



OROVILLE PLANNING COMMISSION HISTORICAL ADVISORY COMMITTEE

Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

**January 26, 2023
REGULAR MEETING
6:00 PM
AGENDA**

PUBLIC ACCESS AND PARTICIPATION

To view the meeting or provide comment, please see the options below. All comments emailed will be provided to the Members for their consideration.

To View the Meeting:

1. Watch our live feed <https://www.youtube.com/channel/UCAoRW34swYl85UBfYqT7IbQ/>
1. Watch via Zoom
<https://zoom.us/j/99508232402?pwd=aThZc1BsUG9sWnhNYnlwZHZZdFFrQT09>
Meeting ID: 995 0823 2402 Passcode: 17351735
3. Listen via Telephone: 1-669-900-9128
Meeting ID: 995 0823 2402 Passcode: 17351735

To Provide Comment to the Board:

1. Email before the meeting by 2:00 PM your comments to publiccomment@cityoforoville.org
2. Attend in person

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 three (3) 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: Glenn Arace, Marissa Hallen, Natalie Sheard, Warren Jensen, 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 June 23, 2022 and November 17, 2022.

RECOMMENDATION

Approve the Minutes of June 23, 2022 and November 17, 2022.

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 UP22-13 FOR A NEW 4000 SQUARE FOOT BUILDING WITH A DRIVE-THROUGH AT A NEW COMMERCIAL BUILDING ON 2250 ORO DAM BLVD E. (APN 013-170-065)

The Oroville Planning Commission will review and consider approving Use Permit No. UP22-13 for the construction of a new 4000 square foot commercial building and associated site improvements at 2250 Oroville Dam Blvd on an existing concrete pad.

RECOMMENDATION

Conduct a Public Hearing on the proposed project;

Adopt the Notice of Exemption as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA);

Adopt the recommended Findings for Use Permit No. UP22-13;

Approve Use Permit UP22-13 and recommended Conditions of Approval;

Adopt Resolution No. P2022-21

REGULAR BUSINESS

3. TENTATIVE PARCEL MAP 22-02 TO SPLIT APN 035-040-056 INTO THREE PARCELS TO FACILITATE TWO AFFORDABLE HOUSING PROJECTS ON SOUTH LINCOLN BOULEVARD

The Commission will review and consider approving Tentative Parcel Map 22-02 for a lot split of mixed-use property on South Lincoln Boulevard. The map will split one lot into three lots in order to facilitate development of two affordable housing projects.

RECOMMENDATION

Approve the recommended findings for Tentative Parcel Map 22-02 and recommended Conditions of Approval.

Adopt Resolution No. P2203-01

REPORTS / DISCUSSIONS / CORRESPONDENCE

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

ADJOURN THE MEETING

The meeting will be adjourned. A regular meeting of the Oroville Planning Commission will be held on February 23, 2023 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.



**June 23, 2022
MINUTES**

This agenda was posted on June 17, 2022. This meeting was recorded and may be viewed at Cityoforoville.org or on YouTube.

CALL TO ORDER / ROLL CALL

Chairperson Durling called the meeting to order at 6:01pm

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

ABSENT: Commissioner Marissa Hallen

OPEN SESSION

Pledge of Allegiance – Led by Chairperson Durling

PUBLIC COMMUNICATION - HEARING OF NON-AGENDA ITEMS

The following individuals spoke on the agenda:

Marissa Maxey – Item 4, Mark Mendez – Item 3, Sylvia Swett – Item 2

CONSENT CALENDAR

Motion by Commissioner Sheard and seconded by Commissioner Jenkins to approve the minutes. Motion passed.

1. APPROVAL OF THE MINUTES

The Planning Commission approved the minutes of March 24, 2022 and May 26, 2022

PUBLIC HEARINGS

2. OZONE ENTERTAINMENT - USE PERMIT #22-02 FOR 1726 MONTGOMERY STREET

Minor Use Permit UP#22-02 for Ozone Entertainment, a new indoor recreational facility, including hatchet throwing, alcohol sales, and Segway and bicycle rentals.

