



OROVILLE PLANNING COMMISSION

Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

May 27, 2021
REGULAR MEETING
6:00 PM
AGENDA

COVID-19 AND PUBLIC ACCESS AND PARTICIPATION

The Oroville City Council Chambers are open to the public at 50% capacity. 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
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.**

CALL TO ORDER / ROLL CALL

Commissioners: Tammy Flicker, Michael Britton, Natalie Sheard, Glenn Arace, Marissa Hallen, 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.

CONSENT CALENDAR

Consent calendar **items** are adopted in one action by the Commission. Items that are removed will be discussed and voted on immediately after adoption of consent calendar items.

1. APPROVAL OF THE MINUTES

The Planning Commission may approve the minutes of April 22, 2021.

RECOMMENDATION

Approve the minutes of April 22, 2021.

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

2. MINOR USE PERMIT UP 21-05 FOR A DRIVE THROUGH RESTAURANT AT 680 ORO DAM BOULEVARD EAST

The Oroville Planning Commission will review and consider approving Use Permit No. UP21-05 a new 2,233 square foot Arby's drive-thru with associated site improvements.

RECOMMENDATION

Adopt the Class 32 Categorical Exemption for Infill development projects as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA);

Adopt the recommended Findings for Use Permit No. UP21-05, and

Approve Use Permit UP21-05 and recommended Conditions of Approval;

Adopt Resolution No. P2021-06

REGULAR BUSINESS

3. INTERNALLY ILLUMINATED SIGN FOR CENTURY 21 SELECT REALTY AT 2061 MONTGOMERY ST

Sign permit to install an internally illuminated halo lit sign for a Century 21 office at 2061 Montgomery Street, Oroville, CA.

RECOMMENDATION

ADOPT Resolution P2021-07 Approving the Sign Permit to Erect New Signage for the Century 21 Office at 2061 Montgomery Street, Oroville, Ca

4. INTERNALLY ILLUMINATED SIGN AND ELECTRONIC MESSAGE BOARDS FOR THE OROVILLE CONVENTION CENTER AT 1200 MYERS STREET

New signage for the Oroville Convention Center at 1200 Myers Street, Oroville, CA.

RECOMMENDATION

ADOPT Resolution P2021-08 Approving the signage plan and electronic message boards for the Oroville Convention Center at 1200 Myers St, Oroville, Ca

REPORTS / DISCUSSIONS / CORRESPONDENCE

1. Commissioner Reports
2. Staff Reports

ADJOURN THE MEETING

The meeting will be adjourned. A regular meeting of the Oroville Planning Commission will be held on June 24, 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 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.



**April 22, 2021
MINUTES**

This agenda was posted on April 17, 2021 at 3pm. This meeting was recorded and may be viewed at cityoforoville.org or on YouTube.

CALL TO ORDER / ROLL CALL

Chairperson Durling opened the meeting at 6:01pm

PRESENT: Commissioners: Tammy Flicker, Michael Britton, Natalie Sheard, Glenn Arace, Vice Chairperson Wyatt Jenkins, Chairperson Carl Durling

ABSENT: Commissioner Marissa Hallen

Staff Present: Assistant Community Development Director Dawn Nevers, Assistant City Clerk Jackie Glover, Intern Kaci Casaulong, Intern Conner Musler, Principal Planner Wes Ervin

OPEN SESSION

Pledge of Allegiance – Led by Chairperson Durling

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.

CONSENT CALENDAR

1. APPROVAL OF THE MINUTES

Motion by Commissioner Britton and second by Commissioner Flicker to approve the minutes of January 28, 2021 and March 4, 2021. Motion passed.

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

PUBLIC HEARINGS

2. TENTATIVE PARCEL MAP 21-01

The Commission reviewed and considered approving Tentative Parcel Map 21-01. The Map combines several lots into two lots for the purpose of developing apartments.

Motion by Commissioner Flicker and second by Commissioner Britton to certify the CEQA Exemption; and approve the recommended findings for Tentative Parcel Map 21-01 and recommended Conditions of Approval; and adopt Resolution No. P2021-02. Motion passed.

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

3. USE PERMIT UP 21-03 FOR THE CONSTRUCTION OF A NEW OFF-PREMISE OUTDOOR ADVERTISING STRUCTURE AT 2775 FEATHER RIVER BLVD (APN 035-370-010)

The Oroville Planning Commission reviewed and considered approving Permit No. UP21-03 for the purpose of constructing a new 12' by 24' billboard for a total sign area of 288 ft2 per face.

Motion by Commissioner Flicker and second by Commissioner Jenkins to approve as agenzized with a change to condition #19 to state no new overhead lighting or utilities. Motion failed.

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

4. RESIDENTIAL SHOP BUILDING AT 2723 ORO QUINCY HIGHWAY

The Oroville Planning Commission reviewed and considered approving a 4,800 square foot shop building at 2723 Oro Quincy Highway, a 2.36 -acre parcel (APN 068-160-083) zoned RR-20 (Rural Residential).

Motion by Commissioner Britton 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. UP21-02, and **approve** Use Permit UP 21-02 and recommended Conditions of approval; and **adopt** Resolution No. P2021-03 with a change to conditions allowing the applicant to get the garage permit with a signed agreement stating that they will start construction on the primary residence within one year. Motion passed.

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

5. MINOR USE PERMIT UP21-04 for ALCOHOL SALES AT THE PROPOSED OROVILLE LIQUOR AND MARKET AT 1275 FEATHER RIVER BLVD

The Oroville Planning Commission reviewed and considered approving Use Permit No. UP21-04 to allow the applicant to conduct alcohol sales at a proposed new liquor store and market at 1275 Feather River Blvd.

Motion by Commissioner Jenkins to approve item 5 as written in the staff report for beer and wine sales only; there was no second; motion died.

Motion by Commissioner Britton and second by Commissioner Flicker 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.

UP21-04; and **approve** Use Permit UP21-04 and recommended Conditions of Approval; **add** Resolution No. P2021-05. Motion failed.

Item 1.

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

REPORTS / DISCUSSIONS / CORRESPONDENCE

1. Commissioner Report –
 - a. Sheard - Provided the commission with an update on the historical walking tour of downtown and spoke about the Paris Building and sign. Chairperson Durling and Commissioner Sheard asked to have the Paris Building Sign be placed on the next agenda to discuss making it a landmark.
2. Department Reports
 - a. Ervin – DRC Meeting on May 13th to discuss – Drive Thru at 2040 3rd Street, Cascade apartments next to Bolder Creek Apartments and Arby’s next to KFC.

ADJOURN THE MEETING

Chairperson Durling adjourned the meeting at 8:22pm.

APPROVED:

ATTESTED:

Chairperson Carl Durling

Assistant City Clerk Jackie Glover



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

PLANNING COMMISSION STAFF REPORT

Thursday, May 27, 2021

RE: Minor Use Permit UP 21-05 for a Drive Through restaurant at 680 Oro Dam Boulevard East

SUMMARY: The Oroville Planning Commission will review and consider approving Use Permit No. UP21-05 a new 2,233 square foot Arby's drive-thru with associated site improvements.

RECOMMENDATION: Staff recommends the following actions:

1. **Adopt** the Class 32 Categorical Exemption for Infill development projects as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA);
2. **Adopt** the recommended Findings for Use Permit No. UP21-05, and
3. **Approve** Use Permit UP21-05 and recommended Conditions of Approval;
4. **Adopt** Resolution No. P2021-06

APPLICANTS: Kang Foods, LLC – Anoop Kang

LOCATION: 680 Oro Dam Blvd, Oroville, California

GENERAL PLAN: MXC (Corridor Mixed Use)
ZONING: MU (Mixed Use)
FLOOD ZONE: Zone X

ENVIRONMENTAL DETERMINATION: Categorically Exempt per Section 15332 of Title 14, California Code of Regulations, Existing Facilities.

REPORT PREPARED BY:

Wes Ervin, Senior Planner
Community Development Department

REVIEWED BY:

Dawn Nevers, Assistant Director
Community Development Department

DISCUSSION

The applicant has applied for Minor Use Permit UP21-05 for the construction of a new 2,233 square-foot Arby's restaurant at 680 Oro Dam Blvd (APN 035-260-084) with double drive-through lanes and associated site improvements. The project includes 24 seats with an outdoor dining patio. The proposed floor plan and elevations with siding samples are in Attachment 1. Hours of operation are 10am to 11pm every day. Alcohol will not be sold.

The plan maintains the existing two access points to the rear offices, and upon entry immediately splits drive-thru traffic to either the Arby's or the existing KFC store, likely not interfering with existing operations at KFC. Clear signage immediately directing Arby's patrons to Arby's can help traffic flow.

The drive-thru is a dual lane with 13-car capacity. It is a generous 13-feet wide with a 13' inside radius, and with at least the recommended 150 feet of stacking. It meets the minimum national standard of 1 car per 300 sf of space (8) or 1 car per 4 seats (6), and also meets Oroville Municipal Code requirements.

Eight parking spaces are required for 2,233 square feet (1 space per 300 sf). Applicant is providing 25 spaces, incl 1 Accessible space. The plans depict the accessible Path of travel to Highway 162, unchanged from the existing approved configuration.

This project meets the City's design guidelines. In the SR 162-commercial corridor, the key is to "be compatible with surrounding land uses from both a functional and aesthetic standpoint. Buildings should have heights, massing, setbacks and design character that relate to other nearby buildings. New development should contribute to the visual quality and cohesiveness of its setting but need not imitate or mimic adjacent development".

Signage planned for a later submittal and is not included in this application. We expect a separate 8-foot high monument sign, building signage, and directional signage. When submitted, staff will review per the OMC sign code.

The trash enclosure is proposed in an appropriate location to meet OMC requirements

Oroville Fire Department has not added any additional requirements but has agreed that an emergency access (EVA) to the CVS next door would be helpful for the rear of the property.

Congestion on site

The City Engineer agrees that congestion will likely continue during peak hours but is not at this time recommending any new internal striping, driveway improvements, or a restriction to right-out only. Internal traffic flow is still functional.

Because of the popularity of KFC in its early months, there is a perception of significant congestion. Tenants in the office building in the rear have complained about not being

able to access their office during peak times. However, congestion seems to be significantly less now that the KFC is fully established, and office tenants appear to have found workarounds to any congestion.

Peak traffic time is lunch for the drive-throughs and offices together. Evenings will primarily see drive-thru traffic. Staff research suggests that the KFC sees up to 300 cars per day, with the peak of about 50 per hour, though McDonalds and larger buildings can see 100 or more per hour. The 27-foot-wide driveway to the site, now the only access to KFC and 9 small offices, would be the Arby's entrance as well. Based on the above, that driveway could see a peak of 160+ uses of the driveway during lunch hour¹, or 1 car every 20-30 seconds.

Trucks patronizing KFC often park in the vacant spaces which Arby's would occupy. The site would now be fully developed with no opportunity for truck access or parking. Staff therefore propose a condition not allowing trucks other than delivery trucks onto the site.

FISCAL IMPACT

None. The project is subject to all customary fees.

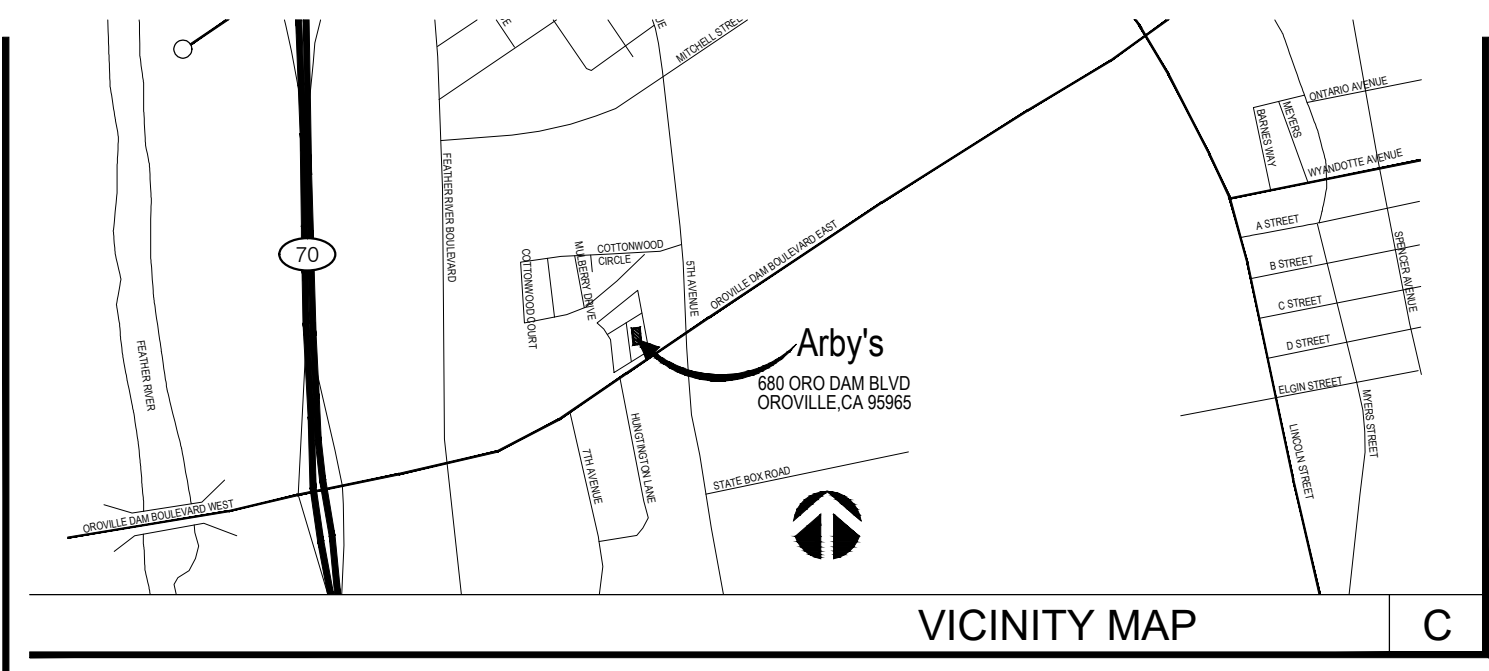
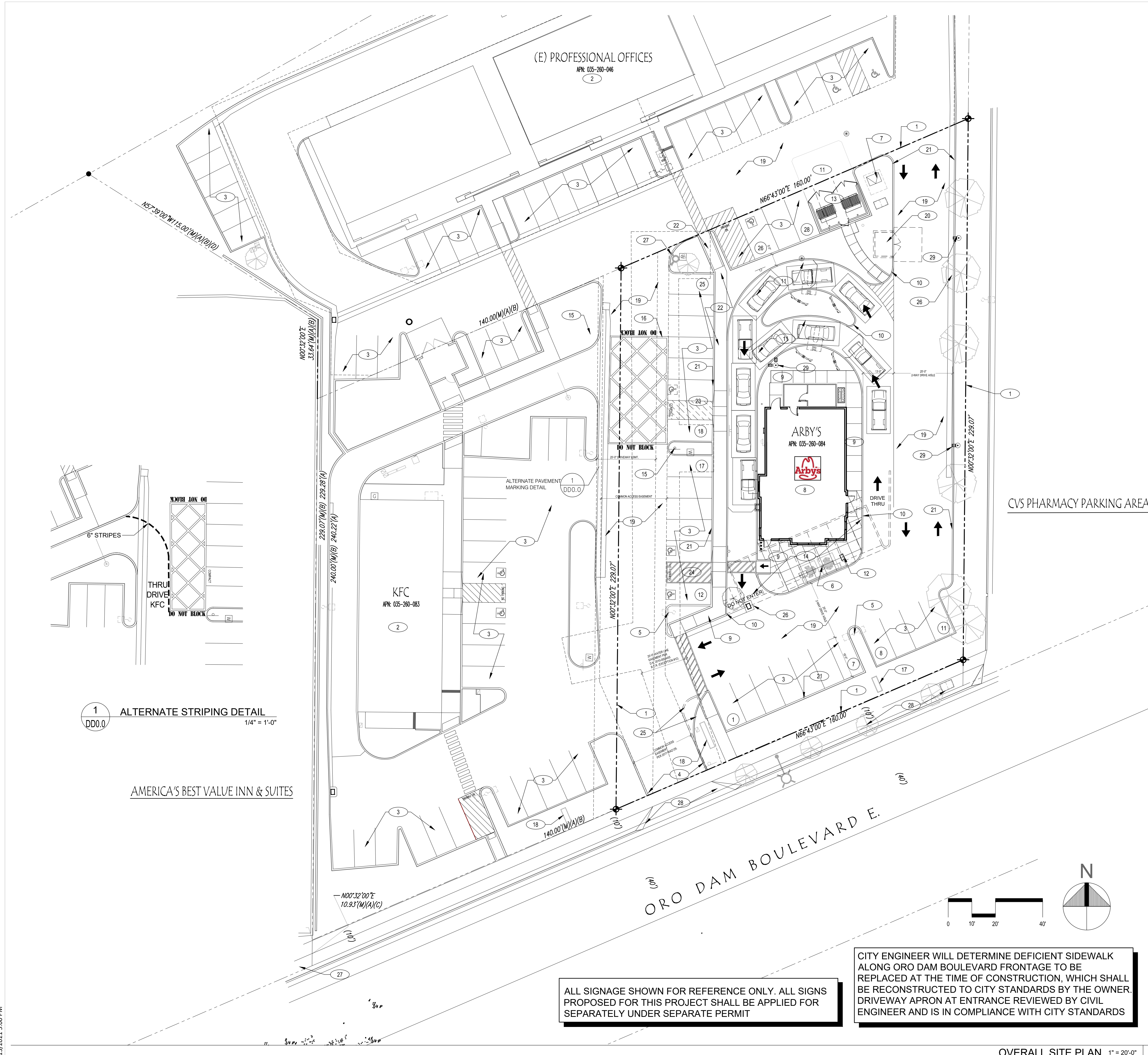
PUBLIC NOTICE

As is required for a Use permit, the meeting date, time, and project description were published in the Oroville Mercury Register, mailed to property owners within 300 feet, emailed to Caltrans, and posted at City Hall.

ATTACHMENTS

1. Application materials and drawings
2. Resolution P2021-06
3. Notice of Exemption (CEQA)
4. Drive-thru Stacking at the existing KFC

¹ Calculated as 2x 50 KFC +2x 25 Arby's +2x 7 from offices.



RESTAURANT OPERATOR
 KANG FOODS LLC
 39180 LIBERTY ST
 FREEMONT, CA. 94538
 CONTACT: Anoop Kang
 PHONE: 510-557-9123

PLANNING DEPT
 CITY OF OROVILLE
 1735 MONTGOMERY STREET
 OROVILLE, CA. 95965
 CONTACT: Wes Ervin
 PHONE: 530.538.2408
 EMAIL: wervin@cityoforoville.org

PROPERTY OWNER
 MELVIN & MARGARET SCHEINMAN
 REVOCABLE TRUST UTA, 8/27/2004

ARCHITECT
 VMJ architecture, Inc
 637 FIFTH AVENUE
 SAN RAFAEL, CA 94901
 CONTACT: Hugh Murphy
 PHONE: 415.451.2500, EXT 121

PARKING DATA
 REQUIRED PARKING:
 1 SPACE PER 4 SEATS
 24 SEATS / 4 = 6 SPACES REQ'D.

PROVIDED PARKING:
 STANDARD+COMPACT: 24+1
 ACCESSIBLE: 3
 TOTAL: 28 SPACES

LOT DATA
 APN: 035-260-084
 ZONING: MXC (CORRIDOR MIXED USE) GP2030
 PROPOSED SITE IMPROVEMENTS: 33,528 SF (.77 AC)
 BLDG AREA: 2,233 SF (6.7%)

PERCENTAGE BREAKDOWN (PROPOSED AREA)
 BUILDING AREA: 2,233 SF 7%
 LANDSCAPE AREA: 5,069 SF 15%
 DRIVE-THRU AREA: 4,120 SF 12%
 HARDSCAPE AREA: 22,024 SF 66%

LIST OF DRAWINGS

DD0.0 OVERALL SITE PLAN / DATA / VICINITY MAP	DD2.1 EXTERIOR ELEVATIONS
DD0.1 SITE DETAILS	DD2.2 EXTERIOR ELEVATIONS
DD1.1 FLOOR PLAN	L1.0 LANDSCAPE PLAN
DD1.3 ROOF PLAN	PH1.0 PHOTOMETRIC PLAN
	1 OF 1 DESIGN SURVEY

PROJECT DATA

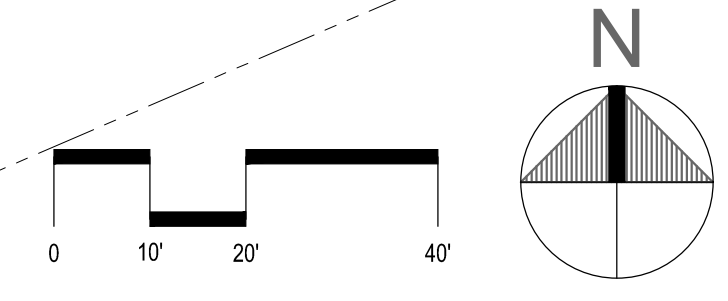
1 (E) PROPERTY LINE	17 (N) MONUMENT SIGN, SEPARATE PERMIT
2 (E) ADJACENT BUILDING	18 (E) MONUMENT SIGN TO REMAIN
3 (E) PARKING STALLS	19 (E) DRIVEWAY TO REMAIN
4 (E) ENTRANCE/ EXIT DRIVE WAY	20 (E) TRASH ENCL. TO BE REMOVED
5 (E) SITE LIGHTING REPLACED	21 (E) CURB & GUTTER TO REMAIN
6 (N) PATIO SEATING & RAILING	22 (E) SIDEWALK TO REMAIN
7 (E) ELECTRICAL TRANSFORMER	23 (E) DISABLED PARKING STALL TO BE RELOCATED. CONVERT TO 'COMPACT'.
8 (N) ARBY'S BUILDING	24 (N) DISABLED PARKING & LOADING
9 (N) CONC. WALK	25 (E) CURB MODIFIED TO INCREASE TURNING RADIUS INTO SITE.
10 (N) CONC. CURB/ GUTTER	26 (E) FRENCH DRAIN TO BE MODIFIED AS REQUIRED
11 (N) CONC. PAVING	27 (E) FIRE HYDRANT TO REMAIN
12 (N) BIKE RACK	28 (E) STREET IMPROVEMENTS TO REMAIN. NO PROPOSED WORK IN ROW
13 (N) TRASH ENCLOSURE	29 (N) SITE LIGHT, SEE PHOTOMETRIC
14 (E) PARKING TO BE REMOVED	
15 (N) "DO NOT BLOCK AISLE" SIGN	
16 (N) CROSS HATCH PAVEMENT MARKINGS.	

