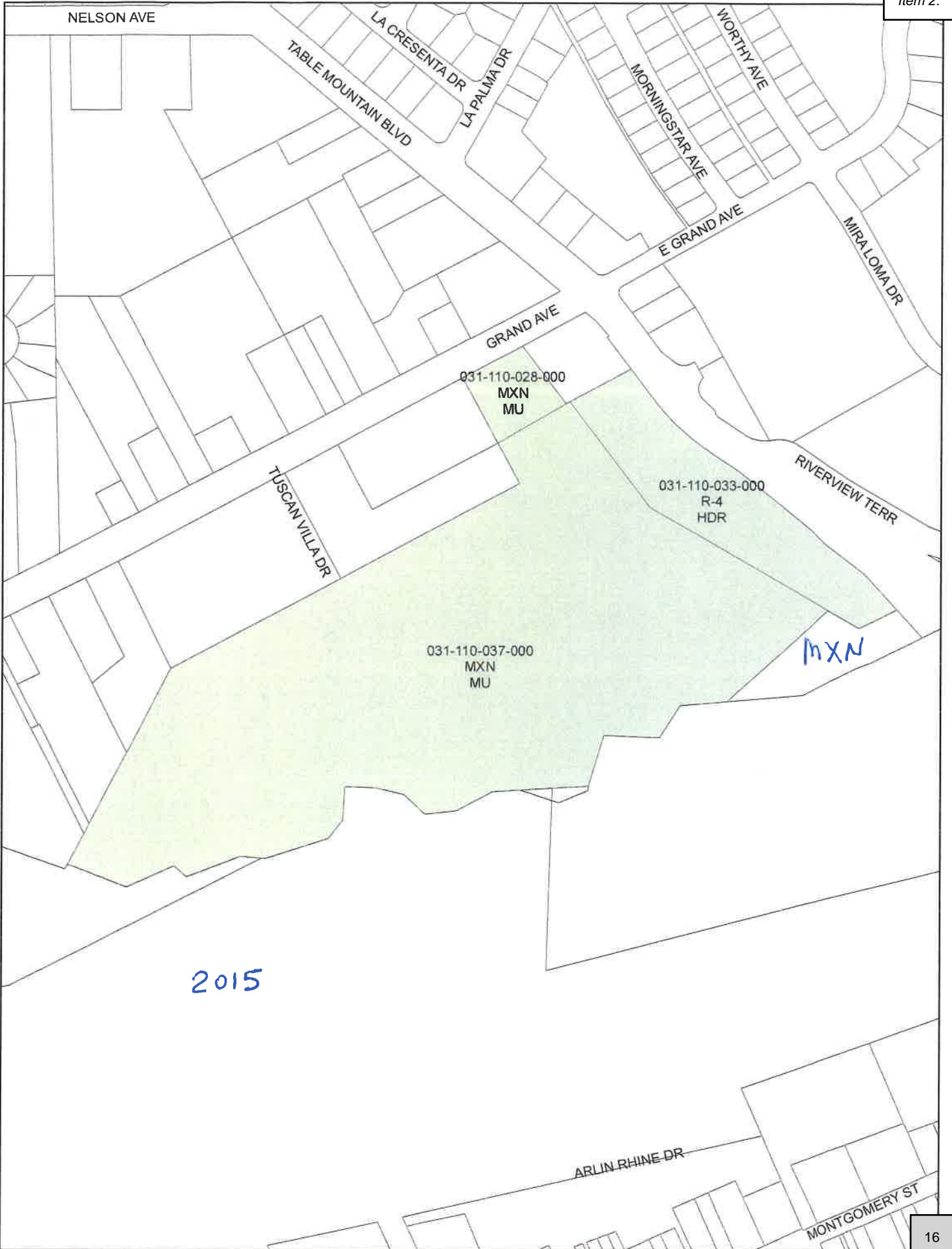
Wes, we trust that these actions will simplify the zoning.