Motion by Commissioner Jenkins and seconded by Commissioner Jensen to adopt of the Notice of Exemption as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA); adopt Use Permit #UP 22-03 including the recommended Findings and permit conditions, and adopt Resolution No. P2022-09: A RESOLUTION OF THE OROVILLE PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING MINOR USE PERMIT UP22-03 FOR OZONE ENTERTAINMENT, AN INDOOR

3. GENERAL PLAN AMENDMENT AND REZONE FROM PUBLIC-QUASI PUBLIC TO DOWNTOWN MIXED-USE OF 21 PARCELS FRONTIGN LINCOLN STREET, BRODERICK STREET, OAK STREET, AND STAFFORD STREET

The Oroville Planning Commission reviewed and considered recommending that the City Council approve General Plan Amendment GPA 22-01 and Zoning Code Amendment ZC 22-03 for twenty-one parcels on Lincoln, Safford, Oak and Broderick. **(APN's 012-021-008, -011, -012, -015, -018, -020, -021, -022, -023, -028, -029 AND APN's 012-028-003, -004, -005, -006, -007, -008, -009, -015, -016, AND APN 012-031-008).**

Motion by Commissioner Sheard and second by Commissioner Jensen to certify the Notice of Exemption; and approve General Plan Amendment GPA 22-01; and adopt Zoning Change ZC 22-03; and adopt Resolution No. P2022-07 -- **A RESOLUTION OF INTENTION BY THE OROVILLE PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENT 21-04 AND ZONING CODE AMENDMENT ZC 22-03 TO CHANGE THE LAND USE DESIGNATION OF 21 PARCELS ON SAFFORD, BRODERICK, OAK AND LINCOLN STREETS TO MIXED USE AND THE ZONING TO DOWNTOWN MIXED-USE (APN's 012-021-008, -011, -012, -015, -018, -020, -021, -022, -023, -028, -029 AND APN's 012-028-003, -004, -005, -006, -007, -008, -009, -015, -016, AND APN 012-031-008).** Motion passed.

4. HOUSIGN ELEMENT UPDATE (2022-2030)

The Planning Commission conducted a public hearing to review the Draft 2022 General Plan Housing Element Update and make recommendations to the City Council regarding its adoption.

Motion by Commissioner Sheard and seconded by Commissioner Jensen to Adopt Resolution No. P2022-08 - a resolution of intention recommending that the City Council; and determine that the Housing Element is exempt from environmental review under CEQA, and adopt the Draft Element; and authorize submittal to the California Department of Housing and Community Development (HCD) for their certification. Motion passed.

REPORTS / DISCUSSIONS / CORRESPONDENCE

- 5. Commissioner Reports - None
- 6. Historical Advisory Commission Reports - None
- 7. Staff Reports – Staff provided verbal reports.

ADJOURN THE MEETING

Chairperson Durling adjourned the meeting at 8:49pm.

APPROVED:

ATTESTED:

Chairperson Carl Durling

Assistant City Clerk Jackie Glover



**November 17, 2022
REGULAR MEETING
MINUTES**

This agenda was posted on November 12, 2022. 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 6pm.

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

ABSENT: Commissioner Warren Jensen, Glenn Arace

STAFF: Assistant Community Development Director Dawn Nevers, Assistant City Clerk Jackie
Glover, Principal Planner Wes Ervin, Assistant Planner Danny Kopshever

OPEN SESSION

Pledge of Allegiance – Led by Chairperson Durling

PUBLIC COMMUNICATION – HEARING OF NON-AGENDA ITEMS

There were 0 public speakers at this meeting.

REGULAR BUSINESS

1. APPROVAL OF THE MINUTES

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

Motion by Commissioner Sheard and second by Commissioner Hallen to approve the minutes of October 27, 2022. Motion passed.

2. CITY OF PARIS BUILDING INTERIOR AND EXTERIOR IMPROVEMENTS

The Historic Advisory Commission reviewed the proposed façade improvements to the City of Paris building at 1474 Myers Street, Oroville (DRC #22-34 & PL2201-006).

Motion by Commissioner Hallen and second by Commissioner Sheard to approve the proposed revised façade changes. Motion passed.

REPORTS / DISCUSSIONS / CORRESPONDENCE

3. Commissioner Reports - None

4. Historical Advisory Commission Reports

- Commissioner Sheard – Talked about the Bank of Italy

5. Staff Reports

- Ervin – Mentioned that the only item currently for the December 15, 2022 meeting is a presentation.

ADJOURN THE MEETING

Chairperson Durling adjourned the meeting at 6:42pm

APPROVED:

ATTESTED:

Chairperson Carl Durling

Assistant City Clerk Jackie Glover



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, January 26, 2023

RE: Minor Use Permit UP22-13 for a new 4000 square foot building with a drive-through at a new commercial building on 2250 Oro Dam Blvd E (APN 013-170-065)

SUMMARY: The Oroville Planning Commission will review and consider approving Use Permit No. UP22-13 for the construction of a new 4000 square foot commercial building and associated site improvements at 2250 Oroville Dam Blvd on an existing concrete pad.