KEYNOTES

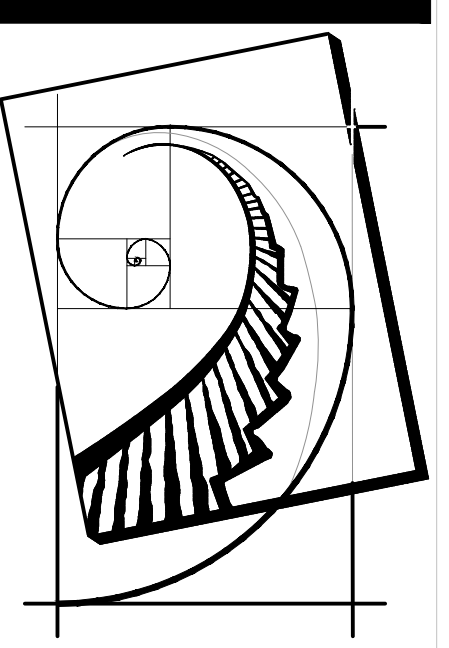
CITY ENGINEER WILL DETERMINE DEFICIENT SIDEWALK ALONG ORO DAM BOULEVARD FRONTAGE TO BE REPLACED AT THE TIME OF CONSTRUCTION, WHICH SHALL BE RECONSTRUCTED TO CITY STANDARDS BY THE OWNER. DRIVEWAY APRON AT ENTRANCE REVIEWED BY CIVIL ENGINEER AND IS IN COMPLIANCE WITH CITY STANDARDS

ALL SIGNAGE SHOWN FOR REFERENCE ONLY. ALL SIGNS PROPOSED FOR THIS PROJECT SHALL BE APPLIED FOR SEPARATELY UNDER SEPARATE PERMIT

1 ALTERNATE STRIPING DETAIL
 DD0.0 1/4" = 1'-0"

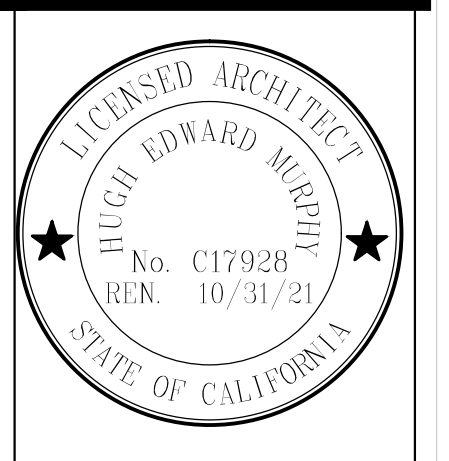


OVERALL SITE PLAN 1" = 20'-0" D

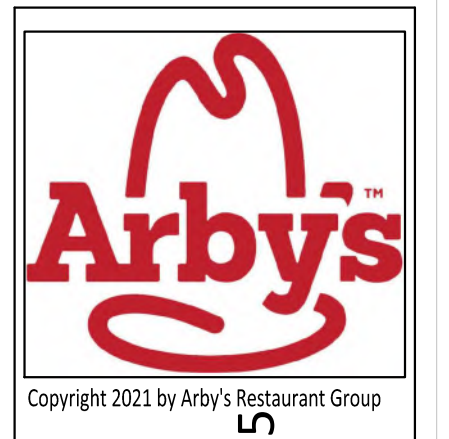


VMJ architecture
 Design ~ Planning ~ Interiors
 637 5th Avenue San Rafael, CA 94901
 415-451-2500 415-451-2595 fax
 www.vmjarchitecture.com

VMJ JOB NUMBER
 21006



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ARBY'S RESTAURANT GROUP
 INSPIRE DUAL HIGH 20 - STANDARD
 2021 - V1.0
 680 ORO DAM BLVD E. OROVILLE, CA 95965
 FOR KANG FOODS LLC
 39180 LIBERTY ST FREEMONT, CA. 94538

PROJECT NUMBER:

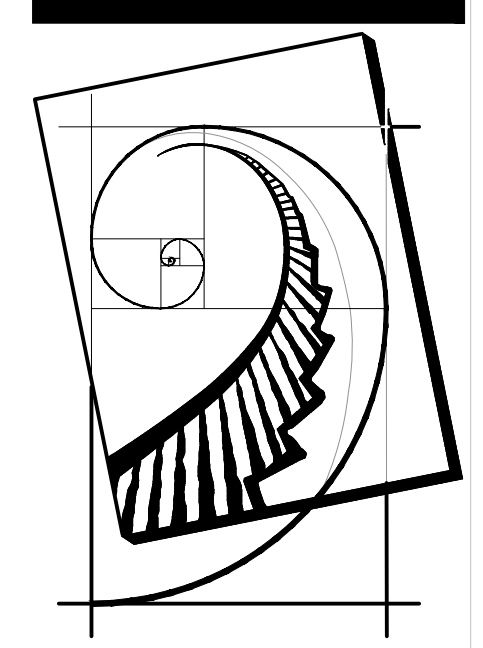
ISSUE	DATE
PRELIMINARY	
PERMIT	
BID	
REVISION	

SITE PLAN-VICINITY MAP-PROJECT DATA

SHEET:
DD0.0

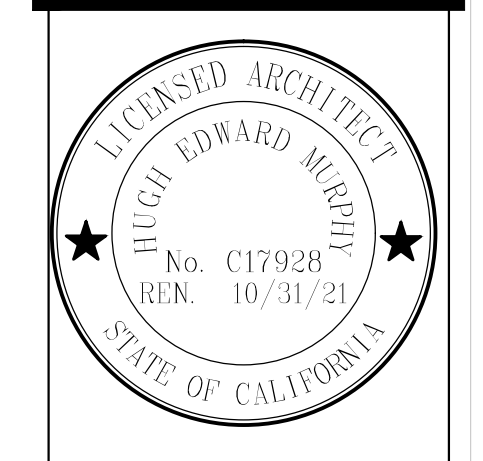
LD-LP-SF-20-Std

DD PROGRESS
 04/05/2021



VMJ architecture
 Design ~ Planning ~ Interiors
 637 5th Avenue San Rafael, CA 94901
 415-451-2500 415-451-2595 fax
 www.vmlarchitecture.com

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ARBY'S RESTAURANT GROUP
 INSPIRE DUAL HIGH 20 - STANDARD
 2021 - v1.0
 680 ORO DAM BLVD E. OROVILLE, CA 95965
 FOR KANG FOODS LLC
 391180 LIBERTY ST FREEMONT, CA. 94538

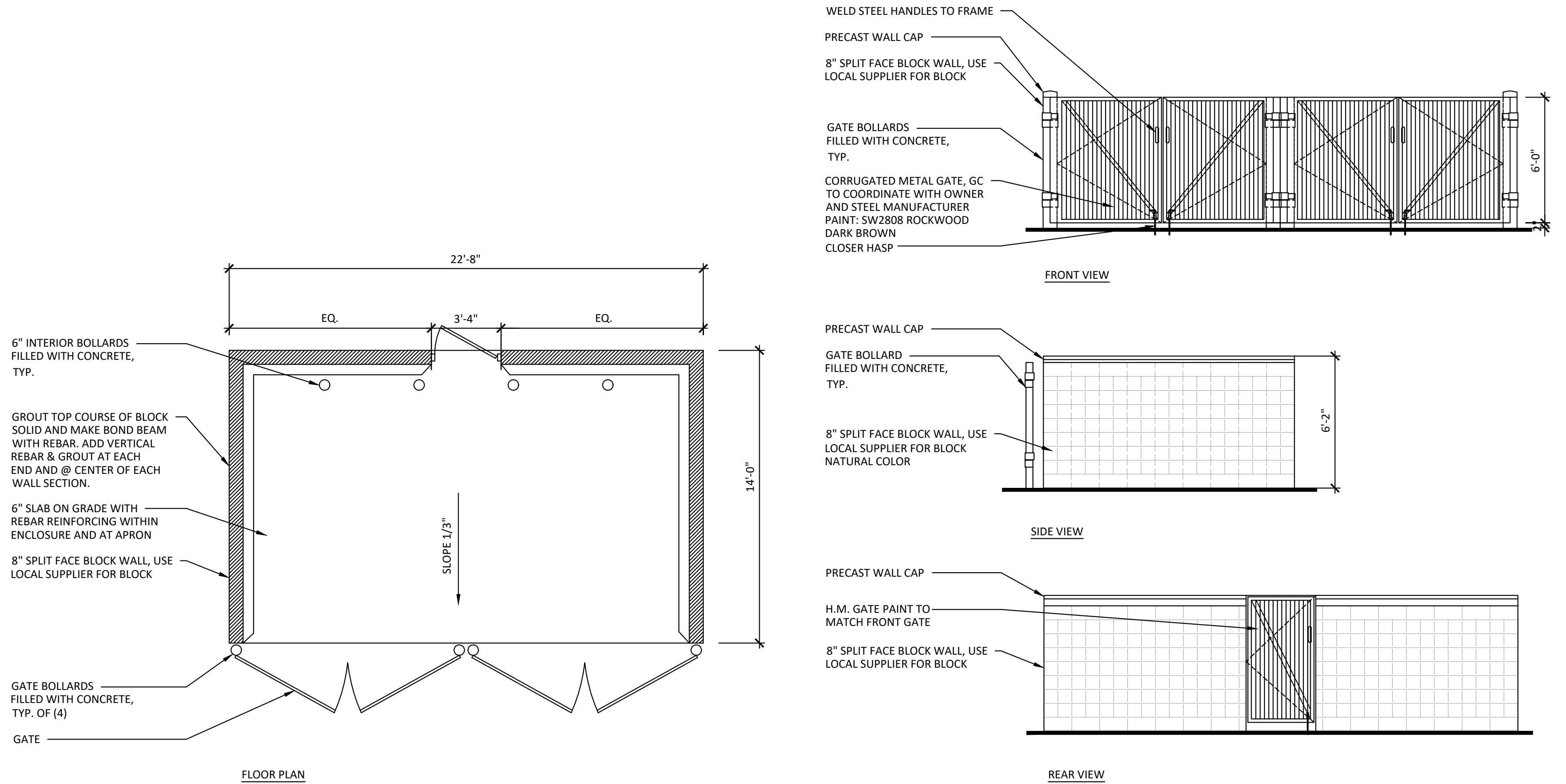
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REVISION	

SITE DETAILS

SHEET:
DD0.1

LD-HP-SF-20-Std

DD PROGRESS
 04/05/2021



1 TRASH ENCLOSURE
 DDO.1 1/4" = 1'-0"



Lumark

Category #	PRV-C60-D-UNV-T4-SA-BZ	Type	
Project	ARBY'S OROVILLE, CA	LED	
Comments	25' POLE	Date	
Prepared By	VILLA LIGHTING	4-12-21	

DESCRIPTION
 The Preval™ LED pole and fixture combination makes selection and installation of poles and fixtures simple. Included is the die-cast Preval area, site and roadway luminaire with standard mounting arm, square straight steel pole, anchor bolts, base cover, template and hardware. Stock configurations are available in single and dual fixture combinations. The Preval luminaire delivers a new level of versatility and value in current pending, architectural design that delivers energy savings greater than 80% and replaces 100-400W metal halide fixtures. The Preval fixture and pole combo is ideal for general area lighting applications.

OPERATION FEATURES
Construction
 Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing in dark bronze polyester powder paint. The die-cast aluminum door is hinged to provide easy access to the driver if replacement is required. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP68 and 30-vibration rated (ANSI C136.31).

Optics
 Available in Type II and III distributions with lumen packages ranging from 7,000 to 20,000 nominal lumens. Light engine configurations consist of 1' or 2' high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to 100,000 hours at 25°C) per IESNA TM-21. For the ultimate level of light control, an optional house side shield accessory can be field or factory installed.

Electrical
 Available in 120-277V 50/60Hz, 100V/10A surge protection standard. O-10V dimming driver is standard with leads extend to the fixture to accommodate control capability such as dimming and occupancy. Suitable for ambient temperatures from -40°C to 40°C.

Mounting
 The versatile, patent pending, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting.

Pole
 Shaft is one-piece construction ASTM A500 grade "B" steel, shot blasted and finished in dark bronze polyester powder coat. Anchor base is fabricated from ASTM grade steel. ASTM A500 steel full base cover is provided to enclose base plate and anchor bolts. Anchor bolts are per ASTM A576 with two nuts, two flat washers, and one lock washer. Hardware and threaded portion of bolt are hot dip galvanized. 3" lock for 3/4" bolt. 4" lock for 1" bolt.

Finish
 Housing and cast parts finished in five-stage coat TBC polyester bronze powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear.

Warranty
 Five-year warranty.

PPFRV PREVAL POLE AND FIXTURE COMBO
 LED
 POLE AND FIXTURE COMBO

CERTIFICATION DATA
 ETL ENEC
 9700-0001
 20-Watt
 200-0001

ENERGY DATA
 Efficacy: 100 lm/W
 Efficacy Factor: 100 lm/W
 Total Harmonic Distortion: <20%
 Input Power Factor: 0.95
 Minimum Temperature Rating: -40°C
 Ambient Temperature Rating: +40°C

SHIPPING DATA
 Approximate Net Weight: 25 lbs. (11.3 kg)

COOPER Lighting Solutions

RAB SLIM 12 NW/PC LED WALLPACK
 Only available through approved lighting distributors

LITHONIA M6 CYLINDER LED SCENCE #OLLWU/D-WH

4 EXTERIOR WALL SCENCE
 DDO.1 N.T.S.



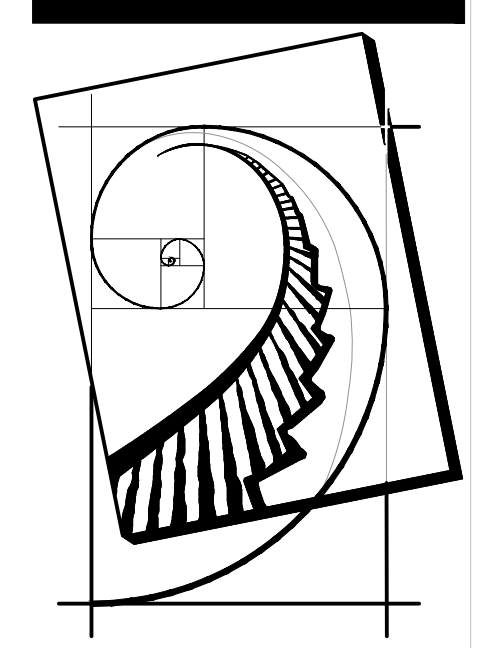
5 UMBRELLA
 DDO.1 N.T.S.



6 OUTDOOR FURNITURE
 DDO.1 N.T.S.

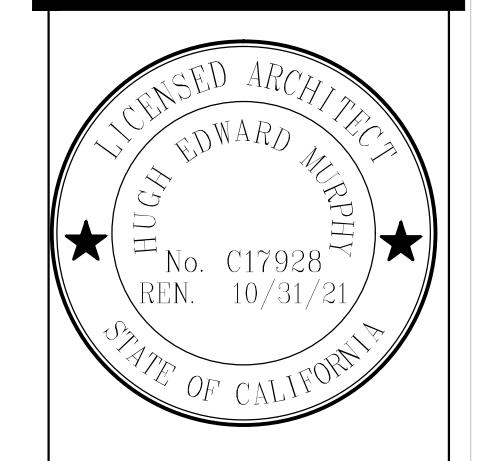
2 DRIVE THRU CANOPY
 DDO.1 N.T.S.

3 SITE LIGHT POLE
 DDO.1 N.T.S.

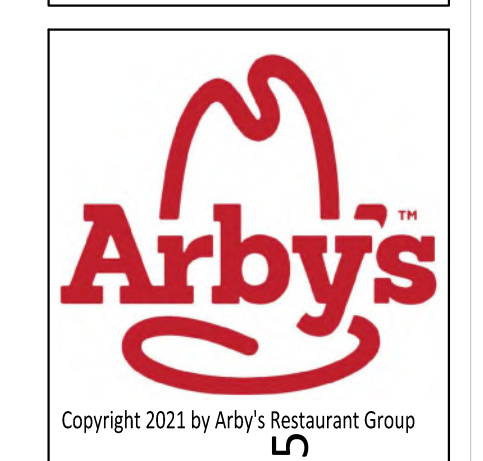


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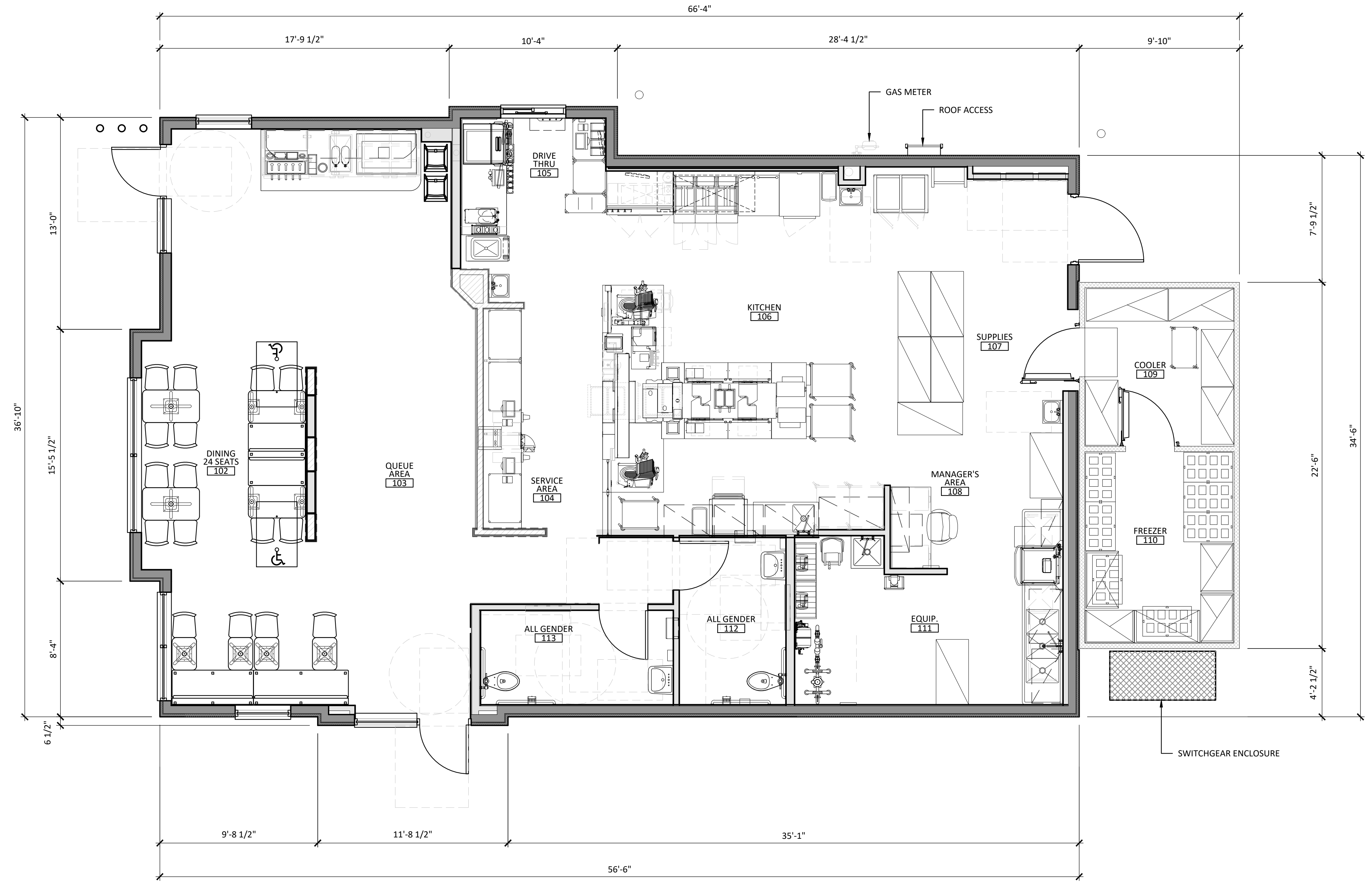
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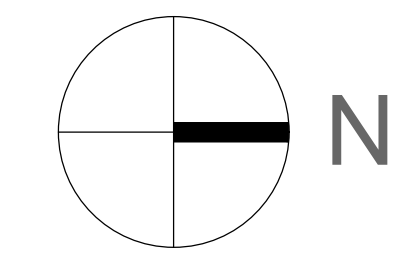
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1 FLOOR PLAN
DD1.1 2,233 SF FLOOR AREA 1/4" = 1'-0"