Sincerely,

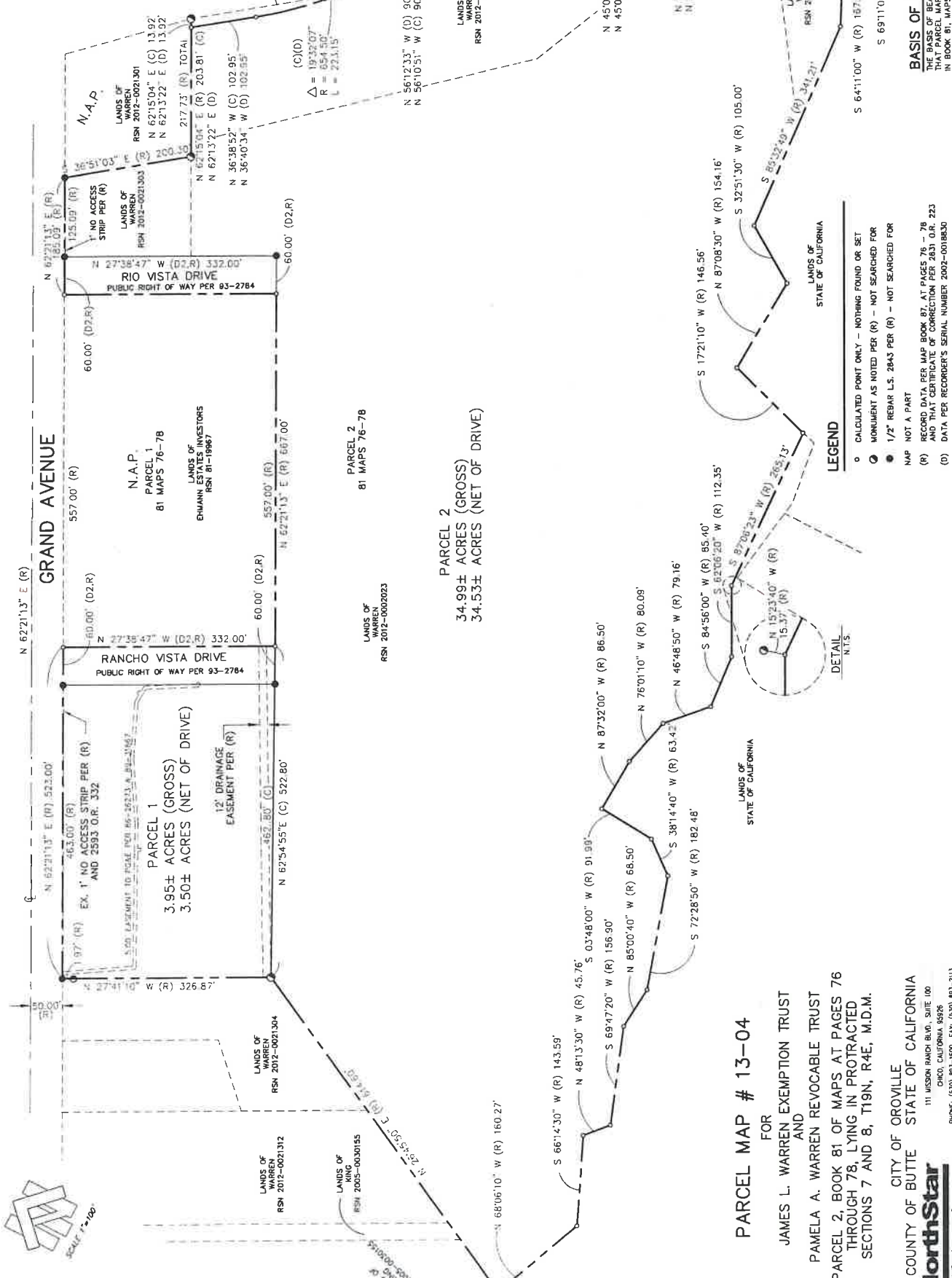
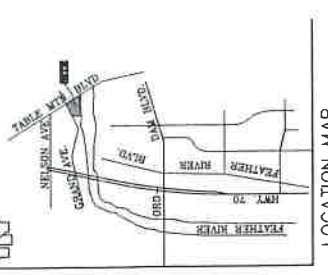


Wes Ervin  
City Planner

Cc: Leo DePaola, CDD Director  
Dawn Nevers, CDD Assistant Director  
Matt Thompson, City Engineer







**PARCEL MAP # 13-04**

FOR  
JAMES L. WARREN EXEMPTION TRUST  
AND  
PAMELA A. WARREN REVOCABLE TRUST  
PARCEL 2, BOOK 81 OF MAPS AT PAGES 76  
THROUGH 78, LYING IN PROTRACTED  
SECTIONS 7 AND 8, T19N, R4E, M.D.M.