RECOMMENDATION: Staff recommends the following actions:

1. **Conduct a Public Hearing** on the proposed project;
2. **Adopt the Notice of Exemption** as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA);
3. **Adopt** the recommended Findings for Use Permit No. UP22-13;
4. **Approve** Use Permit UP22-13 and recommended Conditions of Approval;
5. **Adopt** Resolution No. P2022-21

APPLICANT: Brian Williams

LOCATION: 2250 Oroville Dam Blvd (APN 013-170-065)

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

ENVIRONMENTAL DETERMINATION: Categorically Exempt per Section 15332 of Title 14, California Code of Regulations, In-Fill Development Projects.

REPORT PREPARED BY:

 Daniel Kopshever, Assistant Planner
 Community Development Department

REVIEWED BY:

 Dawn Nevers, Assistant Director
 Community Development Department

DISCUSSION

Applicant is proposing to develop a new 4,000 square-foot building with landscaping, and other associated site improvements such as site lighting, trash enclosure, and reconfigured parking. The project site is located on approximately 37,026 square feet of vacant land on the north side of Oro Dam Blvd, (Address: 2250 Oro Dam Blvd; APN: 013-170-065), between Brown Avenue and Spencer Avenue. The property has a zoning designation of Corridor Mixed Use (MXC). Proposed is a commercial use, with the two options being either a restaurant with a small retail component or a restaurant only. Both options would incorporate the drive-through. According to the Oroville Municipal Code (OMC), all establishments within MXC zoning districts require a Use Permit for a Drive-through.

Design Guidelines

From Design Guidelines - Chapter 5 - Commercial

Section **1.4 Multiple-Tenant Spaces** outlines various ways of implementing horizontal articulation, much of which is accomplished with this design. The storefronts are broken up by the use of multiple materials, articulation, and colors per the massing and façade sections of the guideline. Materials include stone veneer for the columns, cement plaster facades, painted metal canopies, and foam accent trim. **2.5 Awnings** color and materials are to be compatible with the overall building and should be located between rather than across significant vertical features. The windows are of a consistent design throughout the building's tenant spaces. **2.6 Materials** should be (and are in this case) utilized in compatible combinations and accent materials should be used on all facades of the building.

Parking & Site Access

Per **OMC Table 17.12.070-1 Minimum Vehicular Parking Requirements**, restaurant or café uses require 1 parking space per 4 seats, or one space per 100 square feet of floor area. General Retail uses require 1 space per 300 square feet. Applicant is proposing to share the surplus parking in the Courier Square shopping center. 18 spaces (including 1 van accessible and 5 compact) would be in front of applicant's new proposed building Pad B, and there are 21 spaces (1 van accessible, 1 compact, and one EV charging station) in front of the existing building Pad A. A shared parking reduction will be required, and can be obtained via administrative permit. Employees of the proposed use will need to park in area C (17 parking spaces, 15 of which are surplus) of the Overall Site Plan provided in the attached Application Materials.

Signage

Plans do not include signage. Sign permits will be reviewed upon future tenant submittal. There is an existing monument sign on the corner of Oro Dam Blvd and Courier Ct.

Lighting

The proposed lighting model shows foot candle intensity compliant with **OMC 17.12.010 Performance Standards (C) Outdoor Lighting**. Lights shall have a maximum height of 24 feet, which is the height of the proposed building's parapets.

Landscaping

Preliminary landscape plans include a variety of drought tolerant plants (drought tolerant after one year) with trees along the site entrance on Brown Avenue as well as along the southern property line, and a few trees facing Oro Dam Blvd East. Shrub groundcover is shown buffering the parking lot and Oro Dam Blvd East. All plants will need to have drip irrigation, watering to be reduced after one year to a once per week watering schedule. Water should be kept off in winter months. Prior to construction, detailed landscape and irrigation plans must be submitted.

Design of on-site stormwater detention/retention facilities

A site grading, drainage and improvement plan shall be prepared by a Registered Civil Engineer, in conformance with City standards, and shall be submitted to and approved by the Public Works Department prior to any work on the site.