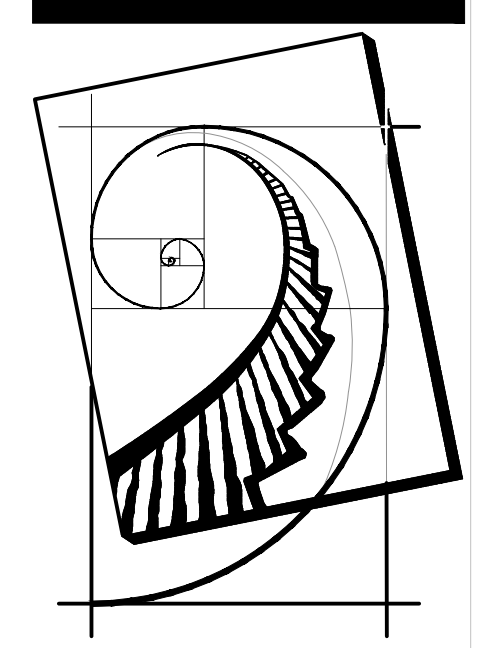
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FLOOR PLAN

SHEET:
DD1.1

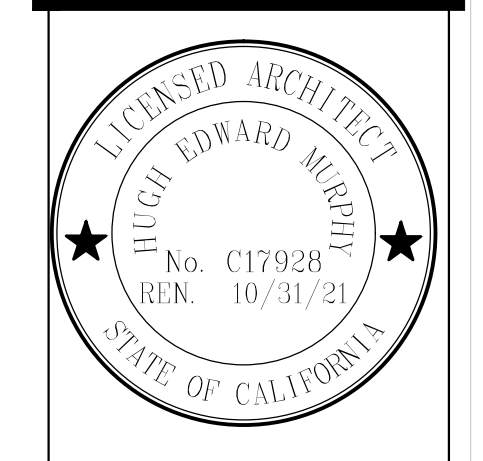
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DD PROGRESS 04/05/2021

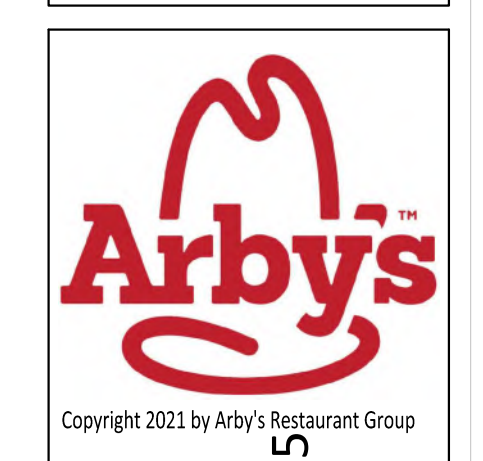


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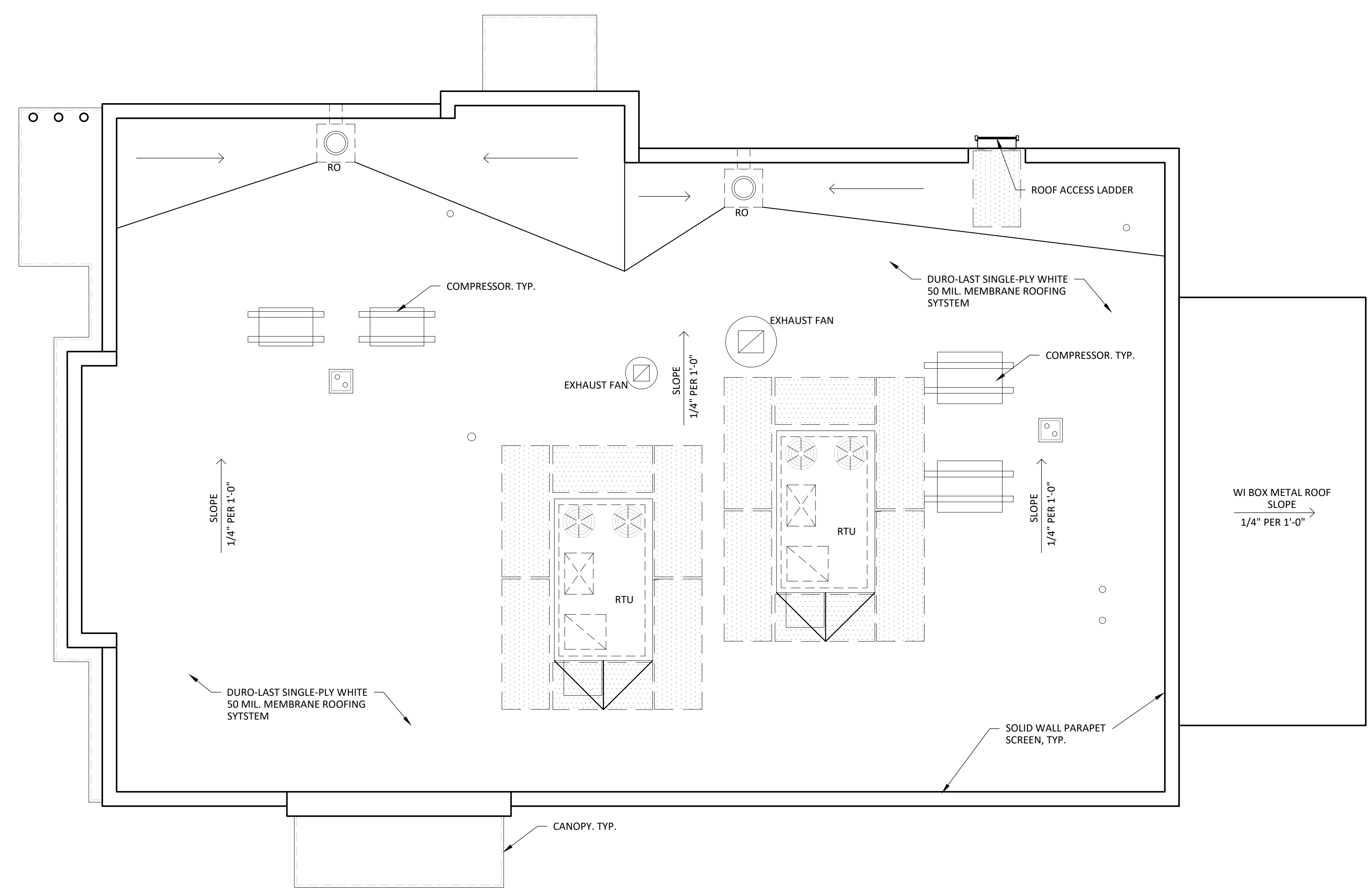
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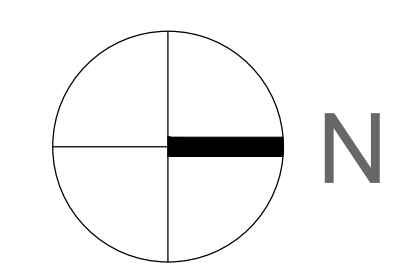
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1 ROOF PLAN
DD1.3 1/4" = 1'-0"



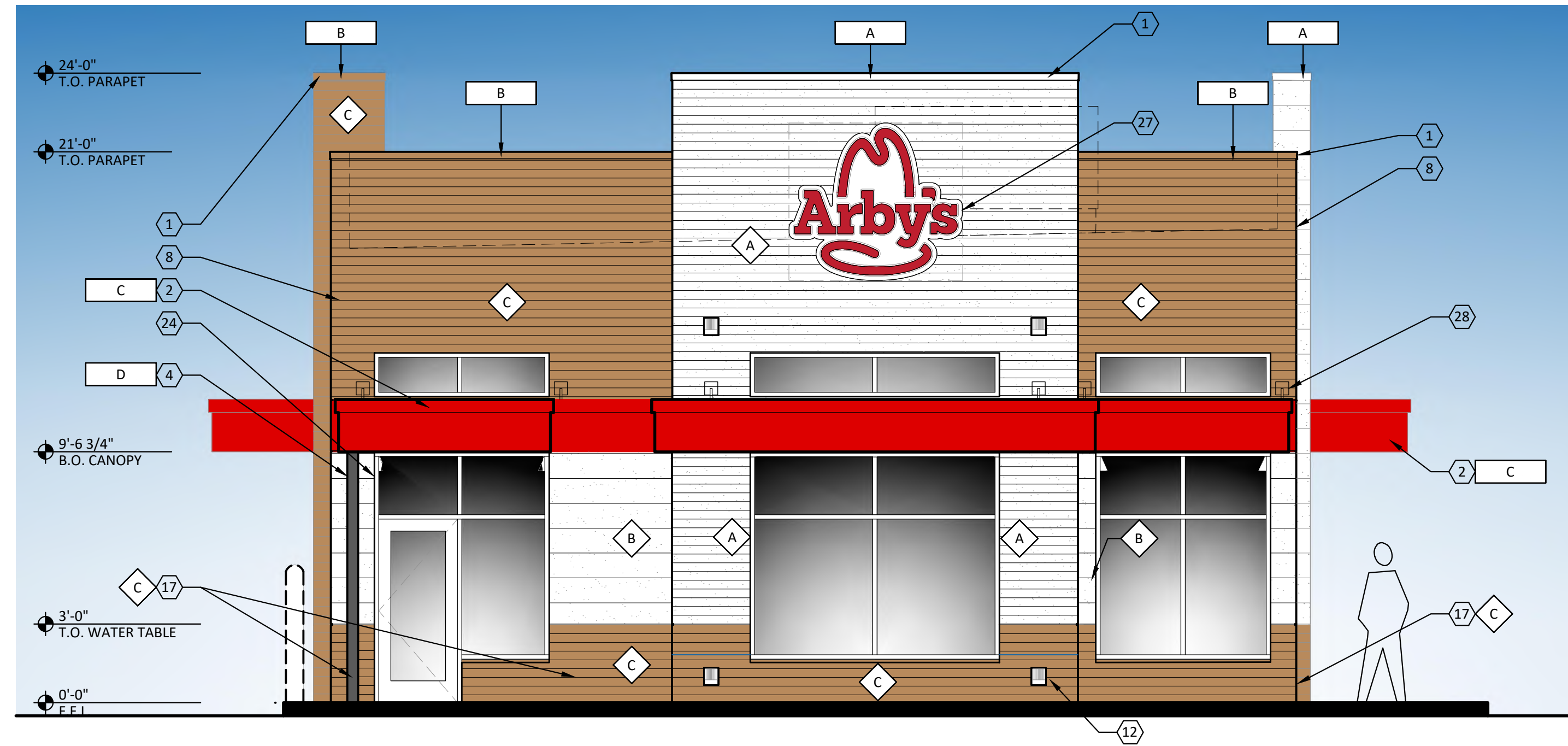
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ROOF PLAN

SHEET:
DD1.3

LD-HP-SF-20-Std

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04/05/2021

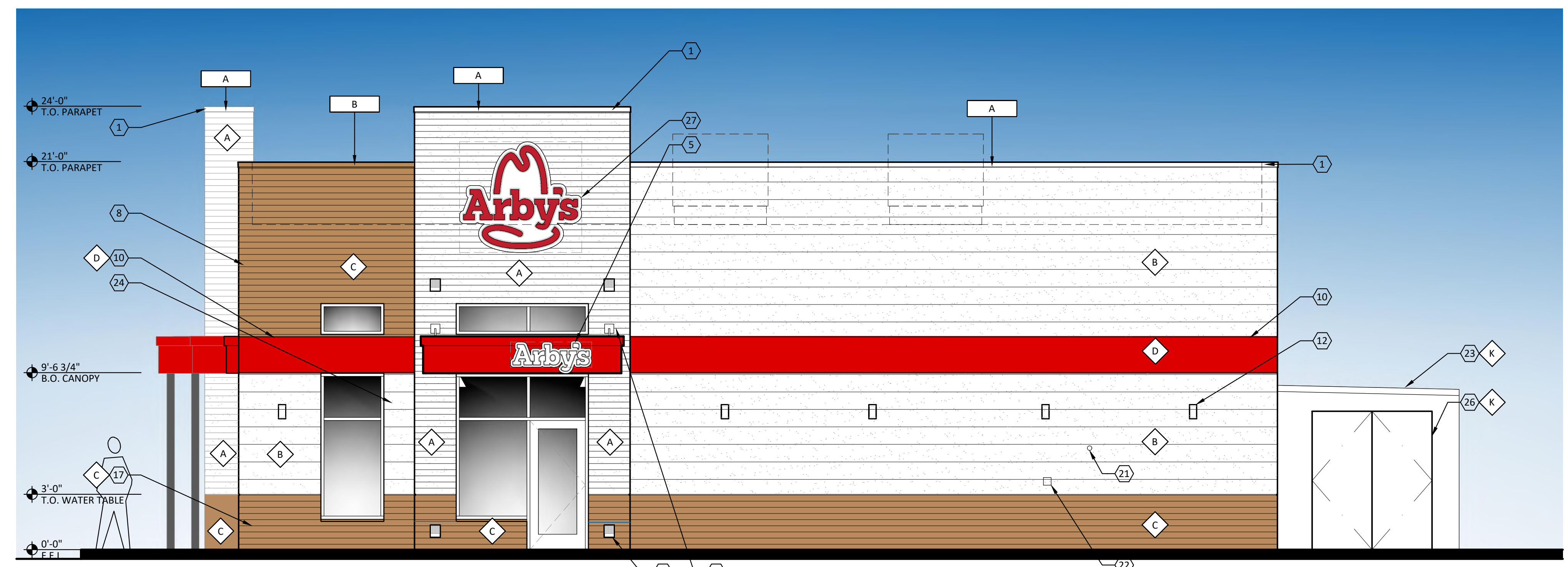
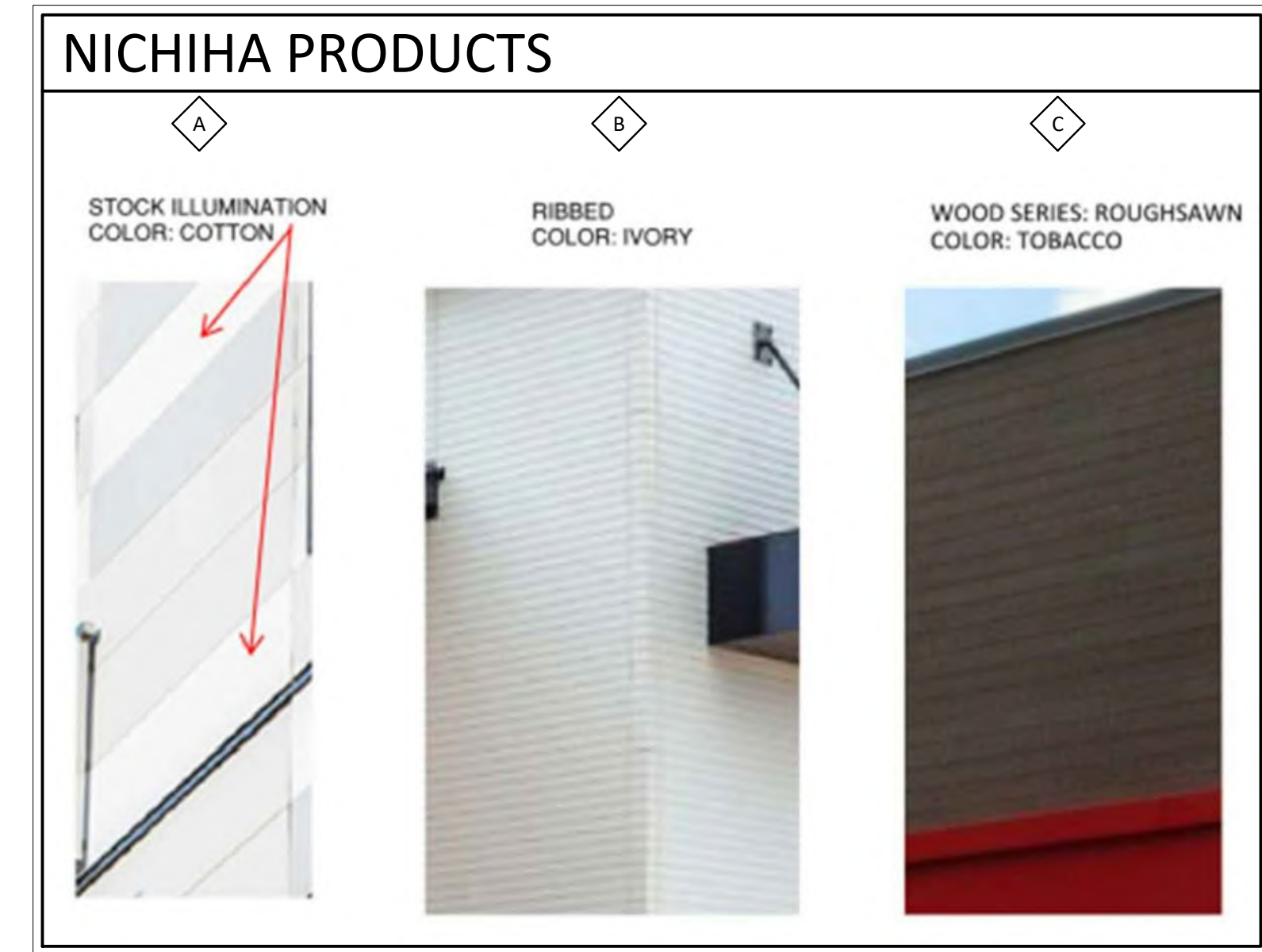


1 SOUTH ELEVATION
DD2.1 1/4" = 1'-0"

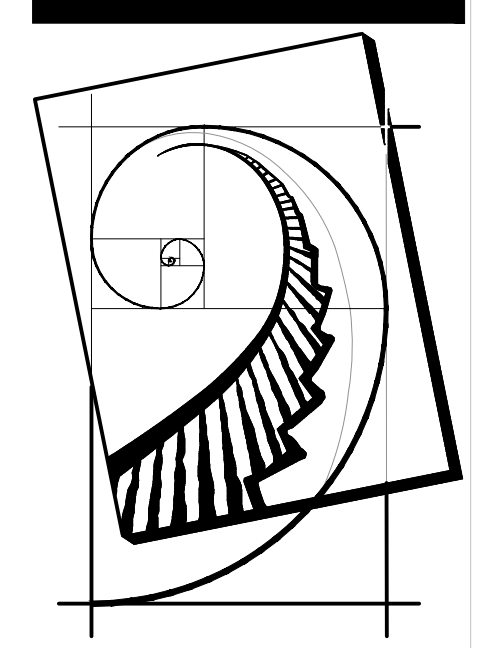
- ### CODED NOTES (X) (ALL CODED NOTES MAY NOT BE USED)
- PRE-FINISHED METAL COPING.
 - PRE-FABRICATED METAL CANOPY/ACCENT BAND.
 - CENTER DRIVE THRU CANOPY ON DRIVE THRU WINDOW.
 - PRE-FABRICATED METAL POST FOR CANOPY.
 - ARBY'S SIGNAGE, MOUNT ON CANOPY/ACCENT BAND. REFER TO SIGNAGE VENDOR DRAWINGS.
 - PAINT DOOR AND FRAME.
 - NOT USED.
 - USE CORNER KEY METAL TRIM IN MATCHING COLOR AT OUTSIDE CORNERS.
 - NOT USED.
 - NOT USED.
 - PAINTED ACCENT BAND, ALIGN WITH METAL ACCENT BAND.
 - DRIVE THRU WINDOW.
 - WALL MOUNTED LIGHT FIXTURE.
 - PAINT BOLLARD.
 - NOT USED.
 - ROOF LADDER, MOUNT DIRECTLY TO SHEATHING. PAINT "K".
 - NOT USED.
 - WAINSCOT.
 - NOT USED.
 - ELECTRICAL EQUIPMENT.
 - GAS METER.
 - GREASE OUTLET.
 - Co2 HOOKUP.
 - COOLER/FREEZER. PRE-FINISHED TO MATCH PAINT "K".
 - ALUMINUM STOREFRONT.
 - PREFABRICATED SCUPPER. MATCH COLOR TO ADJACENT WALL COLOR.
 - PAINT SWITCHGEAR TO MATCH WALL BEHIND. PAINT "K".
 - ARBY'S HAT SIGNAGE. MOUNT ON NICHIIHA WALL. REFER TO SIGNAGE VENDOR'S DRAWINGS.
 - COORDINATE TURNBUCKLE LOCATION TO AVOID CLERESTORY WINDOW.