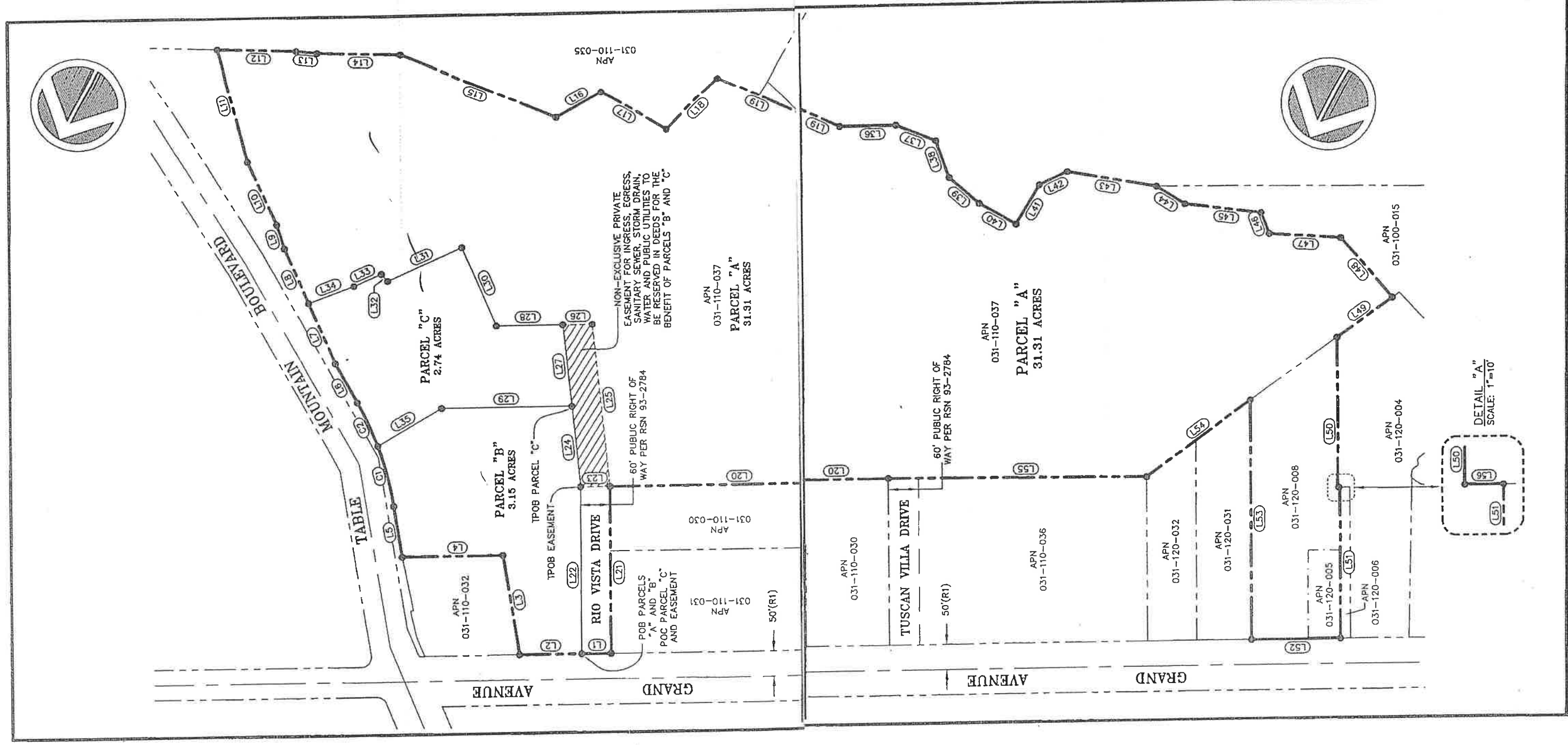
CITY OF OROVILLE  
COUNTY OF BUTTE STATE OF CALIFORNIA  
**NorthStar**  
1111 MISSION RANCH BLVD., SUITE 100  
CHICO, CALIFORNIA 95926  
PHONE: (530) 893-1600 FAX: (530) 893-2113  
WEB SITE: www.northstareng.com