Refuse Collection Area

The proposed trash enclosure is 12' deep and 20' wide, is gated and covered, and is located in the rear of the site per **OMC 17.12.110**. The materials and colors are compatible with the proposed structures and surroundings, and the gate is a solid painted metal. Operationally, the drive-through lanes will have to be closed to allow trash truck access. Applicant has agreed to contact Recology to coordinate pick-ups to avoid conflict.

OMC 17.08.135 Art in public places/Oroville beautification.

Public Art Contribution. All new nonresidential development projects subject to the requirements of this section shall install public art on the project site in a public place as approved by the city council. The cost of the public art must be equal to at least one percent of the estimated construction costs. The creator of public art shall be an artist, defined as a person who has a reputation among peers as a person of artistic excellence, through a record of exhibitions, public commissions, sale of works, or educational attainment as judged by the arts commission. Public art shall be displayed in a manner that will enhance its enjoyment by the general public. The developer has the option to opt out of this requirement and instead pay the equivalent in-lieu fee which shall be a one percent fee of the estimated construction costs.

Execution of Installation/Time of Payment. If the developer chooses to pay the in-lieu fee, payment in full shall be required at the time all fees are due on any project processed through the city or upon completion of the project, whichever occurs first. The payment of all outstanding fees shall be required prior to the issuance of a Certificate of Occupancy.

For developers choosing to provide art as part of their project the developer shall provide the city with designs for review by the Arts Commission, plus proof of installation of the required public art on the development site - prior to the issuance of a Certificate of Occupancy.

Required Findings for Use Permits (OMC 17.48.010)

Before approving a use permit, the Planning Commission must consider each of the following issues and make appropriate findings (Staff's comments are in *italics*, draft findings are in the Resolution):

- 1. 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, on a formerly developed site with a drive-through bank, will be located in an area surrounded by active commercial development. The project has been reviewed and conditioned to minimize or prevent any potential impacts to the general health, safety, or public welfare of the surrounding area and the city as a whole.

- 2. 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.

- 3. 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. Any utilities not already provided on site will be installed by the property owner, subject to all applicable fees and permits.

- 4. 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.**

As required by OMC Chapter 17.52, the project underwent development review and the applicant made revisions based on the committee's comments. The building will be located in an area near similar commercial businesses. The site plan, design, lighting, landscaping, and other improvements have been reviewed and the project conditioned to minimize any adverse impacts on abutting properties. Code enforcement will monitor for compliance on an ongoing basis.

- 5. 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.

- 6. 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.**

Oro Dam Boulevard E is an existing commercial corridor with infill opportunities. This project will allow for active commercial uses in a prime location that has been vacant for several years.

7. 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-through, and is compatible with the General Plan, Zoning codes, and the Oroville Municipal Code.

FISCAL IMPACT

None. The project is subject to all customary fees.