FINISH SCHEDULE

MARK	MANUFACTURER	DESCRIPTION	NOTES
FINISHES			
A	NICHIIHA	STOCK ILLUMINATION	COLOR: COTTON
B	NICHIIHA	RIBBED	COLOR: IVORY
C	NICHIIHA	WOOD SERIES: ROUGHSAWN	COLOR: TOBACCO REFER MANUFACTURER'S DETAILS & SPECS.
D	SHERWIN WILLIAMS	SATIN FINISH	COLOR: SW #6869 "STOP"
E	NOT USED	---	---
F	NOT USED	---	---
G	SHERWIN WILLIAMS	SW #2808 ROOKWOOD DARK BROWN	SATIN FINISH
H	NOT USED	---	---
J	NOT USED	---	---
K	SHERWIN WILLIAMS	SW #7005 PURE WHITE	SATIN FINISH
METALS			
A	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING BONE WHITE/ DURO-LAST #SR.70/TE.87	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110
B	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING MIDNIGHT BRONZE/ DURO-LAST #SR.26/TE.87	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110
C	PRE-FABRICATED CANOPY/BAND	PRODUCT CODE: 9940-30198R	---
D	PRE-FABRICATED POST	PRODUCT CODE: 9840-80957R PRODUCT NAME: FC SD RAL 8017 CHOC. BROWN	---

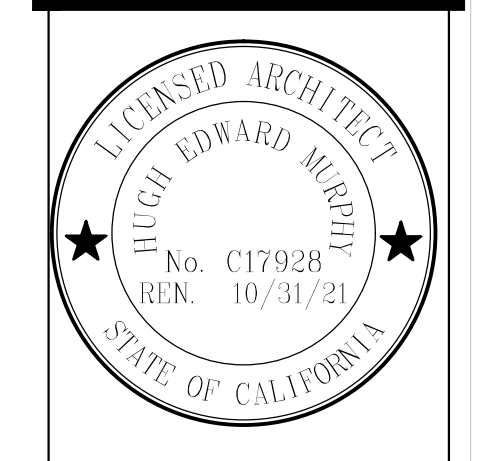


2 EAST ELEVATION
DD2.1 1/4" = 1'-0"

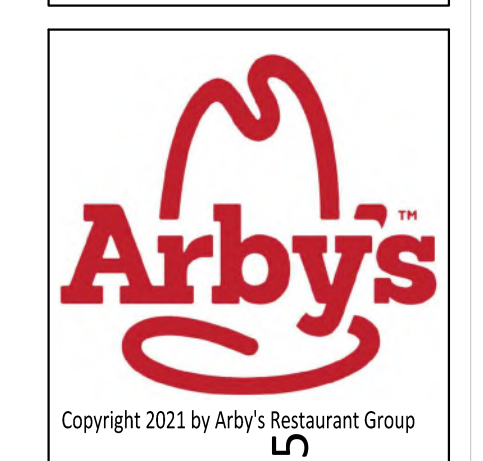


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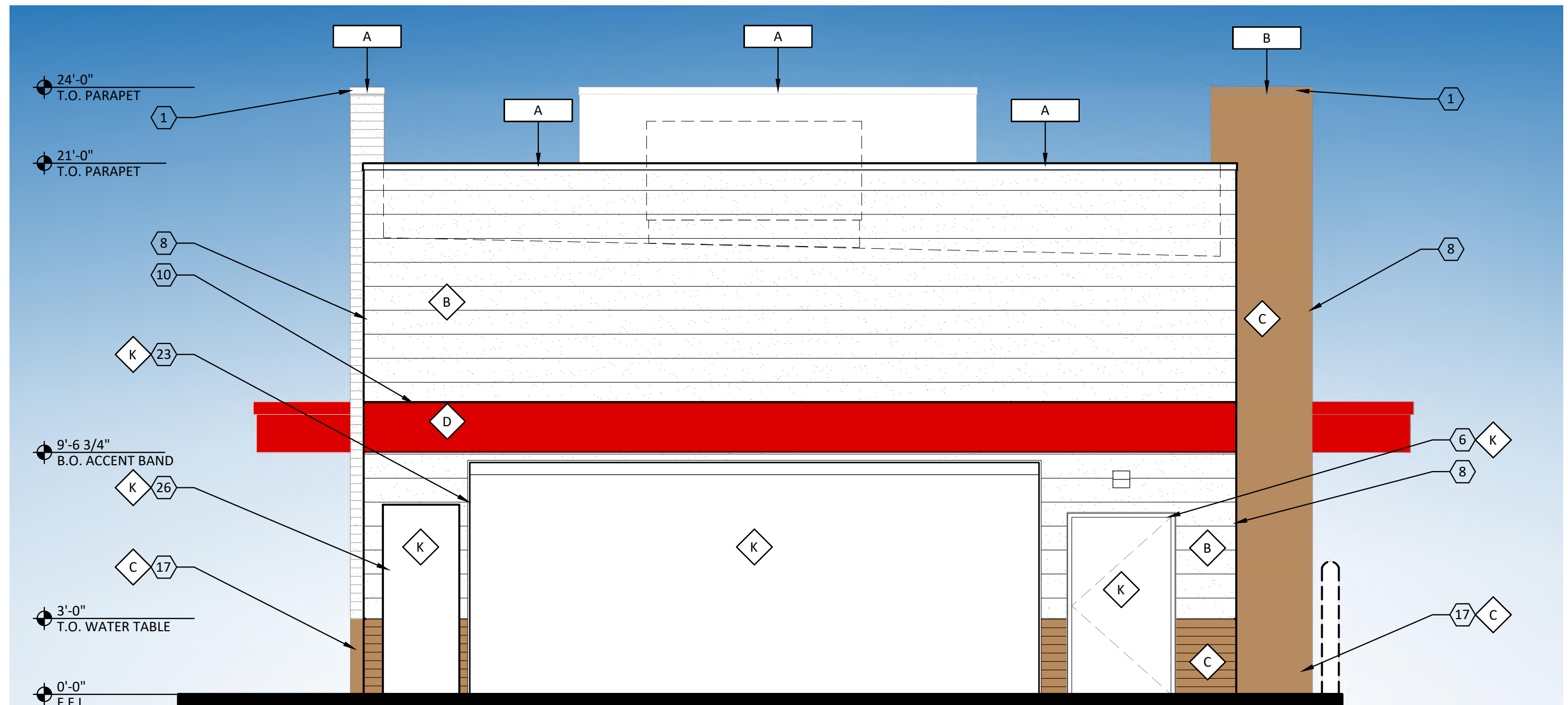
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EXTERIOR ELEVATIONS

SHEET:
DD2.1

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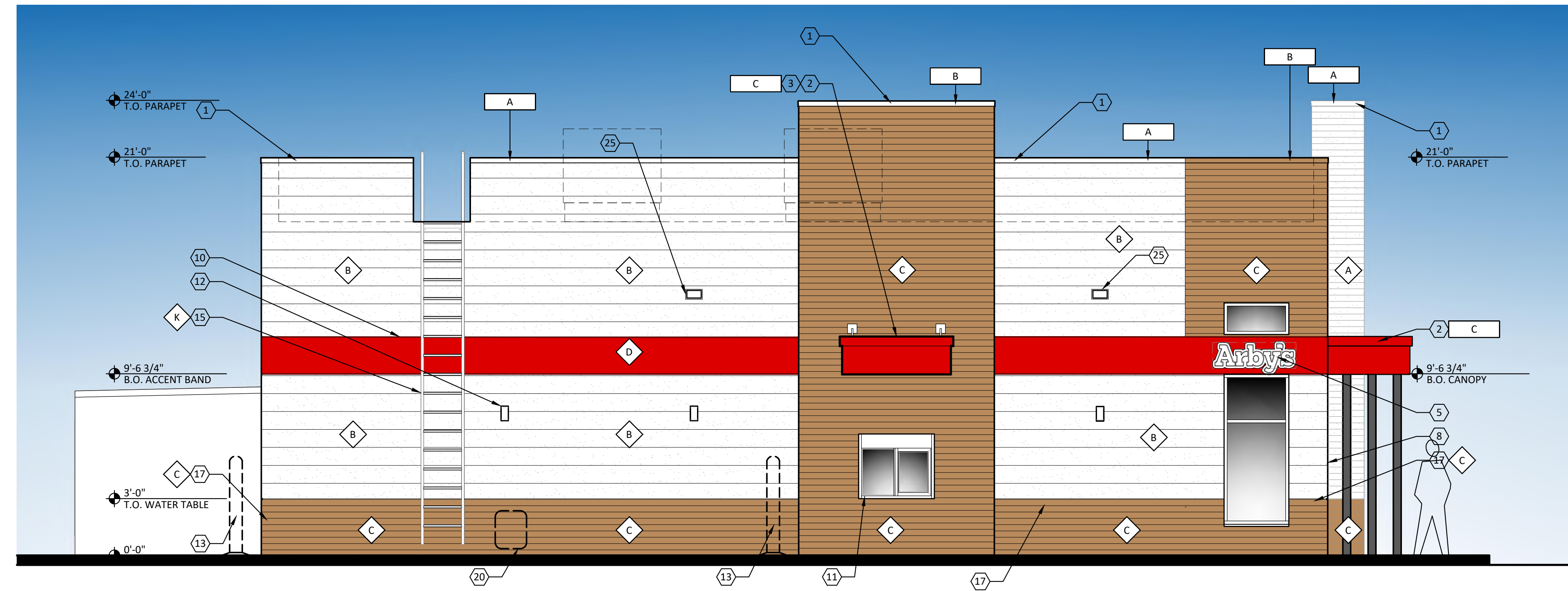


1 NORTH ELEVATION
DD2.2 1/4" = 1'-0"

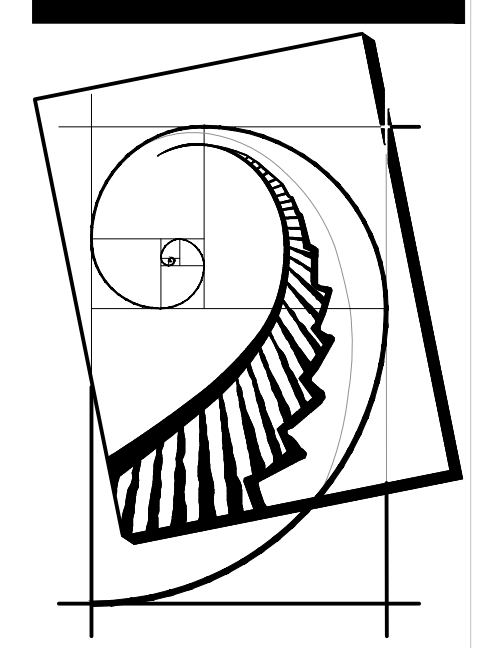
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 - ARBY'S SIGNAGE, MOUNT ON CANOPY/ACCENT BAND. REFER TO SIGNAGE VENDOR DRAWINGS.
 - PAINT DOOR AND FRAME.
 - NOT USED.
 - USE CORNER KEY METAL TRIM IN MATCHING COLOR AT OUTSIDE CORNERS.
 - NOT USED.
 - NOT USED.
 - PAINTED ACCENT BAND, ALIGN WITH METAL ACCENT BAND.
 - DRIVE THRU WINDOW.
 - WALL MOUNTED LIGHT FIXTURE.
 - PAINT BOLLARD.
 - NOT USED.
 - ROOF LADDER, MOUNT DIRECTLY TO SHEATHING. PAINT "K"
 - NOT USED.
 - WAINSCOT.
 - NOT USED.
 - ELECTRICAL EQUIPMENT.
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 - COOLER/FREEZER. PRE-FINISHED TO MATCH PAINT "K".
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FINISH SCHEDULE

MARK	MANUFACTURER	DESCRIPTION	NOTES
FINISHES			
A	NICHIIHA	STOCK ILLUMINATION	COLOR: COTTON
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E	NOT USED	---	---
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C	PRE-FABRICATED CANOPY/BAND	PRODUCT CODE: 9940-30198R PRODUCT NAME: FC SD RAL 3000 FLAME RED	---
D	PRE-FABRICATED POST	PRODUCT CODE: 9840-80957R PRODUCT NAME: FC SD RAL 8017 CHOC. BROWN	---

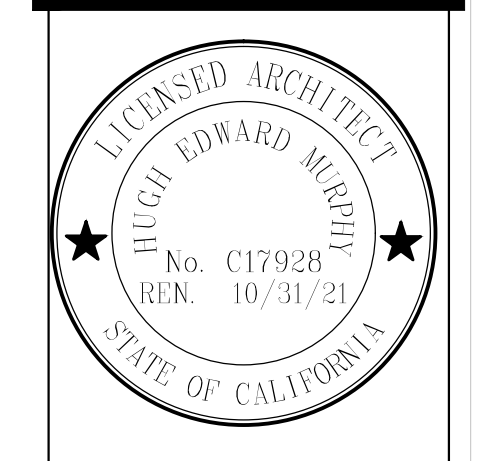


2 WEST ELEVATION
DD2.2 1/4" = 1'-0"



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FOR KANG FOODS LLC
39180 LIBERTY ST FREEMONT, CA. 94538

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EXTERIOR ELEVATIONS

SHEET:
DD2.2

LD-HP-SF-20-Std

DD PROGRESS 04/05/2021

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	Water Use	
LAG MUS	Lagerstroemia x 'Muskogee'	Lavender Crape Myrtle	15 gal	3	Low	
PIS KEI	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	15 gal	3	Low	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use	
CIS PUR	Cistus x purpureus	Orchid Rockrose	5 gal	10	Low	
HEM EO	Hemerocallis x 'Evergreen Orange'	Daylily	1 gal	63	Low	
HES BRA	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 gal	30	Low	
MUH DUB	Muhlenbergia dubia	Pine Muhly	5 gal	28	Low	
OLE LIT	Olea europaea 'Little Ollie'	Little Ollie Olive	5 gal	11	Low	
VINE/ESPALIER	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use	
PAR TRI	Parthenocissus tricuspidata	Japanese Creeper	1 gal	4	Medium	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	Water Use
ARC UVA	Arctostaphylos uva-ursi	Kinnikinnick	1 gal	36" o.c.	236 sf	Low
ROS PRO	Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary	1 gal	48" o.c.	202 sf	Low

Misc. Landscape Materials

All shrub and groundcover areas shall be top-dressed with a 3" layer of mulch derived from recycled wood chips or arbor chips from tree trimming. Mulch shall be 2" minus in length and not greater than 3/8" in thickness, and shall be dark brown in color. Contractor shall provide sample for approval prior to installation. Shredded redwood or cedar bark ("Gonilla-Hair") is not acceptable.

2" - 4" diameter Nolya cobblestone wet-set into concrete

Existing landscape to remain

Existing lawn in parkway strip

Existing trees to remain

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

Final landscape design shall meet City of Oroville codes and requirements as well as Project Specific Conditions of Approval. Final design is subject to approval through the building permit review process.

Landscape Concept

The landscape design concept for the Arby's Oroville is to provide an enjoyable and aesthetic space for employees and customers that fits within the landscape framework of the existing neighborhood and the surrounding area, as well as the requirements of the City. The project is a new Arby's restaurant that is part of a larger partially constructed development. Plant material has been selected that performs well in the special conditions of the Oroville (Sunset Zone # 8-9).

No new high water use turf areas are included. Low and medium water use hardy trees, shrubs and groundcover are proposed for the landscape throughout the site. The landscape (and associated irrigation) will be designed to be compliant with City of Oroville's Water Efficient Landscape Ordinance (WELO).

Special considerations have been provided in selection of plant material that respect the needs of the facility as well as the customers. Clear and secure view corridors have been provided to ensure safety of the customers entering and moving around the site.

Irrigation

This new site will be irrigated using a fully automatic system and designed to meet the City's Water Efficient Landscape Ordinance (WELO). The irrigation system will be exclusively low-volume design with no use of pop-up sprays or rotators. The system will include in-line valves, quick couplers, and gate valves. Existing irrigation around the perimeter of the site will remain. Where needed some existing irrigation will be removed and replaced with new due to revised site. Existing irrigation will be cut and capped as needed. New irrigation controller will be Hunter, Rainbird, Irritrol, or equal and will meet the WELO requirements of a 'Smart' controller. A wireless weather sensor will be installed to complement the new controller's abilities. A complete irrigation design with these parameters will be provided with the improvement plans. (Building Permit)

Tree Root Barriers

All trees denoted within 5' of adjacent curbs or paving are to have a linear DeepRoot Model #UB 18-2 root barriers installed during tree installation along the inside edge of the adjacent curb or sidewalk. The following minimum number of panels are to be installed with each tree on each side of the tree that has sidewalk or curb as denoted on the plans:

15 gallon trees	5 panels
24-Box trees	6 panels

Tree sizes not listed above are to be installed with the quantity of panels as specified by the manufacturer.

Landscape Areas

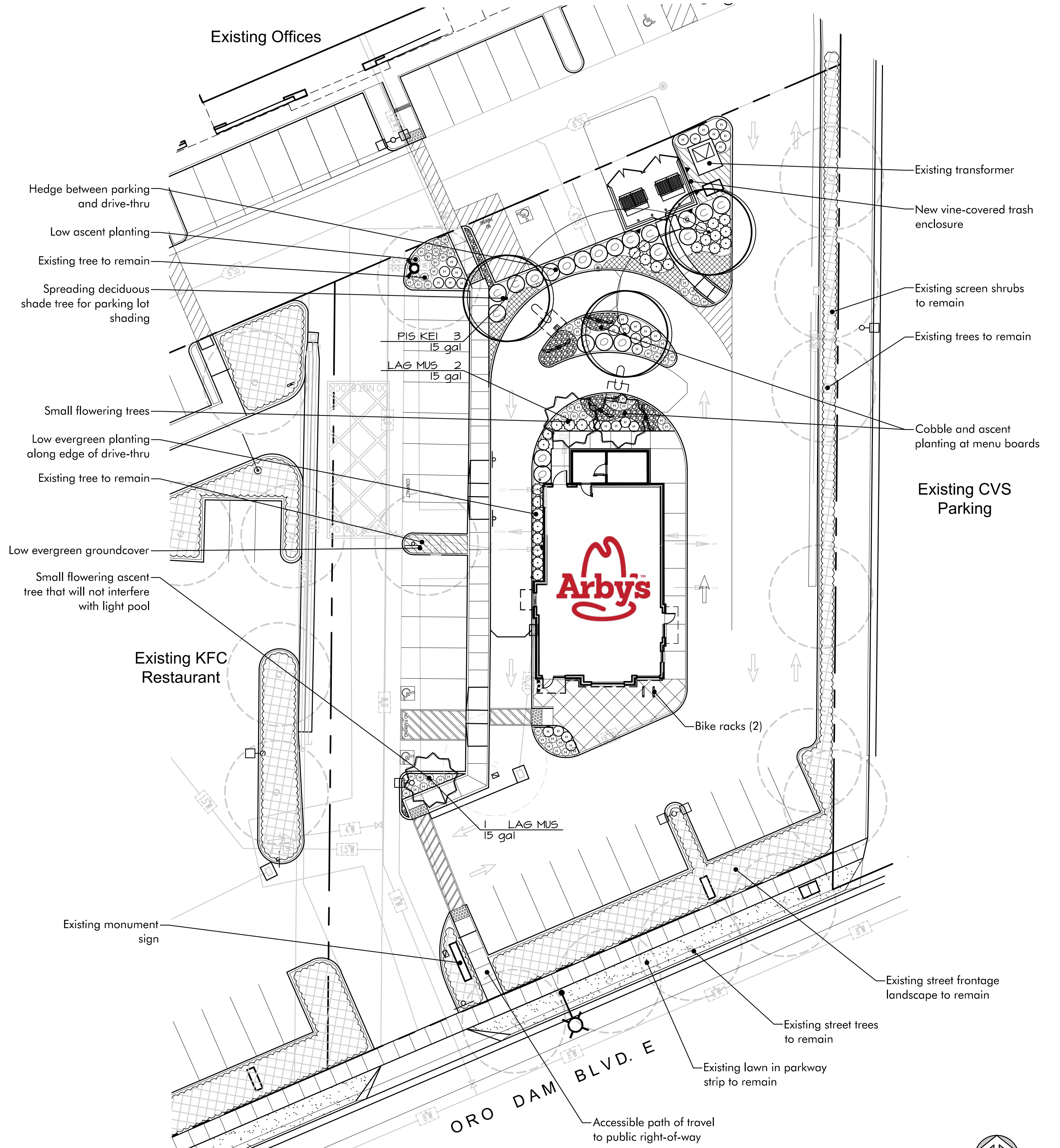
New Turf Area:	0 sf
New Cobble Area:	254 sf
New Shrub Area:	2,252 sf
Existing Landscape to remain:	2,871 sf
Total Landscape:	5,377 sf
Size of Parcel:	33,530 sf
Percent of Site in Landscape:	16%