**LEGEND**  
○ CALCULATED POINT ONLY - NOTHING FOUND OR SET  
● MONUMENT AS NOTED PER (R) - NOT SEARCHED FOR  
● 1/2" REBAR L.S. 2843 PER (R) - NOT SEARCHED FOR  
○ MAP NOT A PART  
(R) RECORD DATA PER MAP BOOK 87, AT PAGES 76 - 78 AND THAT CERTIFICATE OF CORRECTION PER 2831 O.R. 223  
(D) DATA PER RECORDER'S SERIAL NUMBER 2002-001830  
(D2) DATA PER RECORDER'S SERIAL NUMBER 93-2784  
(C) CALCULATED

**PARCEL 1**  
3.95± ACRES (GROSS)  
3.50± ACRES (NET OF DRIVE)

**PARCEL 2**  
34.99± ACRES (GROSS)  
34.53± ACRES (NET OF DRIVE)

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT PARCEL MAP FOR JAMES L. WARREN, FILED FOR RECORD IN BOOK 81, MAPS, PAGE 76-78 (R).



CITY OF OROVILLE COMMUNITY DEVELOPMENT DEPARTMENT

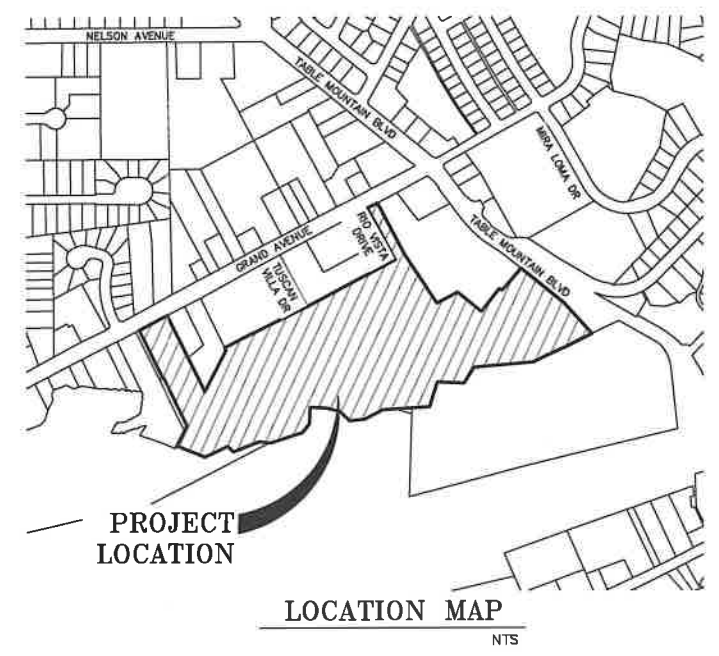
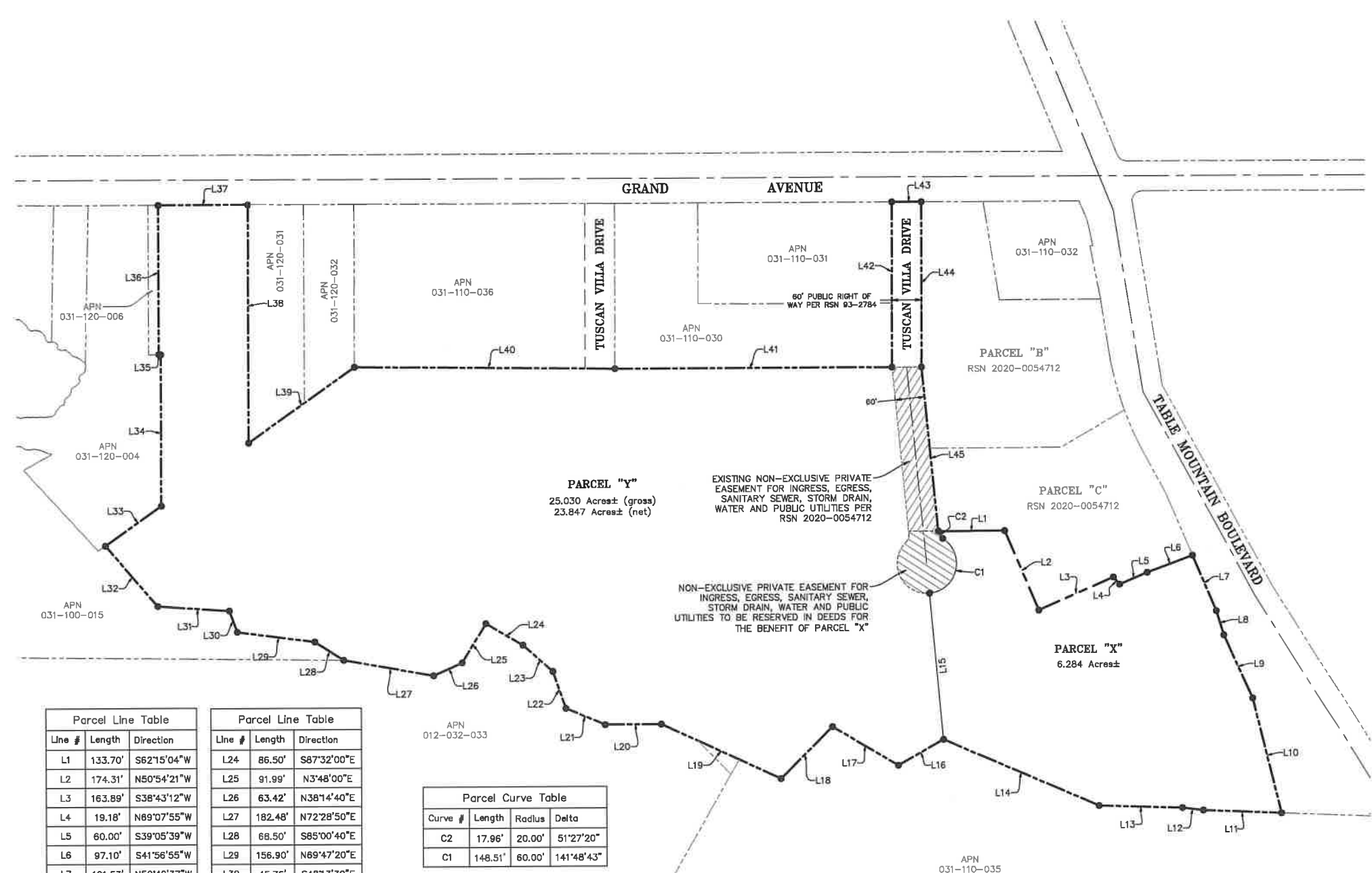
LOT LINE ADJUSTMENT NO. T-13  
FOR  
PENNY L. WARREN REVOCABLE TRUST, ET.AL.  
(APNs 031-120-005, 008 AND APN  
031-110-037 AND 038)

EXHIBIT "A"

DRAWN BY NM DATE NOV. 2020  
CHECKED WEG SCALE 1"=200'

APPROVED MELL  
CITY OF OROVILLE

SHEET 3 OF 4



PROJECT LOCATION

LOCATION MAP  
NTS



SCALE: 1" = 120'

Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	133.70'	S62°15'04"W	L24	86.50'	S87°32'00"E
L2	174.31'	N50°54'21"W	L25	91.99'	N3°48'00"E
L3	163.89'	S38°43'12"W	L26	63.42'	N38°14'40"E
L4	19.18'	N89°07'55"W	L27	182.48'	N72°28'50"E
L5	60.00'	S39°05'39"W	L28	68.50'	S85°00'40"E
L6	97.10'	S41°56'55"W	L29	156.90'	N69°47'20"E
L7	121.53'	N50°42'37"W	L30	45.76'	S48°13'30"E
L8	51.02'	N45°01'36"W	L31	143.59'	N66°14'30"E
L9	140.36'	N52°15'04"W	L32	160.27'	S68°06'10"E
L10	238.60'	N41°47'26"W	L33	137.71'	S26°45'50"W
L11	158.29'	N64°35'00"E	L34	304.29'	S27°41'10"E
L12	42.29'	N69°11'00"E	L35	4.00'	N62°18'50"E
L13	167.50'	N64°11'00"E	L36	300.00'	S27°41'10"E
L14	341.21'	N85°32'49"E	L37	180.00'	N62°18'50"E
L15	295.92'	S33°01'28"E	L38	478.52'	S27°41'10"E
L16	105.00'	N32°51'30"E	L39	260.57'	S26°45'50"W
L17	154.16'	S87°08'30"E	L40	522.80'	S62°54'55"W
L18	146.56'	N17°21'10"E	L41	557.00'	S62°21'13"W
L19	265.13'	N87°06'23"E	L42	332.00'	S27°38'47"E
L20	112.35'	N62°06'20"E	L43	60.00'	S62°21'13"W
L21	85.40'	N84°56'00"E	L44	332.00'	N27°38'47"W
L22	79.16'	S46°48'50"E	L45	331.70'	S33°22'52"E
L23	80.09'	S76°01'10"E			

Parcel Curve Table			
Curve #	Length	Radius	Delta
C2	17.96'	20.00'	51°27'20"
C1	148.51'	60.00'	141°48'43"

**ASSESSOR'S PARCEL NUMBERS:**  
031-120-005 & 008  
031-110-037 (portion) & 038

**LAND USE:**  
PRESENT: AGRICULTURAL  
FUTURE: MULTI-FAMILY RESIDENTIAL

**ZONING:**  
PRESENT: MXN/HD-0 AND R-4/HD-0  
FUTURE: MXN/HD-0 AND R-4/HD-0

**ENGINEER:**  
W. GILBERT ENGINEERING  
WESLEY E. GILBERT, R.C.E. 31689  
140 YELLOWSTONE DRIVE, SUITE 110  
CHICO, CALIFORNIA 95973  
(530) 809-1315

**OWNER:**  
CHUCK TATREAU CONSTRUCTION, INC.  
1237 MANGROVE AVENUE,  
CHICO, CA 95926

**SUBDIVIDER:**  
OLIVE RANCH APARTMENTS II LP  
1011 PARKVIEW AVENUE, SUITE A  
REDDING, CA 96001  
(530) 244-0596

**UTILITIES:**  
SANITARY SEWER: CITY OF OROVILLE  
WATER: THERMALITO WATER & SEWER DISTRICT  
POWER: PACIFIC GAS & ELECTRIC  
COMMUNICATIONS: AT&T  
CABLE TV: COMCAST  
STORM DRAIN: CITY OF OROVILLE

- SUBDIVISION NOTES:**
- 1) PARCEL MAP INFORMATION:  
TOTAL ACREAGE: 31.314 ACRES±  
TOTAL NUMBER OF LOTS: 2  
AVERAGE LOT SIZE: 15.657 ACRES±
  - 2) THE PARCEL MAP LIES IN FLOOD ZONE "X" AS SHOWN ON FIRM MAP NUMBER 06007C0795E DATED JANUARY 6, 2011.
  - 3) NO WELLS OR SEPTIC SYSTEMS ARE KNOWN TO EXIST ON THE PROPERTY.

THIS TENTATIVE WAIVER OF PARCEL MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.  
BY: Wesley E. Gilbert DATE: 6/23/2021  
WESLEY E. GILBERT  
R.C.E. 31689  
EXPIRES: 12/31/22