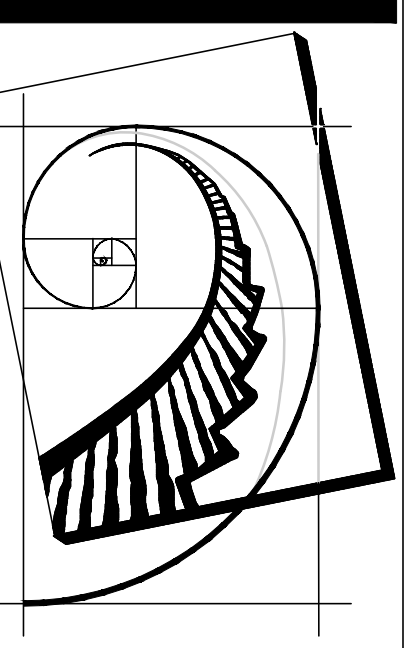
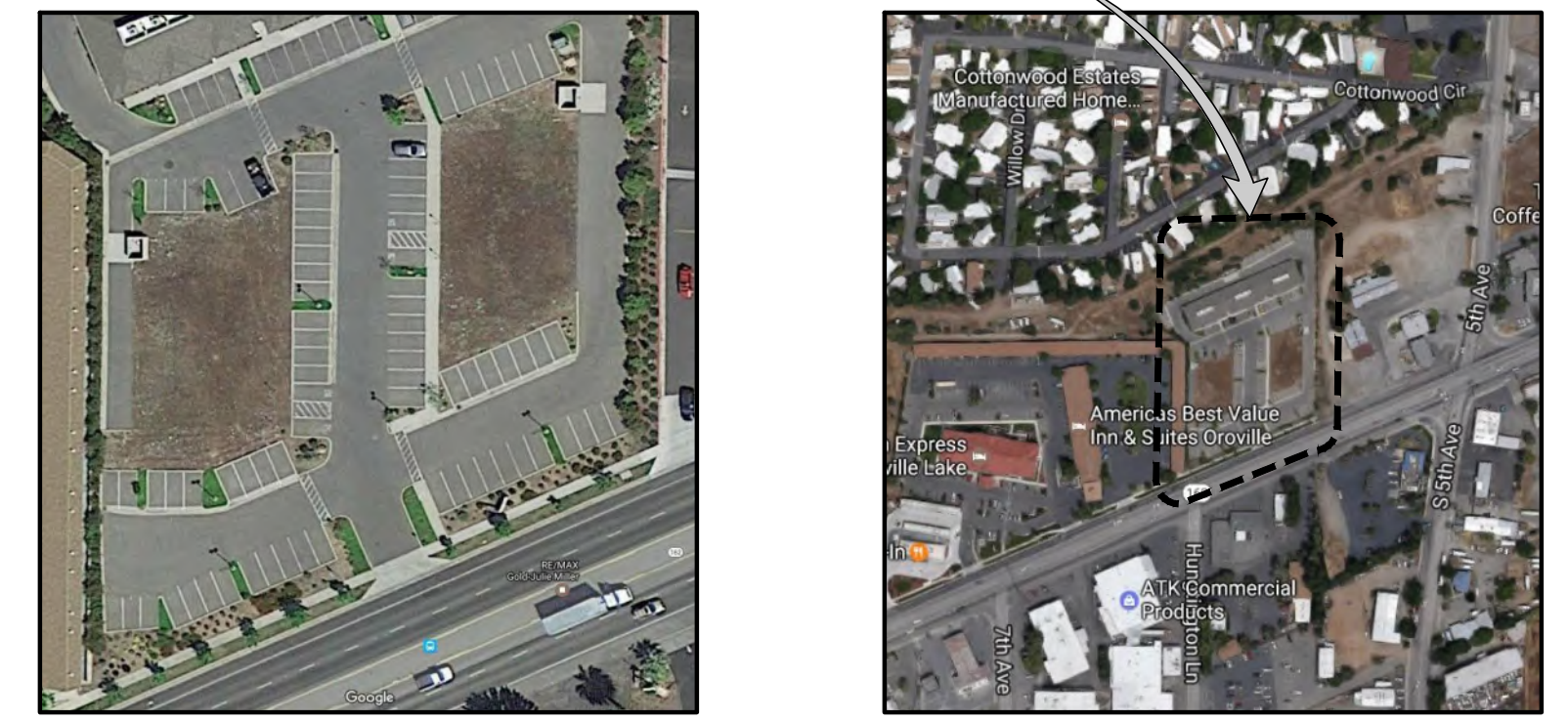
Crape Myrtle



Chinese Pistache



Project Location



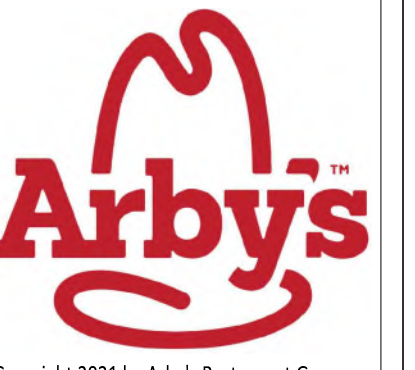
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April 5, 2021
KLA Job# 21-2312

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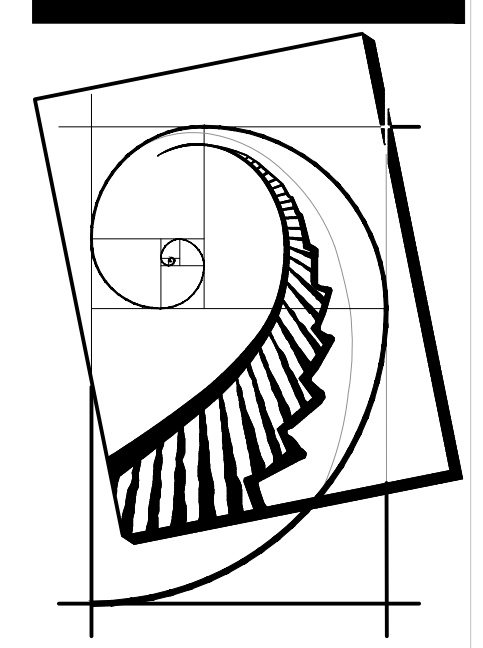
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Preliminary Landscape Plan

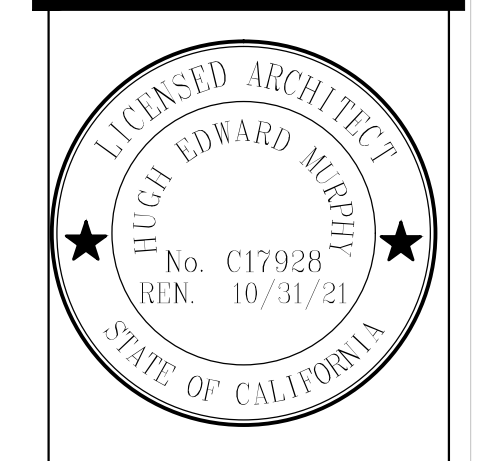
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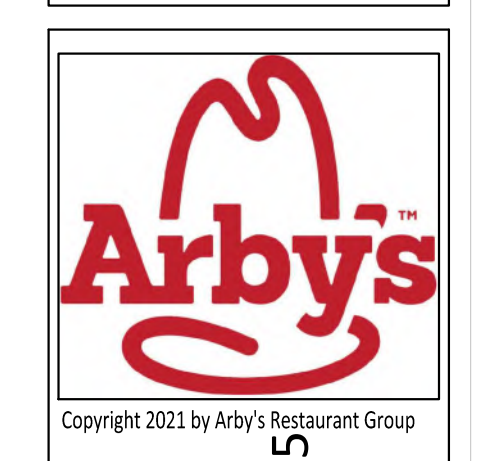


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 FOR KANG FOODS LLC
 39180 LIBERTY ST FREEMONT, CA. 94538

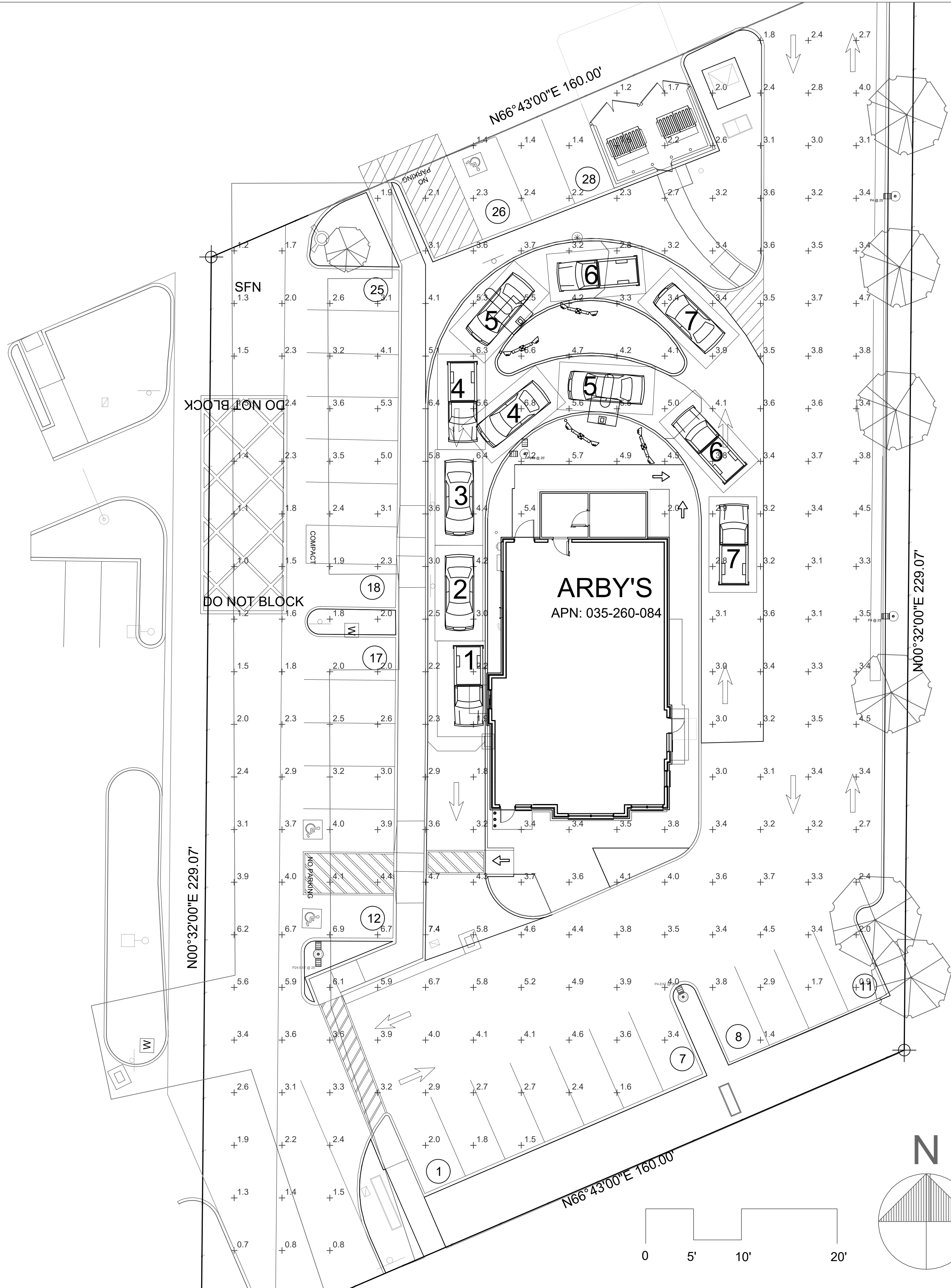
PROJECT NUMBER:

ISSUE	DATE
PRELIMINARY	
PERMIT	
BID	
REVISION	

PHOTOMETRIC PLAN

SHEET:
PH1.0

DD PROGRESS
 04/05/2021



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot Light Levels	+	3.3 fc	7.4 fc	0.4 fc	18.5:1	8.3:1
Property Line Light Levels	+	1.7 fc	6.5 fc	0.2 fc	32.5:1	8.5:1

Schedule

Symbol	Label	Qty	Catalog Number	Description	Lamp	Wattage
	P4	2	PRV-C60-D-UNV-T4-SA-BZ	Single Head Eaton Lumark Prevail Series LED Area Unit w/Type T4 Distribution (25ft. Pole Height)	LED	153
	P4-EXT	1	PRV-C60-D-UNV-T4-SA-BZ	Single Head Eaton Lumark Prevail Series LED Area Unit w/Type T4 Distribution (25ft. Pole Height) UTILIZE EXISTING CONCRETE BASE w/NEW 25FT POLE	LED	153
	P24-EXT	1	PRV-C60-D-UNV-T4-SA-BZ	Double Head D180 Eaton Lumark Prevail Series LED Area Unit w/Type T4 Distribution (25ft. Pole Height) UTILIZE EXISTING CONCRETE BASE w/NEW 25FT POLE	LED	306
	P249	1	PRV-C60-D-UNV-T4-SA-BZ	Double Head D90 Eaton Lumark Prevail Series LED Area Unit w/Type T4 Distribution (25ft. Pole Height)	LED	306

PROJECT BENCHMARK:

CITY OF OROVILLE BENCH MARK #68, BRASS DISK ON DI AT THE NORTHEAST CORNER OF ORO-DAM BOULEVARD AND VEATCH STREET, HAVING AN ELEVATION OF 166.04' CITY OF OROVILLE DATUM.

FEMA CATEGORY:

THE FEMA FLOOD INSURANCE RATE MAP FOR BUTTE COUNTY AND INCORPORATED AREAS MAP NO. 06007C0980E UPDATED JANUARY 6, 2011. THE AREA HAS BEEN DETERMINED TO BE ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ABBREVIATIONS:

Table with 3 columns: Abbreviation, Description, and Symbol. Includes items like AC (Asphalt Cement Pavement), AP (Angle Point), BC (Beginning of Curve), etc.

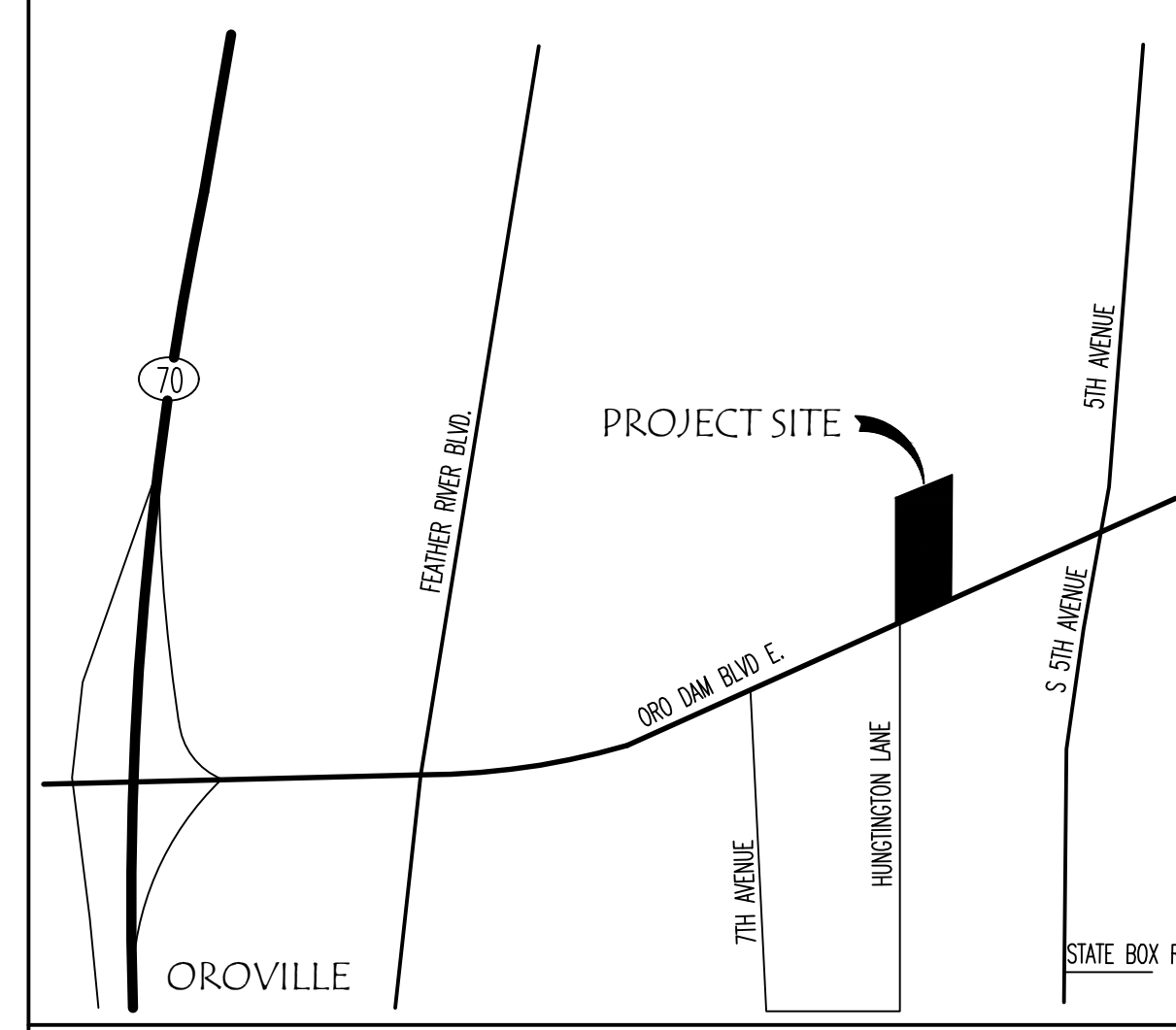
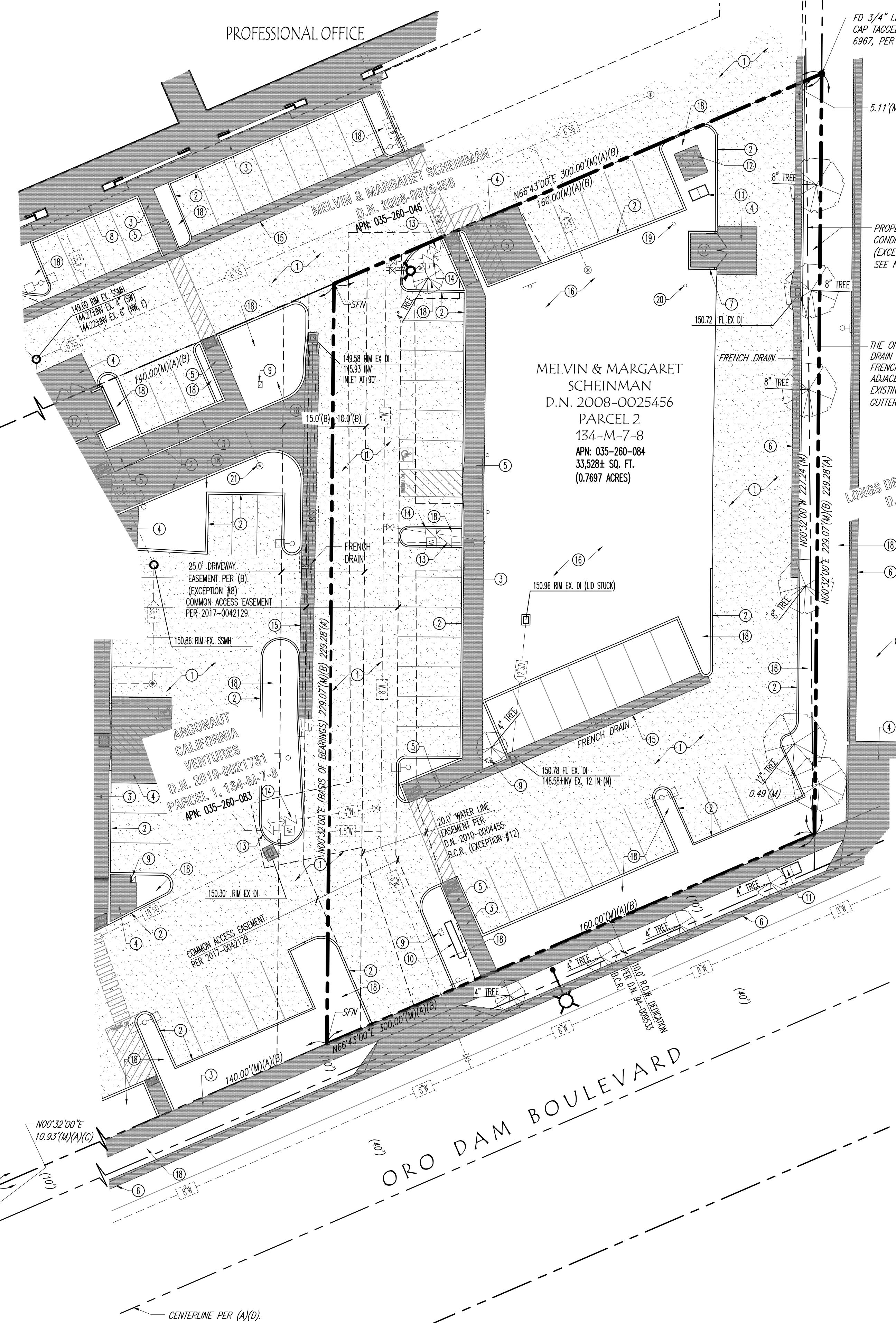
NOTES:

- 1. ELEVATIONS AT CURBS ARE SHOWN AT FLOW LINE AND BOTTOM FACE OF CURB, UNLESS NOTED OTHERWISE. CURBS FOR CITY STREETS ARE VERTICAL CURBS.
2. THIS SURVEY IS BASED ON A PRELIMINARY TITLE REPORT BY MID VALLEY TITLE & ESCROW COMPANY, ORDER NUMBER: 0403-6401938, UPDATED FEBRUARY 11, 2021 FOR 680 ORO DAM BOULEVARD, OROVILLE, CA.
3. PROPERTY LINES SHOWN HEREON WERE OBTAINED FROM RECORD INFORMATION AND FOUND MONUMENTS.
4. THERE ARE 38 STANDARD ONSITE PARKING STALLS AND 2 ACCESSIBLE PARKING STALLS, WITHIN THE BOUNDARY OF THIS PROPERTY.
5. THERE IS NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
6. THE SITE SURFACE DRAINS TO EXISTING CATCH BASINS AND INTO EXISTING GRADING AT UNDEVELOPED AREA.
7. EXISTING UTILITIES SHOWN ARE BY OBSERVATION AND RECORD DRAWINGS.
8. THE LAND HEREIN LIES WITHIN THE BOUNDARIES OF THE OROVILLE REDEVELOPMENT PROJECT NO. 1 AS DESCRIBED BY THAT INSTRUMENT RECORDED JULY 9, 1981 IN BOOK 2638 OF BUTTE COUNTY OFFICIAL RECORDS, AT PAGE 228. (TITLE EXCEPTION #7).
9. THERE IS A DISCREPANCY OF THE EAST LINE OF PARCEL 2 OF THAT MAP RECORDED FEBRUARY 28TH 1994 IN BOOK 134 AT PAGES 7 & 8, BUTTE COUNTY RECORDS. THIS DISCREPANCY IS SHOWN ON THAT RECORD OF SURVEY RECORDED MARCH 24, 2008 IN BOOK 174 OF MAPS AT PAGE 13, BUTTE COUNTY RECORDS.
10. INSTRUMENT NO. 94-009533 RECORDED MARCH 02, 1994, BUTTE COUNTY RECORDS. (TITLE EXCEPTION #9) REFERENCES RELINQUISHMENT OF ABUTTER'S RIGHTS THAT ARE ALONG A LINE THAT IS OUTSIDE THE BOUNDARY OF THIS SURVEY.
11. COVENANTS, CONDITIONS, RESTRICTIONS & EASEMENTS EXIST ACROSS PROPERTY PER THAT DOCUMENT RECORDED NOVEMBER 29, 2017 AS INSTRUMENT 2017-0042128 IN OFFICIAL RECORDS, BUTTE COUNTY RECORDS. (TITLE EXCEPTION #13)
12. AN OVERLAP WAS CREATED BY THE INITIAL CREATION DEEDS REFERENCED ON (A) PRIOR TO SEPTEMBER 1961 WHEN THE LAND WAS ORIGINALLY SUBDIVIDED AS SHOWN ON THE RECORD OF SURVEY PER (A).

TITLE REPORT EXCEPTIONS BY ITEM NO:

- 6. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT AND COVENANT RUNNING WITH THE LAND FOR INSTALLATION AND MAINTENANCE OF LANDSCAPING IMPROVEMENTS" RECORDED APRIL 24, 1979 IN BOOK 22392, PAGE 60 OF OFFICIAL RECORDS.
7. OROVILLE REDEVELOPMENT PROJECT NO. 1 AS SET FORWARD IN THAT REDEVELOPMENT AGREEMENT RECORDED JULY 9, 1981 IN BOOK 2638 OF BUTTE COUNTY OFFICIAL RECORDS, AT PAGE 228. (NOT-PLOTTABLE)
8. EASEMENTS, SET BACK LINES, AND NOTE(S), IF ANY, AS SHOWN OR DEDICATED ON THE MAP RECORDED FEBRUARY 28, 1994 IN BOOK 134 OF MAPS, AT PAGE(S) 7 AND 8. (PLOTTED ON PLAT)
9. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM ORO DAM BLVD. HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED MARCH 02, 1994 AS INSTRUMENT NO. 94-009533 OF OFFICIAL RECORDS.
RESERVING, HOWEVER, TO THE GRANTOR, GRANTOR'S SUCCESSORS OR ASSIGNS, THE RIGHTS OF ACCESS TO THE FREEWAY OVER AND ACROSS THE FOLLOWING LINE:
BEGINNING AT A POINT ON SAID COURSE "A" DISTANT THEREON NORTH 66°43'00" EAST, 123.60 FEET FROM THE INTERSECTION OF SAID EAST LINE WITH SAID COURSE "A"; THENCE ALONG SAID COURSE "A" NORTH 66°43'00" EAST, 27.33 FEET (SURVEYOR'S NOTE: THE LINE IN SAID DESCRIPTION IS OUTSIDE THE BOUNDARY OF THIS SURVEY)
10. A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY, ROADWAY OR TRANSIT FACILITY AS CONTAINED IN THE DOCUMENT RECORDED MARCH 2, 1994 AS INSTRUMENT NO. 94-009533 OF OFFICIAL RECORDS. (NOT-PLOTTABLE)
11. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF MATTERS, IF ANY, DISCLOSED BY THAT CERTAIN RECORD OF SURVEY FILED MARCH 24, 2008 IN BOOK 174, PAGE 15. (NOT-PLOTTABLE)
12. AN EASEMENT FOR THE PURPOSE OF PUBLIC UTILITIES AN INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 9, 2010 AS INSTRUMENT NO. 2010-0004455 OF OFFICIAL RECORDS. (PLOTTED ON PLAT)
13. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS IN THE DOCUMENT RECORDED NOVEMBER 29, 2017 AS INSTRUMENT NO. 2017-0042128 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCES OF INCOME, (AS DEFINED IN CALIFORNIA GOVERNMENT CODE 12955 (P)), OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 U.S.C. 3604(C), OR CALIFORNIA GOVERNMENT CODE 12955. LAWFUL RESTRICTION UNDER STATE AND FEDERAL LAW ON THE AGE OF SENIOR OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. (NOT-PLOTTABLE)

FD 3/4" I.P., TAG ILLEGIBLE, N27°56'02"E 0.37' FROM CORNER. (SOUTHEAST CORNER OF LOT 5 PER (D)).



KEY NOTES:

- 1 ASPHALT PAVING
2 CONCRETE VERTICAL CURB
3 CONCRETE WALK
4 CONCRETE PAVING
5 ACCESSIBLE CONCRETE RAMP
6 CONCRETE CURB & GUTTER
7 6' HIGH MASONRY WALL
8 ROOF OVERHANG
9 UTILITY PULLBOX (TYP.)
10 MONUMENT SIGN
11 ELECTRICAL VAULT
12 ELECTRICAL TRANSFORMER & CONCRETE PAD
13 1 1/2" BACKFLOW PREVENTOR
14 4" BACKFLOW PREVENTOR W/ FIRE DEPT. CONNECTION
15 CONCRETE VALLEY GUTTER
16 UNDEVELOPED AREA
17 CMU TRASH ENCLOSURE WITH METAL DOORS
18 LANDSCAPING
19 5" PVC STUB
20 2" GAS STUB
21 MAX HEIGHT SIGN AND HEIGHT BAR

SYMBOLS LEGEND:

- CLEANOUT
BENCHMARK
FIRE HYDRANT
FOUND MONUMENT
GAS METER
MANHOLE
PARKING LOT LIGHT
PULL BOX
SIGN
SLOPE DIRECTION
STREET LIGHT
WATER METER
WATER VALVE

MAP & DEED REFERENCES:

- (A) RECORD OF SURVEY, RECORDED MARCH 24, 2008 IN BOOK 174 OF MAPS AT PAGE 15, BUTTE COUNTY RECORDS
(B) PARCEL MAP, RECORDED FEBRUARY 28, 1994 IN BOOK 134 OF MAPS AT PAGES 7 & 8, BUTTE COUNTY RECORDS
(C) GRANT DEED TO THE STATE OF CALIFORNIA, RECORDED MARCH 2, 1994 AS LN 94-009533, BUTTE COUNTY RECORDS
(D) MAP OF SEEM INDUSTRIAL TRACT, FILED FOR RECORD FEBRUARY 10, 1950 IN BOOK 17 MAPS AT PAGE(S) 33 & 34, BUTTE COUNTY RECORDS.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS BASED ON THE EASTERLY LINE OF PARCEL 1 OF THAT PARCEL MAP RECORDED FEBRUARY 28, 1994 IN BOOK 134 OF PARCEL MAP AT PAGES 7 & 8, BUTTE COUNTY RECORDS, TAKEN AS S 0°32'00" W

SURVEYOR'S STATEMENT:

I HEREBY STATE TO MELVIN & MARGARET SCHEINMAN, KANG FOODS, LLC, AND TO MID VALLEY TITLE & ESCROW COMPANY THAT THIS MAP REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE 9TH DAY OF JANUARY 2021 AND UPDATED SURVEY ON THE 1ST DAY OF MARCH 2021 OF THE REAL PROPERTY, DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF OROVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: PARCEL 2, AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON FEBRUARY 28, 1994, IN BOOK 134 OF MAPS, AT PAGE(S) 7 AND 8.

PARCEL 11: A COMMON EASEMENT AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SUMNER SQUARE, RECORDED NOVEMBER 29, 2017 AS INSTRUMENT NO. 2017-0042128 OF OFFICIAL RECORDS.

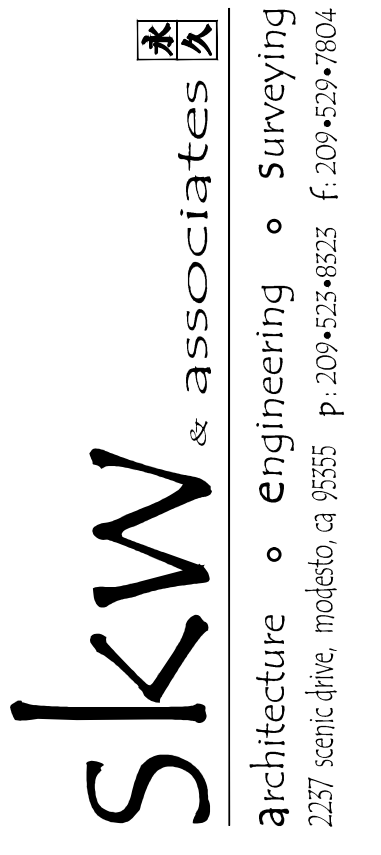
CONTAINING 0.7697 ACRES, MORE OR LESS.

APN: 035-260-084

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7a, 7b, 8, 9, 10a, 10b, 11, 13, 18, 19, 20, AND 21 OF TABLE A THEREOF PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS, AND THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCES. THE FIELD WORK WAS COMPLETED JANUARY 9, 2021 AND UPDATED MARCH 1 2021.

DATE: MARCH 5, 2021

HENRY WONG
RCE 31008
/LICENSE EXPIRATION: 03/31/22



David J. Starck architect c.229038
Allan V. Stevenson civil engineer rce.49758



Kang Foods, LLC
59180 Liberty Street
Fremont, CA 94538

ALTA/ACSM SURVEY FOR: (CAPN 035-260-084)
ARBY'S
680 ORO DAM BOULEVARD
OROVILLE, CALIFORNIA

ALTA/ACSM SURVEY

REVISIONS:

BY: JG
LIST: LJB
DATE: 03/05/2021
JOB: 21M078

SHEET: 1 of 1

SCALE: 1" = 20'

Sumner Square Property Owners Association[Type here]
Melvin and MARGARET SCHEINMAN Revocable Trust
P.O. Box 591404
San Francisco, CA 94159-1404

Item 2.

Dear Oroville Building Permits:

I am the owner of the property on which Mr. Anoop Kang proposes to build a new Arby's franchise. I wanted to tell you that the Kang family owns several Arby's franchises. I have been very impressed by Mr.Kang's professional approach to this purchase. He has done everything to make sure that the building process is both acceptable to the City of Oroville and myself as the owner of the property. If you allow him his conditional use permit I am sure he will do everything in his power to assure this operation will generate tax dollars for Oroville.

I have worked with many new businesses in my more than 40 years of being a property owner in Oroville and I have seldom seen a business owner/developer be so thorough in his approach to a development. I urge you to consider my comments and grant Mr. Kang his conditional use permit.

Sincerely yours,

MARGARET SCHEINMAN 4/9/2021



City of Oroville

Planning Division - Community Development Department

1735 Montgomery Street
 Oroville, CA 95965-4897
 (530) 538-2430 FAX (530)
 538-2426 www.cityoforoville.org

Item 2.

TRAKIT#:

USE PERMIT APPLICATION

(Please print clearly and fill in/provide all that apply)

REQUIRED FOR A COMPLETE APPLICATION		PERMIT TYPE	
<input checked="" type="checkbox"/>	Completed and signed Application Forms	<input checked="" type="checkbox"/>	New Use Permit: \$2,889.98 (Deposit) + \$173.40(6% Tech Fee) = \$3,063.38
<input checked="" type="checkbox"/>	Application Fee Paid	<input type="checkbox"/>	Amendment to Existing Use Permit: \$1,024.09 + \$61.45 (6% Tech Fee) = \$1,085.54

PROJECT PLANS

All plans and drawings shall be drawn to scale to the extent feasible and shall indicate the full dimensions, contours and other topographic features and all information necessary to make a full evaluation of the project. Please include the following:

1. **Site and floor plans**, including the location, square footage and use of all structures.
2. **Architectural drawings** showing proposed building elevations.
3. Landscape plans showing the types, sizes and location of vegetation to be planted and the irrigation system to be installed
4. Plans for the configuration & layout of all off-street parking spaces, including entrances, exits and internal circulation routes.
5. Plans for all lighting to be installed on the site, including the location, type, height and brightness of each lighting fixture.
6. **Drawings of all signs** that are proposed in association with the project.
7. Plans showing the location, sq footage and capacity of any existing or proposed surface storm-water detention facilities.
8. Plans showing the location and square footage of any existing or proposed outdoor storage areas.
9. Descriptions of any off-site infrastructure improvements to be provided in conjunction with the project.
10. Hours of operation for all proposed land uses.
11. Number of employees and fleet vehicles for all proposed land uses
12. **A letter authorizing the use permit application from the owner of the property.**

CLASSIFICATION

<input type="checkbox"/>	Alcohol & Beverage Sales	<input type="checkbox"/>	Nonconforming Uses & Structures	<input type="checkbox"/>	Uses in Industrial Districts
<input type="checkbox"/>	Agricultural Uses	<input type="checkbox"/>	Outdoor Storage	<input type="checkbox"/>	Uses Mini-Storage Overlay(MS-O)
<input type="checkbox"/>	Animal Keeping (Commercial)	<input type="checkbox"/>	Parking Requirement Exceptions	<input type="checkbox"/>	Uses in Residential Districts
<input type="checkbox"/>	Barbed/Razor Wire Fence	<input type="checkbox"/>	Temporary Use	<input type="checkbox"/>	Uses in Special Purpose Districts
<input type="checkbox"/>	Density Bonus & Other Incentives	<input type="checkbox"/>	Uses in a Conditional Overlay (C-O)	<input type="checkbox"/>	Uses not Specified but Allowed
<input type="checkbox"/>	Exceptions to Height Limits	<input checked="" type="checkbox"/>	Uses in Commercial & Mixed-Use Districts	<input type="checkbox"/>	Wireless Communication Facilities
<input checked="" type="checkbox"/>	Other: (Please Specify)	Drive through restaurant			

APPLICANT'S SIGNATURE

I hereby certify that the information provided in this application is, to my knowledge, true and correct.

Signature:  Date: April 12, 2021

OFFICE USE ONLY

Approved By: _____ Date: _____

Payment: _____ Number: _____

PROJECT DESCRIPTION	
Present or Previous Use:	Vacant pad.
Proposed Use:	Arby's Restaurant with drive through
Detailed Description: Proposal includes a new Arby's restaurant with a double drive through lanes. Existing parcel currently has parking, utility stubs, landscaping, drainage facilities, lighting, trash enclosure which will be modified to support proposed development. Project includes small outdoor dining patio. Signage is shown on elevations for general information only. A separate sign permit for building and monument signs will be submitted for approval and permitted separately. Propose a striping and signage solution to address the intermittent problem with the KFC drive through customers queuing in the main drive aisle and blocking access to/ from rear office building. Hours of operation are proposed for 10am to 11pm 7 days/ week. After opening and initial training the anticipated the total number of employees is 30 with 5-8 per shift .	

The Community Development Department operates on a full cost recovery for processing of permits. Staff will charge their time and any expenses associated with processing the application against the initial deposit. Fees that have been captured for the reimbursement of City expenses are non-refundable.

Technology cost recovery fees are non-refundable



City of Oroville

Planning Division - Community Development Department

1735 Montgomery Street
 Oroville, CA 95965-4897
 (530) 538-2430 FAX (530) 538-2426
www.cityoforoville.org

TRAKIT#:

PLANNING DIVISION GENERAL APPLICATION

(Please print clearly and fill in all that apply)

APPLICANT'S INFORMATION		Project's:	Architect
Name:	Anoop Kang	Name:	Hugh Murphy
Address:	39180 Liberty Street, Fremont, CA 94538	Company:	VMI architecture, Inc.
Phone:	(510) 557-9123	Address:	637 5th Ave., San Rafael, CA 94901
Email:	anoopkang@yahoo.com	Phone:	(415) 451-2500 x121
Is the applicant the Owner?	<input type="checkbox"/>	If applicant is Not the owner, please provide owner /agent authorization on the reverse side.	
		Email:	hmurphy@vmarch.com

DEVELOPMENT PROJECTS & OTHER APPLICATIONS (Please check all that apply)

<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Landmark /Modification/Demolition	<input type="checkbox"/>	Tentative Parcel Map
<input type="checkbox"/>	Appeal	<input type="checkbox"/>	Mining and Reclamation Plan	<input type="checkbox"/>	Tentative Subdivision Map
<input type="checkbox"/>	Development Review	<input type="checkbox"/>	Pre-Application	<input checked="" type="checkbox"/>	Use Permit
<input type="checkbox"/>	Final Map	<input type="checkbox"/>	Residential Density Bonus	<input type="checkbox"/>	Variance
<input type="checkbox"/>	General Plan Amendment/Rezone	<input type="checkbox"/>	Temporary Use	<input type="checkbox"/>	Wireless Communication Facilities
<input type="checkbox"/>	Landmark Designation	<input type="checkbox"/>	Tentative Map Extension	<input type="checkbox"/>	Zoning Clearance
<input type="checkbox"/>	Other: (Please Specify)				

ADMINISTRATIVE PERMITS (Please check all that apply)

<input type="checkbox"/>	Adult Oriented Business	<input type="checkbox"/>	Outdoor Storage	<input type="checkbox"/>	Special Event
<input type="checkbox"/>	Home Occupation	<input type="checkbox"/>	Outdoor Display & Sales	<input type="checkbox"/>	Street Closure
<input type="checkbox"/>	Large Family Day Care	<input type="checkbox"/>	Second Dwelling Unit	<input type="checkbox"/>	Tree Removal
<input type="checkbox"/>	Mobile Food Vendor	<input type="checkbox"/>	Sign/Temporary Sign Permit	<input type="checkbox"/>	
<input type="checkbox"/>	Other: (Please Specify)				

*Please provide a letter addressed to the Planning Division with a detailed description for the proposed project. Please include any site plans, maps, aerials, photos, and other relevant information that will help us in processing your application.

** Any time a set of plans is required, three (3) sets of drawings shall be submitted, unless otherwise directed.

PROJECT INFORMATION

Project Name: Arby's Restaurant	Proposed Structure(s) (Sq Ft.): 2233
Address: 680 Oro Dam Road East	Existing Structure(s) (Sq Ft.): 0
Nearest Cross Street: Huntington Lane or S 5th Avenue	Water Provider: Cal Water
Assessor Parcel Number: 035-260-084	School District: Oroville City Elementary
Lot Size (Acres): 0.7697	Number of Dwelling Units: 0

APPLICANT'S SIGNATURE

I hereby certify that the information provided in this application is, to my knowledge, true and correct.


Signature: 	Date: 4/12/21
--	----------------------

OFFICE USE ONLY

General Plan:	Zoning:	Zoning Conformity:	APN:
File#	Overlay Zoning:	Minimum Setbacks:	FY RY SY

AGENT AUTHORIZATION			
To the City of Oroville, Department of Community Development			
NAME OF AGENT:	Hugh Murphy	PHONE NUMBER:	(415) 451-2500 x121
COMPANY NAME:	VMI architecture, Inc.	EMAIL:	hmurphy@vmarch.com
ADDRESS:	637 5th Avenue	CITY/ST/ZIP:	San Rafael, CA 94901
AGENT SIGNATURE:			
Is hereby authorized to process this application on my/our property, identified as Butte County Assessor Parcel Number (s):			
APN 035-260-084			
This authorization allows representation for all applications, hearings, appeals, etc. and to sign all documents necessary for said processing, but not including document (s) relating to record title interest.			

Owner(s) of Record (sign and print name)

1)	Print Name of Owner	<div style="text-align: center;">  <i>Margaret Scheinman, Trustee</i> Signature of Owner </div>	Date
2)	Print Name of Owner	Signature of Owner	Date
3)	Print Name of Owner	Signature of Owner	Date
4)	Print Name of Owner	Signature of Owner	Date
	Owner's Mailing Address	Owner's Email	Owner's Phone #

The Community Development Department operates on a full cost recovery for processing of permits. Staff will charge their time and any expenses associated with processing the application against the initial deposit. Fees that have been captured for the reimbursement of City expenses are non-refundable.

Technology cost recovery fees are non-refundable

- 26. PAINT SWITCHGEAR TO MATCH WALL BEHIND. PAINT K.
- 27. ARBY'S HAT SIGNAGE. MOUNT ON NICHIIA WALL. REFER TO SIGNAGE VENDOR'S DRAWINGS.
- 28. COORDINATE TURNBUCKLE LOCATION TO AVOID CLERESTORY WINDOW.