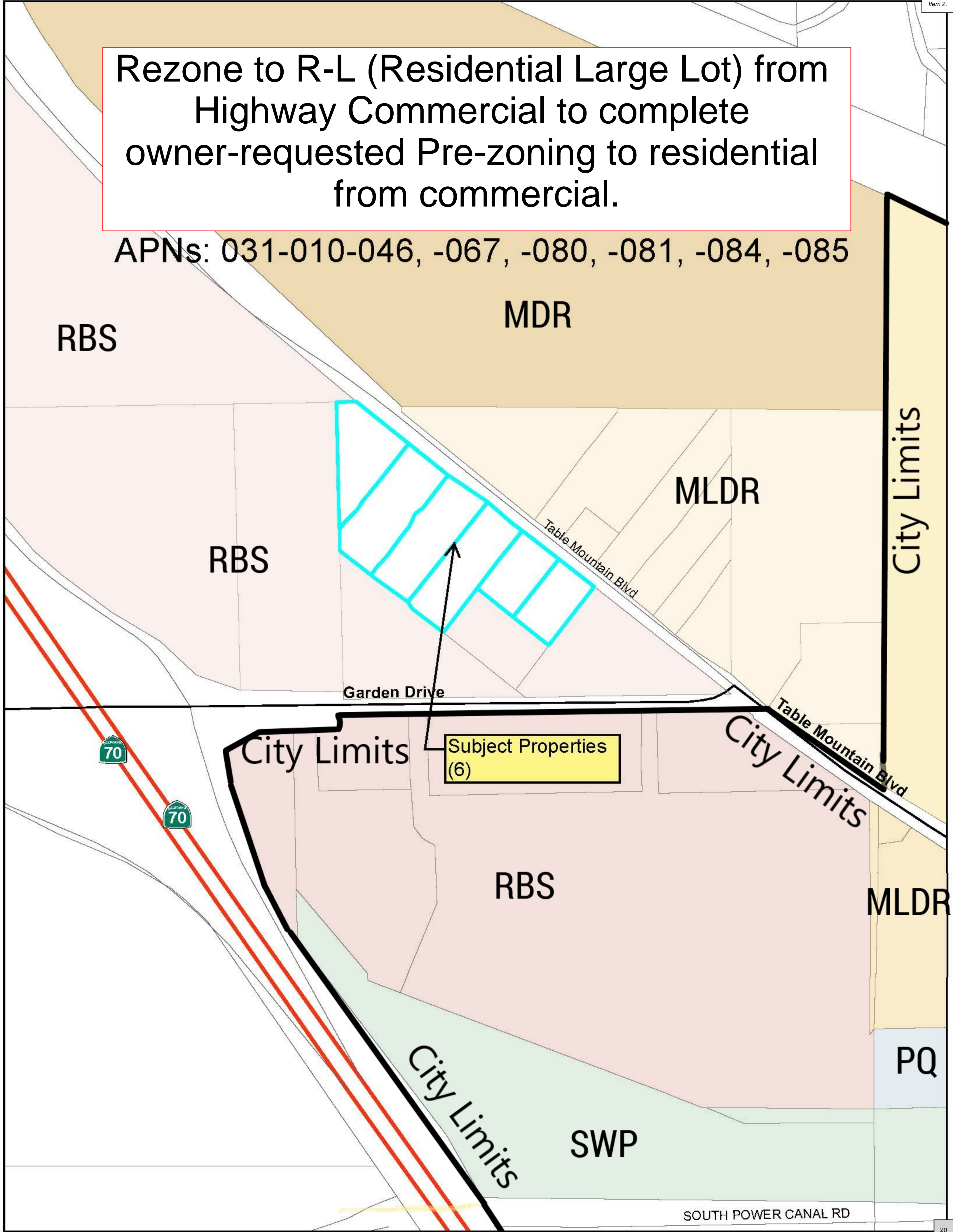


**TENTATIVE WAIVER OF PARCEL MAP**  
FOR  
OLIVE RANCH APARTMENTS II LP  
BEING ALL OF PARCEL "A" AS SHOWN IN THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. T-13 RECORDED UNDER BUTTE COUNTY RECORDER'S SERIAL NUMBER RSN 2020-0054713 CITY OF OROVILLE, COUNTY OF BUTTE STATE OF CALIFORNIA

W. GILBERT ENGINEERING  
140 YELLOWSTONE DRIVE, SUITE 110  
CHICO, CALIFORNIA 95973  
(530) 809-1315

Rezone to R-L (Residential Large Lot) from Highway Commercial to complete owner-requested Pre-zoning to residential from commercial.