NICHIIA PRODUCTS

A

STOCK ILLUMINATION
COLOR: COTTON

B

RIBBED
COLOR: IVORY

C

WOOD SERIES: ROUGHSAWN
COLOR: TOBACCO

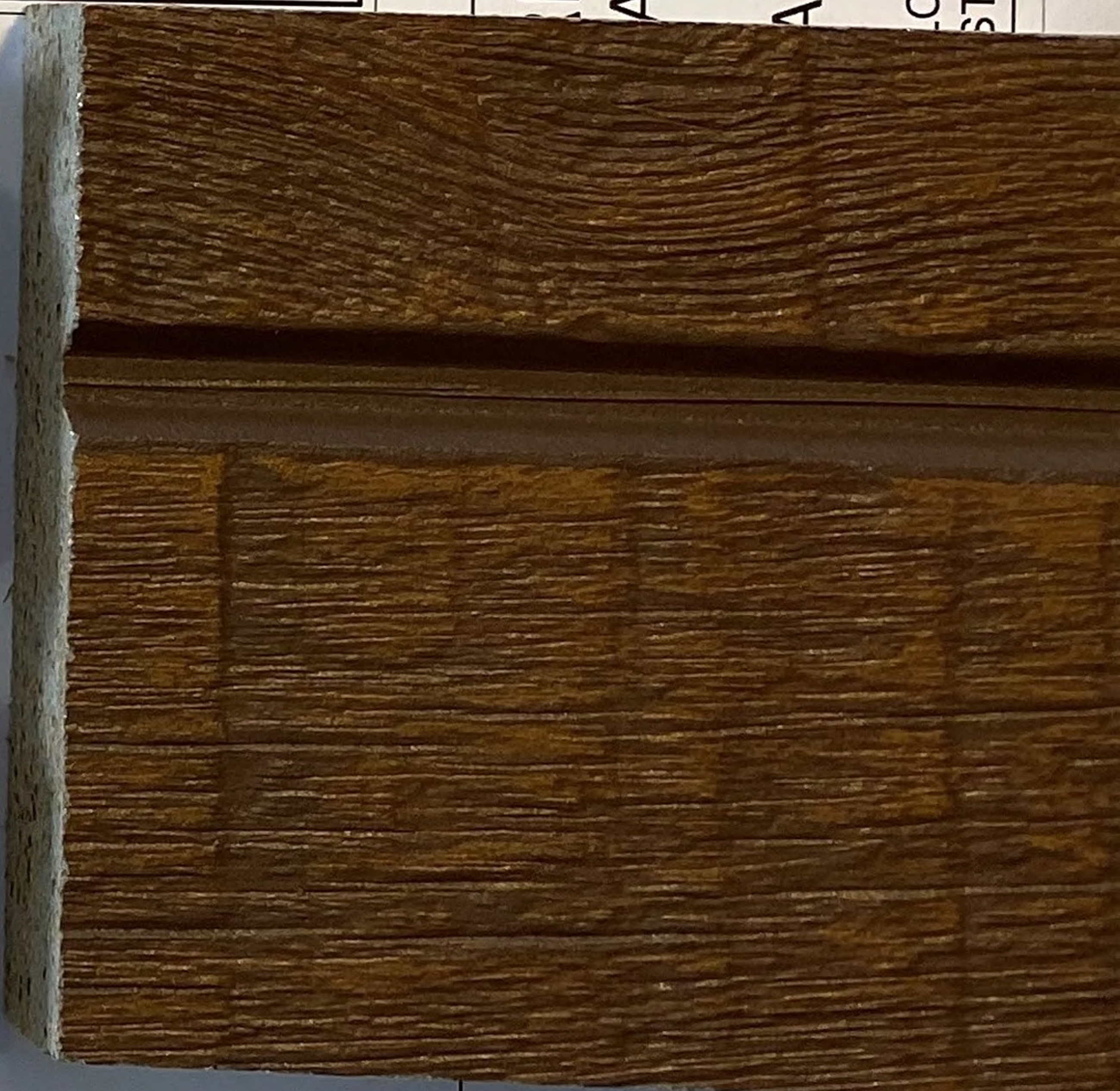
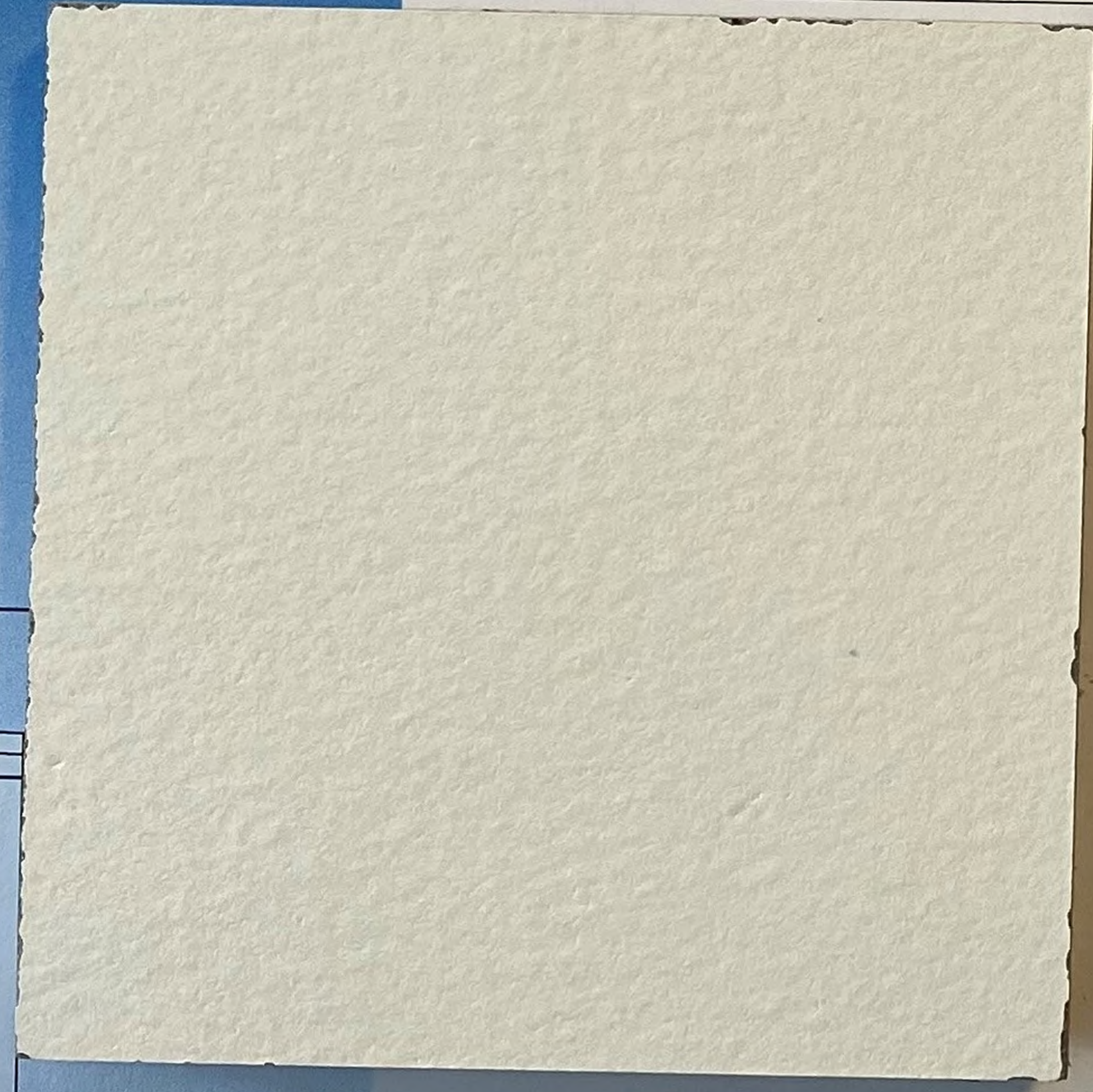
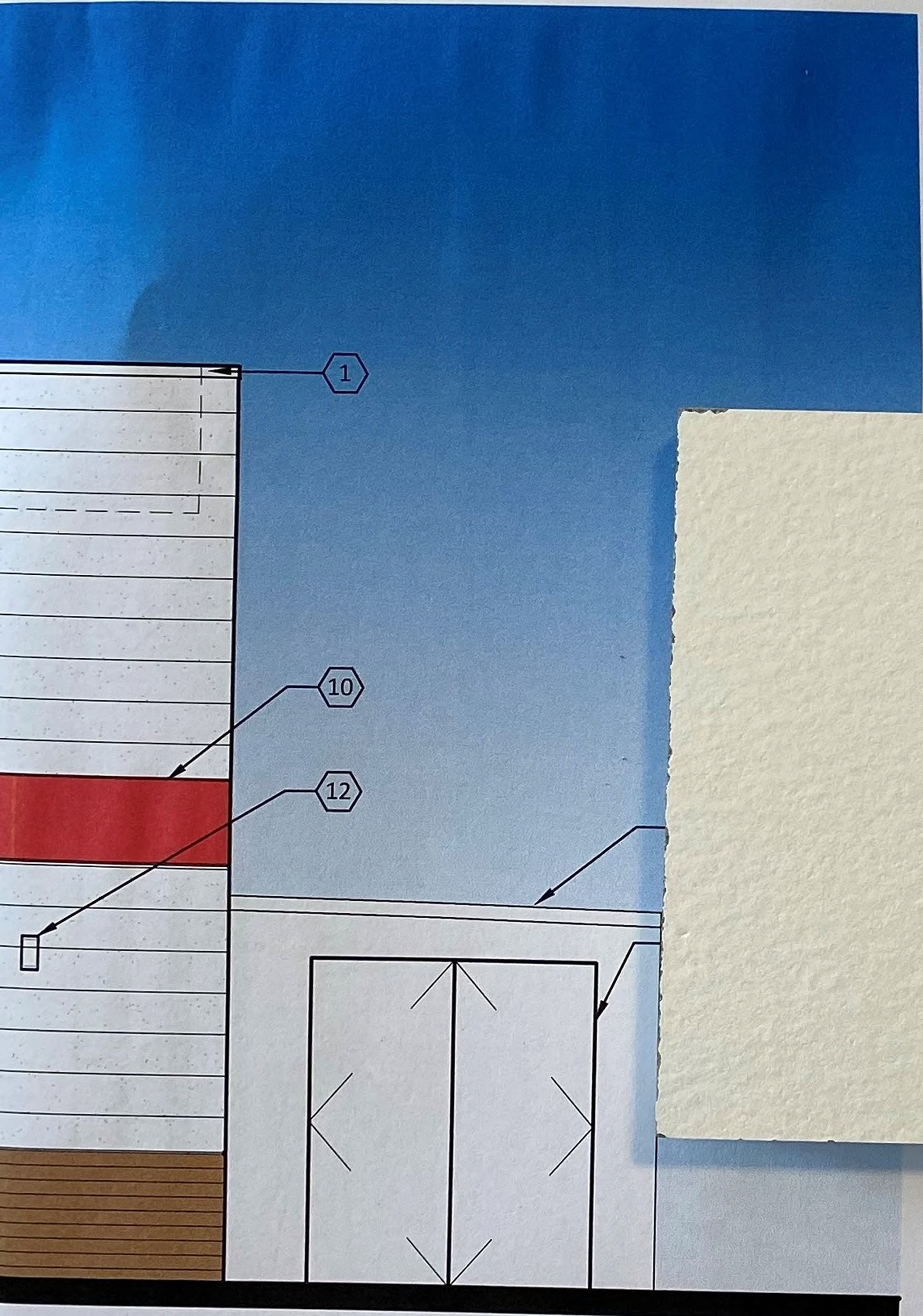


Copyright 2021 by Arby's Restaurant Group

RESTAURANT GROUP
AL HIGH 20 - STANDARD

AM BLVD E. OROVILLE, CA 95965

ST FREEMONT, CA. 94538



EXTERIOR
ELEVATIONS

SHEET:

DD2.1

LD-HP-SF-20-Std

RESOLUTION NO. P2021-06

A RESOLUTION OF THE OROVILLE PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING A MINOR USE PERMIT FOR A 2,233 SQUARE FOOT ARBY'S DRIVE THRU RESTAURANT AT 680 ORO DAM BLVD (APN #035-260-084).

WHEREAS, the City of Oroville staff recommends approving a new drive through at 680 Oro Dam Boulevard on a vacant 0.77- acre parcel APN #035-260-084; and

WHEREAS, per the City of Oroville Municipal Code (OMC), property at the proposed location of a new drive-through restaurant has a zoning designation of Corridor Mixed Use (MXC); and

WHEREAS, pursuant to Section (OMC) Table 17.34.020-1, food and beverage sales under 10,000 square feet is a use that is permitted by right, subject to a zoning clearance, in all mixed-use districts. However, all drive-through establishments in an MXC zone require a use permit. As a condition of approval, the applicant will be required to comply with all requirements of the City's Zoning Code as found in the OMC Chapter 17, including, but not limited to, development standards, permit requirements and development review; and

WHEREAS, the restaurant owner does not propose to sell alcohol; and

WHEREAS, at a duly noticed public hearing, the Planning Commission considered the comments and concerns of public agencies, property owners, and members of the public who are potentially affected by the approval of the use permit described herein, and also considered the City's staff report regarding the use.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION as follows:

1. This action has been determined to be exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, California Code of Regulations, Section 15332 "Infill Development Projects."
2. The Planning Commission finds and has determined that the use and operation of the site as proposed will assist in the generation of additional sales tax revenues to the City, as well as assist in the creation and maintenance of additional jobs and economic opportunities for the residents of the City.
3. The conditions of approval below have been deemed necessary to achieve the purpose of the Zoning Code and to promote the general health, safety, and public welfare of the City.

4. The Planning Commission approves the findings below, which are required by Section 17.48.010 (E)(4) of the Oroville City Code, as described in this Resolution;
5. The Planning Commission approves Use Permit UP 21-05, subject to the conditions in this resolution.

REQUIRED FINDINGS (OSC 17.48.010) FOR DRIVE THRU ESTABLISHMENTS

- a) The granting of the permit will not be incompatible with or detrimental to the general health, safety or public welfare of the surrounding area or of the city as a whole. *The project will be in a location surrounded by active commercial development;*
- b) The proposed use follows sound principles of land use by having a suitable location relative to the community as a whole, as well as to transportation facilities, public services and other land uses in the vicinity. *The proposed use will provide a desired commercial product, and is located in an area with significant employment and transportation access;*
- c) Public utilities and facilities, including streets and highways, water and sanitation, are adequate to serve the proposed use or will be made adequate prior to the establishment of the proposed use. *All infrastructure is in and available, especially if applicant meets all proposed conditions, and any future conditions imposed by the City or Caltrans,*
- d) The location, size, design and operating characteristics of the proposed use will be harmonious and compatible with the surrounding neighborhood and will not adversely affect abutting properties. *All abutting properties are also commercial, one with a drive through which will not be adversely affected. The proposed use is compatible with the surrounding neighborhood;*
- e) The subject site is physically suitable for the type and intensity of land use being proposed. *Applicant has submitted a set of drawings demonstrating that the site is physically suitable for the proposed type and intensity of use. The site will provide adequate capacity for the use;*
- f) The size, intensity and location of the proposed use will provide services that are necessary or desirable for the neighborhood and community as a whole. *The commercial pad has been vacant for years, and a new restaurant is desirable for the neighborhood and the entire community;*
- g) The permit complies with all applicable laws and regulations, including the requirements of the general plan, of this title and of the city municipal code. *The use is permitted, subject to a use permit for the drive-thru, and is compatible with the General Plan, Zoning codes, and the Oroville Municipal Code.*

CONDITIONS OF APPROVAL

GENERAL CONDITIONS

1. These conditions apply to any business operated by applicant and/or any tenants or successors that occupy the premises or operate on the premises.

2. The applicant shall hold harmless the City, its Council members, Planning Commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs, and/or fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action;
3. The project shall remain in substantial conformance with the Conditions of Approval, as adopted by the Oroville Planning Commission. Any subsequent minor changes in the project (as determined by the Zoning Administrator) may only occur subject to appropriate City review and approval. Any subsequent substantive changes in the project (as determined by the Zoning Administrator) may only occur subject to discretionary review by the Oroville Planning Commission.
4. The applicants and any tenants or subsequent owners shall have a current City of Oroville business license and any other applicable permit/license that may be required as part of their business operations.
5. Pursuant to Section 17.12.010, the proposed use of the site shall conform to the performance standards of the Oroville Municipal Code to minimize any potential negative effects that the building, structure, lighting or use could have on its surroundings, and to promote compatibility with surrounding uses and areas.
6. The applicant and any tenants shall ascertain and comply with all requirements of the Butte County Environmental Health Department.
7. Applicable construction plans, calculations, specifications, applications, forms, etc. shall be submitted to the Building Division for review prior to the start of any construction activities requiring a building permit. All applicable plan review and impact fees shall be paid at time of submittal.
8. The applicant shall ascertain and comply with the requirements of all City, County, State, Federal, and other local agencies as applicable to the proposed project.
9. All applicable development impact fees shall be paid prior to issuance of a building permit.
10. Applicant will take appropriate measures to provide proper maintenance of the building exterior, including provisions to keep the premises free of litter and debris;
11. Trash enclosure shall meet all City requirements for size, access, fencing, and security, and will have a cover;
12. Applicant and/or property owner shall ensure adequate lighting of exterior areas, including parking lots, to discourage loitering outside of the building;
13. Applicant will ensure protection of adjacent properties from noise, odors and undue light and glare, as well as illegal activity;
14. Applicant will maintain adequate onsite security, both inside and outside the

building, to satisfy any concerns raised by the chief of police or public. Substantial camera surveillance will suffice.

15. Applicant shall monitor occupancy and will institute controls to limit the number of patrons both inside of the building and outside of the building.
16. Pursuant to Section 17.48.010(F) of the City Code, the Planning Commission, upon its own motion, may modify or revoke any use permit that has been granted pursuant to the provisions of this section upon finding any of the following, based on substantial evidence:
 - a. Any of the conditions of the permit have not been satisfied within 1 year after it was granted.
 - b. Any of the terms or conditions of the permit have been violated.
 - c. law, including any requirement in the Municipal Code Chapter 26, has been violated in connection with the permit.
 - d. The permit was obtained by fraud.
17. Applicant hereby certifies that any and all statements and information provided as part of the application are true and correct to the best of their knowledge and belief. Any misinformation provided, whether intentional or unintentional, that was considered in the issuance of this permit may be grounds for revocation.

Specific Project Permit Conditions

1. A minimum 1,000-gallon grease interceptor shall be installed and inspected as required by the City, handling discharge of mop sink, dishwasher, and hand and floor sinks. The trap or interceptor shall be cleaned weekly or more frequently as needed. A grease trap or interceptor maintenance log shall be kept recording cleanings and maintenance. The date, time, type of service, and the name of the person (and business if performed by an outside contractor) performing the service shall be recorded. The trap or interceptor and maintenance log shall be made available for inspection as requested.
2. Under no circumstance shall vehicle queueing on the project site spillback onto Oro Dam Blvd (SR 162).
3. Applicant shall post signage prohibiting truck access other than delivery traffic.
4. Ensure that the proposed signage clearly and immediately directs Arby's patrons to the desired drive-thru lane.
5. Any driveway and/or sidewalk improvements in the Caltrans Right of Way on SR 162 are subject to an encroachment permit, design requirements, and or other conditions Caltrans may require.

- 6. Applicant shall work with staff and neighbor CVS Pharmacy in an attempt to create an emergency fire access lane between the office parking lot and the CVS property.
- 7. If existing congestion worsens, applicant shall work with Property owner, KFC and office tenants to jointly develop a common driveway configuration acceptable to all.
- 8. Train employees to take orders in line whenever necessary -- during peak periods or when the entrance is congested.
- 9. The City notes that there is an existing Landscape maintenance agreement with the owner of the office building that covers all three parcels sharing the common driveway, but applicant shall execute a separate landscape maintenance agreement to ensure proper maintenance of the property. The agreement shall be in a form approved by the City Attorney and Zoning Administrator and suitable for recordation with the Butte County recorder. The agreement shall be binding upon the property owner and any successors in interest.
- 10. A common monument sign is encouraged, but an 8-foot tall stand-alone Arby's monument sign is also acceptable if at least 50 feet from any existing monuments.

******END OF CONDITIONS******

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 the 27th of May, 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVE:

JACKIE GLOVER, ASSISTANT CITY CLERK

CARL DURLING, CHAIRPERSON



City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

LEONARDO DEPAOLA
DIRECTOR

1735 Montgomery Street
Oroville, CA 95965-4897
(530) 538-2430 FAX (530) 538-2426
www.cityoforoville.org

NOTICE OF EXEMPTION

TO	Butte County Clerk	FROM	City of Oroville
:	25 County Center Drive	:	1735 Montgomery Street
	Oroville, CA 95965		Oroville, CA 95965

Project Title: PL2104-007 New Arby's drive thru restaurant

Project Location – Specific: 680 Oro Dam Blvd East

Project Location - City: City of Oroville

Project Location – County: Butte

Description of Nature, Purpose, and beneficiaries of project: The project applicant, Kang Foods LLC, has applied for a use permit (UP 21-05) for a new drive through restaurant on the lot identified as APN 035-260-084. The property has a zoning land use designation of Corridor Mixed-Use (MXC).. The project is categorically exempt as an in-fill development project.

Name of Public Agency Approving Project: City of Oroville

Name of Person or Agency Carrying Out Project: Kang Foods, LLC

Exempt Status (Check One):

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption: State type & section number:
 - General Rule Exemption; Title 14, CCR, §15061(b)(3)
 - Existing Facilities, Title 14, CCR, §15301
 - Replacement or Reconstruction; Title 14, CCR, §15302
 - Accessory Structures; Title 14, CCR, §15311
 - In-Fill Development Projects, Title 14 CCR, §15332
 - Minor Land Divisions, Title 14 CCR, §15315
- Statutory Exemption: State code number:

Reasons why project is exempt: This action has been determined to be exempt from the California Environmental Quality Act (CEQA) review as follows:

In-Fill Development Projects; Title 14, CCR, §15332

Class 32 categorical exemptions consists of projects characterized as in-fill development meeting specific conditions a-e as described in this section. This project meets all conditions, including being consistent with the General Plan and Zoning Designation, occurs within City limits, has no value as habitat, will not result in any significant effects, and can be adequately served by all required utilities. The parcel is surrounded on 3 sides by like commercial uses including a KFC, CVS and 11,400 sf office building. The parcel fronts State Highway 16, a major commercial thoroughfare.

If filed by applicant:

- 1. Attach certified document of exemption finding.
- 2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Lead Agency Contact Person: Wes Ervin

Telephone: (530) 538-2408

Signature: _____

Date: _____

- Signed by Lead Agency
- Signed by Applicant



City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

1735 Montgomery Street
 Oroville, CA 95965-4897
 (530) 538-2430 FAX (530) 538-2426
www.cityoforoville.org

PLANNING COMMISSION STAFF REPORT

Thursday, May 27, 2021

RE: INTERNALLY ILLUMINATED SIGN FOR CENTURY 21 SELECT REALTY AT 2061 MONTGOMERY ST

SUMMARY: Sign permit to install an internally illuminated halo lit sign for a Century 21 office at 2061 Montgomery Street, Oroville, CA.

RECOMMENDATION:

- ADOPT** Resolution P2021-07 Approving the Sign Permit to Erect New Signage for the Century 21 Office at 2061 Montgomery Street, Oroville, Ca

APPLICANTS: Shannon Jacobsen, Signworx

LOCATION:
 2061 Montgomery Street
 Oroville, CA 95965

GENERAL PLAN: MU – Mixed Use
ZONING: MXD-DHO-ACE -- Downtown Mixed Use with Downtown Historic Overlay
FLOOD ZONE: X

ENVIRONMENTAL DETERMINATION: Exempt from CEQA

REPORT PREPARED BY:

 Connor Musler, Assistant Planner
 Community Development Department

REVIEWED BY:

 Dawn Nevers
 Assistant Community Development Director

DISCUSSION

Century 21 Select Realty is looking to open a real estate office at 2061 Montgomery St in Downtown Oroville. Creative Imaging is currently located in the building, and Century 21 will be subletting the property, occupying the front half of the building and Creative Imaging in the back studio. Per City Code 17.20.150, internally illuminated and neon-lighted signs located within the Downtown Historic Overlay (DH-O) require the approval of the Historic Advisory Commission.

The applicant is proposing an internally illuminated halo lit LED sign. Halo lit signs consist of aluminum letters with the LED lights projecting light onto the wall surface, creating a

glow around the lettering. In the City's new Sign Code, which will go before the City Council on June 1st for final adoption, halo lit signs are an encouraged type of internally illuminated sign within the DH-O.

Staff notes that the signage compares to the following current City sign requirements as follows:

- A maximum of 50 square feet of sign area based on the gross floor area of the building. The proposed sign has a total area of 33.5 square feet.
 - Maximum area of wall signs is 10% of the wall area. The proposed sign takes up roughly 7% of the wall area.
- Maximum height of 20 feet. The proposed wall sign is 2 feet tall.

The signage as proposed conforms with the City's adopted sign code regulations as well as the new sign code.

The building is not listed on the State or National Historic register, nor is it considered a local landmark.

ENVIRONMENTAL IMPACT

This project is Categorically exempt per CEQA Guidelines 15301, which exempts existing uses with negligible or no expansion of use.

FISCAL IMPACT

None.

ATTACHMENTS

- Attachment A: Application, description and images of the proposed sign
- Attachment B: Resolution P2021-07 Approving the Sign Permit

RESOLUTION NO. P2021-07

A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION APPROVING THE SIGN PERMIT TO INSTALL A NEW INTERNALLY ILLUMINATED HALO LIT SIGN FOR CENTURY 21 SELECT REALTY AT 2061 MONTGOMERY STREET, OROVILLE, CA

WHEREAS, the City of Oroville has received a building permit application from Shannon Jacobsen for an internally illuminated halo lit sign at 2061 Montgomery Street, Oroville, CA;

WHEREAS, the proposed sign conforms with the City’s adopted sign code; and

WHEREAS, the subject property has a zoning designation of Downtown Mixed Use with a Downtown Historic Overlay; and

WHEREAS, per the City of Oroville Municipal Code 17.20.150, all internally illuminated and neon-lighted signs required the approval of the Historic Advisory Commission; and

WHEREAS, the Planning Commission serves as the Historic Advisory Commission; and

WHEREAS, at a duly noticed public hearing, the Planning Commission considered the comments and concerns of public agencies, property owners, and members of the public who are potentially affected by the approval of the permit described herein, and also considered the City’s staff report regarding the project.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION as follows:

1. The following conditions of approval have been deemed necessary to achieve the purpose of the Zoning Code, promote the general health, safety and public welfare of the City.

CONDITIONS OF APPROVAL

Approved project: The Planning Commission, as the Historic Advisory Commission, hereby approves Building Permit No. B2105-040 in accordance with the plans received May 17, 2021, subject to the following:

1. If lighting becomes an issue for any neighbor, or impedes traffic, applicant will work with the Building Official to modify the lighting and/or density as appropriate;
2. The applicant shall hold harmless the City, its Council members, Planning Commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs, and/or fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.
3. The project shall remain in substantial conformance with the Conditions of Approval, as adopted by the Oroville Planning Commission. Any subsequent minor changes in the project (as determined by the Zoning Administrator) may only occur subject to appropriate City review and approval. Any subsequent substantive changes in the project (as determined by the Zoning Administrator) may only occur subject to discretionary review by the Oroville Planning Commission.
4. Pursuant to Section 17.48.010(F) of the City Code, the Planning Commission, upon its own motion, may modify or revoke any use permit that has been granted pursuant to the provisions of this section upon finding any of the following, based on substantial evidence:
 - a. Any of the conditions of the permit have not been satisfied within 1 year after it was granted.
 - b. Any of the terms or conditions of the permit have been violated.
 - c. A law, including any requirement in the Municipal Code Chapter 17, has been violated in connection with the permit.
 - d. The permit was obtained by fraud.
5. Applicant hereby certifies that any and all statements and information provided as part of the application are true and correct to the best of their knowledge and belief. Any misinformation provided, whether intentional or unintentional, that was considered in the issuance of this permit may be grounds for revocation.

--- End of Conditions ---

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 the 27th of May, 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVE:

JACKIE GLOVER, SECRETARY

CARL DURLING, CHAIRPERSON



City of Oroville

Building Division - Community Development Department

1735 Montgomery Street
 Oroville, CA 95965-4897
 (530) 538-2401 – FAX (530) 538-2426
www.cityoforoville.org

TRAKIT#: _____

Item 3.

BUILDING PERMIT APPLICATION

Please keep in mind, if you are planning an improvement, you need to check with your local homeowner's association, and architectural review committee for Conditions, Covenants, & Restrictions (CC&R's). The City of Oroville has no regulatory authority to neither enforce or notify applicants of CC&R requirements nor deny permits for non-compliance. *Permit applications expire 180 days after last activity unless an extension is applied for and granted.*

JOB SITE INFORMATION & LOCATION				CONTRACTOR AND/OR AUTHORIZED AGENT INFO			
APN:				Name:		Signworx	
Address:		2061 Montgomery St.		Address:		1468 Sky Harbor Dr Ste J	
				City/State/ZIP:		Olivehurst, CA 95961	
TYPE OF WORK				Phone:		(530) 749-2743	
<input type="checkbox"/>	Addition/Alteration		<input type="checkbox"/>	Deck/Patio		Fax:	
<input type="checkbox"/>	Electrical/Plumbing /Mechanical*		<input type="checkbox"/>	Demolition		Email	
<input type="checkbox"/>	New Single-Family		<input type="checkbox"/>	Garage		shannon@signworx.biz	
<input type="checkbox"/>	New Commercial/Commercial TI		<input type="checkbox"/>	Remodel		LICENSED CONTRACTOR'S DECLARATION	
<input type="checkbox"/>	Swimming Pool		<input type="checkbox"/>	Re-roof*		I hereby affirm <i>under penalty of perjury</i> that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.	
<input checked="" type="checkbox"/>	Sign		<input type="checkbox"/>	Solar		LICENSE NUMBER: 947681	
<input type="checkbox"/>	Other:				CLASS: C-45		EXPIRATION DATE: 05/31/2022
Complete Description of Work: Internally illuminated halo channel letters.				OFFICE USE ONLY			
				PERMIT SUBMITTAL FEES			
				Building Plan Review Fee			
				Energy Plan Review Fee			
				Fire Plan Review Fee			
				Tech. Cost Recovery Submittal Fee			
				Other			
TYPE OF STRUCTURE				Sign Permit: Building Plan Review Fee			
<input type="checkbox"/>	Accessory Building		<input checked="" type="checkbox"/>	Commercial/Industrial		Planning Sign Plan Review Fee	
<input type="checkbox"/>	Duplex/Multifamily		<input type="checkbox"/>	Single-Family Dwelling		Check#	
<input type="checkbox"/>	Other:				Total		\$ 0.00
CONSTRUCTION VALUATION:		\$ 5,966.37		Cash		<input type="checkbox"/>	CC <input type="checkbox"/>
Commercial/Industrial sq. ft.:				PERMIT ISSUANCE FEES			
Livable sq. ft.:				Building/Electrical/Plumbing/Mechanical			
Garage sq. ft.:				Fire Fees			
Deck/Patio sq. ft.:				Green Fee			
PROPERTY OWNER				Development Impact Fees			
Name:		Century 21 Select		Strong Motion Fee			
Address:		409 Century Park Dr.		Tech. Cost Recovery Issuance Fee			
City/State/ZIP:		Yuba City, CA 95991		Check#		Total	
Phone: (530) 673-7724		Fax:		Cash		<input type="checkbox"/>	CC <input type="checkbox"/>
Email:				Total		\$ 0.00	

*Additional paperwork to be completed prior to issuance

OWNER-BUILDER DECLARATION

Item 3.

I hereby affirm *under penalty of perjury* that I am exempt from the Contractors' State License Law for the following reason(s) indicated by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, shall also require the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

I, as owner of the property, or my employees with wages as their sole compensation, WILL DO ALL THE WORK or PORTIONS OF THE WORK, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed contractor pursuant to the Contractors' State License Law.)

I am exempt from licensure under Contractors' State License Law for the following Reason:

WORKERS' COMPENSATION DECLARATION

WARNING: Failure to secure workers' compensation coverage is unlawful and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest and attorney's fee.

Check **ONE BOX** only: I hereby affirm *under penalty of perjury* one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by Director of Industrial Relations, as provided for by Section 3700 of the Labor Code, for performance of the work for which this permit is issued. POLICY #:

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

CARRIER: MID-CENTURY INSURANCE COMPANY

POLICY#: A09467781

EXPIRATION DATE: 12/01/2021

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions. My signature certifies the above Workers' Compensation information is true and correct.

APPLICANT'S DECLARATION

By my signature below, I certify to each of the following:

I am;

- a California licensed contractor
- authorized agent for a California licensed contractor
- the property owner*
- authorized to act on the property owner's behalf**

I have read this permit application and the information I have provided is correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction. I authorize representatives of this city to enter upon the above-identified property for inspection purposes. I understand this permit will expire after 180 days per Chapter 1, Section 105.5 of the 2019 California Building Code. *requires separate verification form **requires separate authorization form

Authorized Representative (**Check One**): Property Owner Authorized Representative Contractor Other

Signature: Mark D. Hauck

Permit Submittal Date: 05/11/2021

Print Name: Mark D. Hauck

Phone # (530) 749-2743

Email: mark@signworx.biz

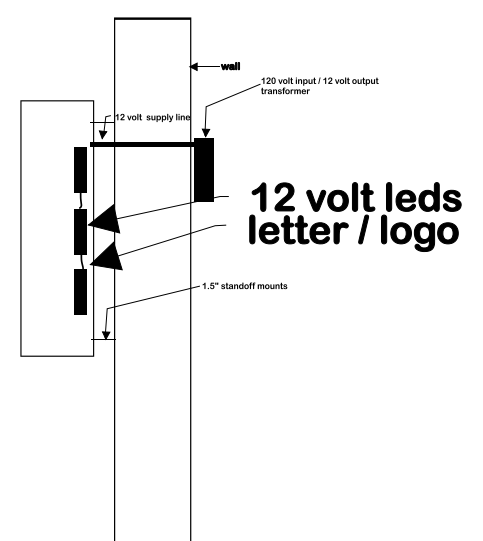


Letters & Logo

Fabricated aluminum, reverse pan channel construction with faces and returns to be painted to match Matthews Bronze MP 20156, satin finish. Returns to be 3" deep with Clear Lexan backs. All copy and graphics to be spaced off of building fascia with 1.5" tube spacers. Halo illumination provided by internal White LED modules.



Total Sign is 33.5 sq'.



Century 21
2061 Montgomery St



City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

1735 Montgomery Street
 Oroville, CA 95965-4897
 (530) 538-2430 FAX (530) 538-2426
www.cityoforoville.org

PLANNING COMMISSION STAFF REPORT

Thursday, May 27, 2021

RE: INTERNALLY ILLUMINATED SIGN AND ELECTRONIC MESSAGE BOARDS FOR THE OROVILLE CONVENTION CENTER AT 1200 MYERS STREET

SUMMARY: New signage for the Oroville Convention Center at 1200 Myers Street, Oroville, CA.

RECOMMENDATION:

- ADOPT** Resolution P2021-08 Approving the signage plan and electronic message boards for the Oroville Convention Center at 1200 Myers St, Oroville, Ca

APPLICANTS: Pacific Neon Company; City of Oroville

LOCATION:
 1200 Myers Street
 Oroville, CA 95965

GENERAL PLAN: Park
ZONING: OS-DHO – Open Space with Downtown Historic Overlay
FLOOD ZONE: X; 0.2% Annual Chance Flood Hazard

ENVIRONMENTAL DETERMINATION: Exempt from CEQA

REPORT PREPARED BY:

 Connor Musler, Assistant Planner
 Community Development Department

REVIEWED BY:

 Dawn Nevers
 Assistant Community Development Director

DISCUSSION

On March 16, 2021, the Oroville City Council approved the renaming of the Municipal Auditorium to the Oroville Convention Center. The rename follows extensive renovations that the building has undergone and that are currently in process. The old MUNICIPAL AUDITORIUM neon signs and letter boards were taken down and City Staff reached out to multiple sign vendors to provide quotes for a new sign design. Staff selected the design provided by Pacific Neon, which includes two (2) 48 square foot electronic message boards, and a 107 square foot internally illuminated sign. Per City Code 17.20.150,

internally illuminated and neon-lighted signs located within the Downtown Historic Overlay (DH-O) require the approval of the Historic Advisory Commission.

Electronic Message Boards: At the March 16th City Council meeting, council members expressed interest in replacing the static letter boards that were located on the front walls of the building to electronic message boards, similar to the new State Theater marquee. Pacific Neon is proposing to add two 48 square foot RGB electronic message boards where the letter boards were previously located. The total square footage of the message boards is 96 square feet. This will allow for events and other messages to be shared with the public.

Internally Illuminated Sign: The previous MUNICIPAL AUDITORIUM sign that was located on the front parapet of the building was an open face neon-lighted sign. Pacific Neon is proposing to install a sign that reads “Oroville Convention Center.” The “Oroville” will be a cursive channel letter sign that will be illuminated as a gold color at night. The “Convention Center” will be an internally illuminated halo lit LED sign. In the City’s new Sign Code, which will go before the City Council on June 1st for final adoption, channel letter and halo lit signs are both an encouraged type of internally illuminated sign within the DH-O.

Staff notes that the proposed signage and electronic message boards are similar in size to the previous MUNICIPAL AUDITORIUM sign and letter boards that were on the building. The zoning for the Oroville Convention Center is Open Space (OS). Code Section 17.12.140 (A) states that signs that identify the site and provide information of use to visitors are permitted. These identification signs shall not be subject to a sign permit. No maximum sign area is delineated for Open Space zoning. The signage proposed for the Oroville Convention Center meets these requirements as it is identifying the use of the building and provides information to the public.

The total sign area for the sign lettering and message boards is 203 square feet.

ENVIRONMENTAL IMPACT

This project is Categorically exempt per CEQA Guidelines 15301, which exempts existing uses with negligible or no expansion of use.

FISCAL IMPACT

The total cost estimate of the project will be \$16,761.23 for the sign lettering and \$72,976.12 for the two electronic message boards. The total cost estimate of the project is \$89,737.35.

ATTACHMENTS

- Attachment A: Renderings of the proposed sign
- Attachment B: Project Description for the sign lettering
- Attachment C: Project Description for the electronic message boards.
- Attachment D: Resolution P2021-08 Approving the Sign Permit

RESOLUTION NO. P2021-08

A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION APPROVING THE NEW INTERNALLY ILLUMINATED SIGN AND ELECTRONIC MESSAGE BOARD FOR THE OROVILLE CONVENTION CENTER AT 1200 MYERS STREET, OROVILLE, CA

WHEREAS, the City of Oroville City Council renamed the Oroville Municipal Auditorium to the Oroville Convention Center on March 16, 2021; and

WHEREAS, the signage needs to be updated to reflect the name change of the building; and

WHEREAS, the subject property has a zoning designation of Open Space with a Downtown Historic Overlay; and

WHEREAS, per the City of Oroville Municipal Code 17.20.150, all internally illuminated and neon-lighted signs required the approval of the Historic Advisory Commission; and

WHEREAS, the Planning Commission serves as the Historic Advisory Commission; and

WHEREAS, at a duly noticed public hearing, the Planning Commission considered the comments and concerns of public agencies, property owners, and members of the public who are potentially affected by the approval of the permit described herein, and also considered the City’s staff report regarding the project.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION as follows:

1. The following conditions of approval have been deemed necessary to achieve the purpose of the Zoning Code, promote the general health, safety and public welfare of the City.

CONDITIONS OF APPROVAL

Approved project: The Planning Commission, as the Historic Advisory Commission, hereby approves the signage and electronic message boards proposed for the Oroville Convention Center, subject to the following:

1. If lighting becomes an issue for any neighbor, or impedes traffic, applicant will work with the Building Official to modify the lighting and/or density as appropriate;
2. The applicant shall hold harmless the City, its Council members, Planning Commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs, and/or fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.
3. The project shall remain in substantial conformance with the Conditions of Approval, as adopted by the Oroville Planning Commission. Any subsequent minor changes in the project (as determined by the Zoning Administrator) may only occur subject to appropriate City review and approval. Any subsequent substantive changes in the project (as determined by the Zoning Administrator) may only occur subject to discretionary review by the Oroville Planning Commission.
4. Applicant hereby certifies that any and all statements and information provided as part of the application are true and correct to the best of their knowledge and belief. Any misinformation provided, whether intentional or unintentional, that was considered in the issuance of this permit may be grounds for revocation.

--- End of Conditions ---

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 the 27th of May, 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVE:

JACKIE GLOVER, SECRETARY

CARL DURLING, CHAIRPERSON

PACIFIC NEON

2939 Academy Way
Sacramento, California 95815
Tel 800.927.4762
www.pacificneon.com

Project No: **210361-01**

Account Executive:
Name

Project:
**Oroville
Convention Center**

Address:
**1200 Myers Street
Oroville, CA 95965**

Drawn By:
Bruce Heller

Date: 4.23.21
Revision 1:
Revision 2:
Revision 3:
Revision 4:

X
Customer Approval

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

California Title 24 Compliant

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SIGN AND MESSAGE CENTER SPECIFICATIONS

A.1 B.1 B.2

Item 4.

PACIFIC NEON

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Sheet No.

3

48



SPECIFICATIONS

SCALE 1/4"=1'-0" | SIGN AREA 107 SF

- 1** 3" DEEP PRE-PAINTED WHITE OPEN PAN CHANNEL LETTER AND BACK. ILLUMINATE WITH SINGLE TUBE 15MM HORIZON BLUE NEWON.
- 2** 3" DEEP REVERSE PAN CHANNEL LETTER PAINTED WHITE SATIN FINISH. CLEAR LEXAN BACKS. WHITE LED HALO ILLUMINATION

COLORS & FINISHES

- PRE-FINISHED ALUMINUM.
- MATTHEWS SATIN PAINT WHITE.



SPECIFICATIONS (QTY 2)

SCALE 3/8"=1'-0" | SIGN AREA 48 SF

RGB MESSAGE CENTER