APNs: 031-010-046, -067, -080, -081, -084, -085



Subject Properties (6)

City Limits

City Limits

City Limits

**PLANNING RESOLUTION # P2021-17**

**A RESOLUTION OF INTENTION BY THE OROVILLE PLANNING COMMISSION  
RECOMMENDING THE CITY COUNCIL ADOPT ZONING CODE AMENDMENT ZC  
21-05 CODIFYING EARLIER DECISIONS OF THE CITY COUNCIL, PLANNING  
COMMISSION AND DEVELOPMENT REVIEW COMMITTEE AFFECTING PARCELS  
031-120-037 AND PARCELS 031-010-046, -067, -080, -081, -084, and -085**

WHEREAS, the City of Oroville has determined that certain land use designations and zoning changes were approved by the Development Review Committee, the Planning Commission, and the City Council; and

WHEREAS, a dual zoning situation was created when the property boundaries of APNs 031-120-005, -008, -037, -038 within the City limits were adjusted by the owners to enable the Olive Ranch affordable apartments at 80 Tuscan Villa and vicinity; and

WHEREAS, to eliminate the dual zoning situation, the city wishes to extend the existing R4 zoning of the earlier parcel at that location (formerly APN 031-110-033) to include three new parcels within APN 031-120-037 totaling approximately 12.174 acres; and

WHEREAS, On November 17, 2020, the City Council approved changing the General Plan Land Use designation of 6 parcels outside the city limits but inside the Sphere of Influence (APN 031-010-046, -067, -080, -081, -084, and -085) to MLDR (Medium Low Density Residential); and

WHEREAS, the city approved this change as requested by the landowners and to conform with recent Butte County Rezoning but did not complete the rezoning process to residential; and

WHEREAS, the city wishes to complete the rezoning of these six properties to R-L (Residential Large Lot); and

WHEREAS, the Planning Commission considered at noticed public hearing the comments and concerns of public agencies and property owners who are potentially affected by the changes described herein, and considered City staffs report regarding the project; and

NOW, THEREFORE, BE IT RESOLVED BY THE OROVILLE PLANNING COMMISSION ALL OF THE FOLLOWING:

1. Recommend that the City Council adopt Zoning Code Amendment ZC 21-05.
2. Recommend that the City Council direct the preparation and adoption of one or more ordinances as necessary to amend the City of Oroville Zoning Map to affect the necessary zoning changes.

- 3. That for any new development the property owner and any subsequent owners must obtain all required permits from the City and any agencies responsible for protecting natural resources, then implement the conditions of those permits.

**I HEREBY CERTIFY** that the foregoing resolution was duly introduced and passed at a regular meeting of the Planning Commission of the City of Oroville held on August 26, 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: APPROVE:

\_\_\_\_\_  
JACKIE GLOVER, ASSISTANT CITY CLERK

\_\_\_\_\_  
CARL DURLING, CHAIRPERSON

**CITY OF OROVILLE  
ORDINANCE NO. XXXX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OROVILLE APPROVING ZONING CHANGE ZC 21-05 TO REZONE PORTIONS OF PARCEL 031-120-037, TO R-4 (URBAN DENSITY RESIDENTIAL) AND TO REZONE PARCELS 031-010-046, -067, -080, -081, -084, and -085 TO R-L (RESIDENTIAL LARGE LOT)**

The Council of the City of Oroville do ordain as follows:

Section 1. Pursuant to section 17.08.040 of the Code of the City of Oroville, newly created parcels totaling approximately 12.174 acres of land at and near 80 Tuscan Villa Drive (specifically portions of APN 031-110-037 currently labeled Parcel B @ 3.15 acres, Parcel C @ 2.74 acres, and Parcel X @ 6.284 acres), as shown on Exhibit “A”, are hereby rezoned from their split zoning of R-4/MXD to R-4 (Urban Density Residential). This rezoning will take effect upon recordation of the new parcels.

Section 2. Pursuant to section 17.08.040 of the Code of the City of Oroville, Parcels# 031-010-046, -067, -080, -081, -084, and -085, which are outside the city limits but inside the city’s sphere of influence, are hereby rezoned from CH (Highway Commercial) to R-L (Large Lot Residential).

Section 3. This ordinance shall become effective on December 1, 2021, or 30 days after the second reading is approved, whichever comes later.

Section 4. The City Clerk shall attest to the adoption of this ordinance.

PASSED AND ADOPTED by the City Council of the City of Oroville at a meeting on XXXXXXXX, 2021.

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Mayor, Chuck Reynolds

APPROVED AS TO FORM: ATTEST:

\_\_\_\_\_  
City Attorney, Scott E Huber

\_\_\_\_\_  
City Clerk, Jackie Glover