PUBLIC NOTICE

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

ATTACHMENTS

1. Application Materials
2. Notice of Exemption
3. Resolution P2022-21



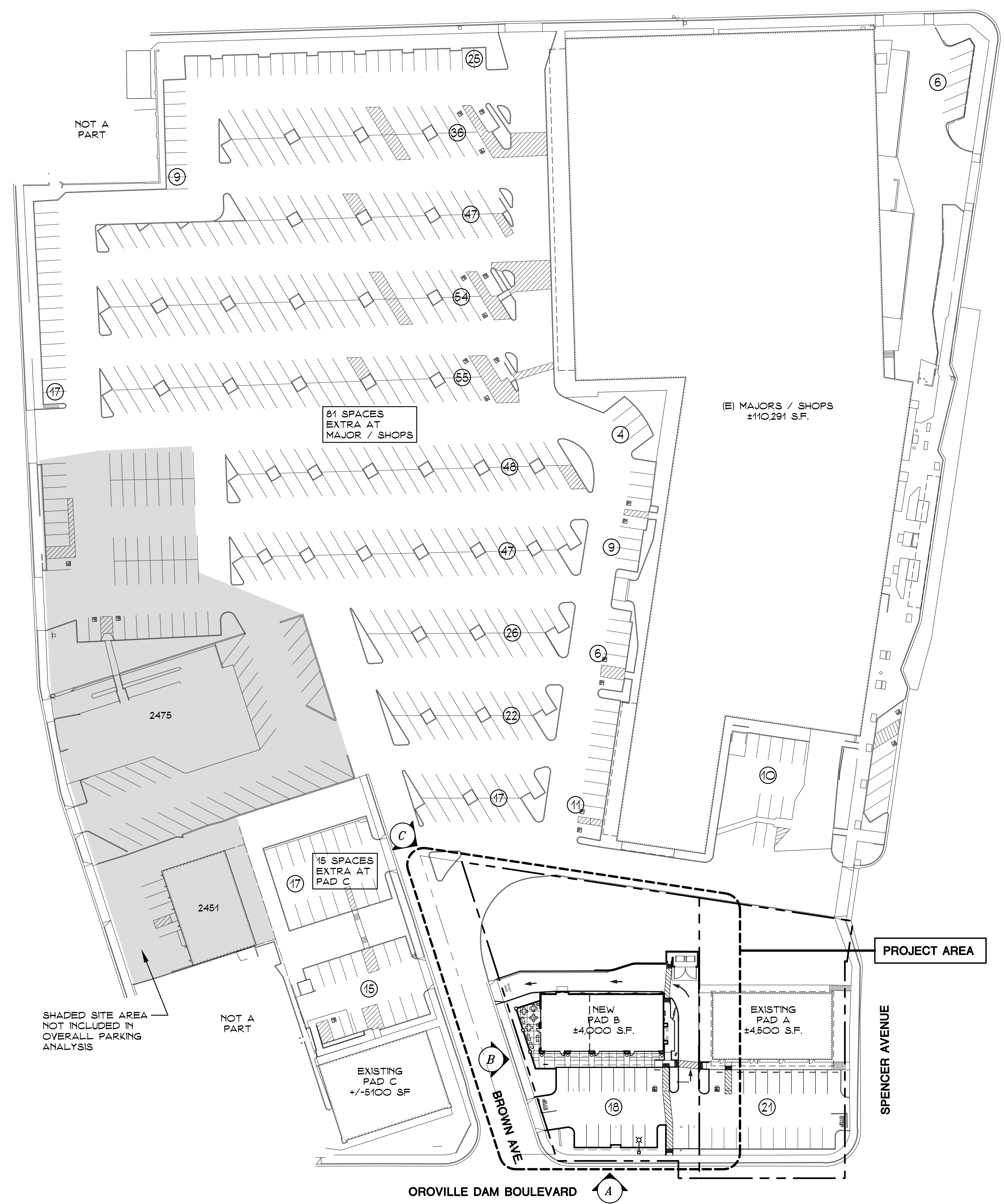
A View from Oroville Dam Blvd.



B View from Brown Avenue

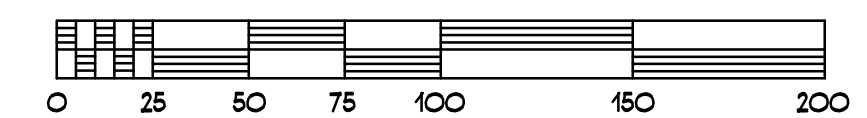


C View from Currier Square parking lot



Overall Site Plan

SCALE: 1" = 50'-0"



SHEET INDEX:

A0	OVERALL SITE PLAN
A1	PRELIMINARY SITE PLAN
A2	PRELIMINARY ELEVATIONS AND PLAN
LA	LANDSCAPE PLAN
1	PHOTOMETRIC PLAN

PROJECT DATA:

APN:	013-170-065-000
STREET ADDRESS:	2250 OROVILLE DAM BLVD
CITY:	OROVILLE, CALIFORNIA
CITY JURISDICTION:	CITY OF OROVILLE
ZONING:	CORRIDOR MIXED-USE
GENERAL PLAN USE:	COMMERCIAL
OCCUPANCY:	A-2 / B / M
TYPE OF CONSTRUCTION:	TYPE V-B (NON-RATED)
STORIES:	ONE
SITE FIRE PROTECTION:	WET SYSTEM HYDRANTS
LAND AREA:	±0.84 AC
PROPOSED BLDG. B AREA:	4,000 SF
FAR %:	10.9%

PARKING SUMMARY:

BUILDING AREAS:	REQUIRED PARKING:	PROVIDED PARKING:
(E) MAJORS/SHOPS:	368 (1/300)	449
(E) PAD A:	15 (1/300)	21
(N) PAD B:	40 (1/100)	16
PAD B OUTDOOR SEATING:	6 (1/4 SEATS)	
(E) PAD C:	17	32
TOTAL:	446	520

REQUIRED PARKING DATA:

PARKING BASIS:	
FOOD USE:	1 STALL PER 100 SF
RETAIL:	1 STALL PER 300 SF
OUTDOOR SEATING:	1 SPACE / 4 SEATS

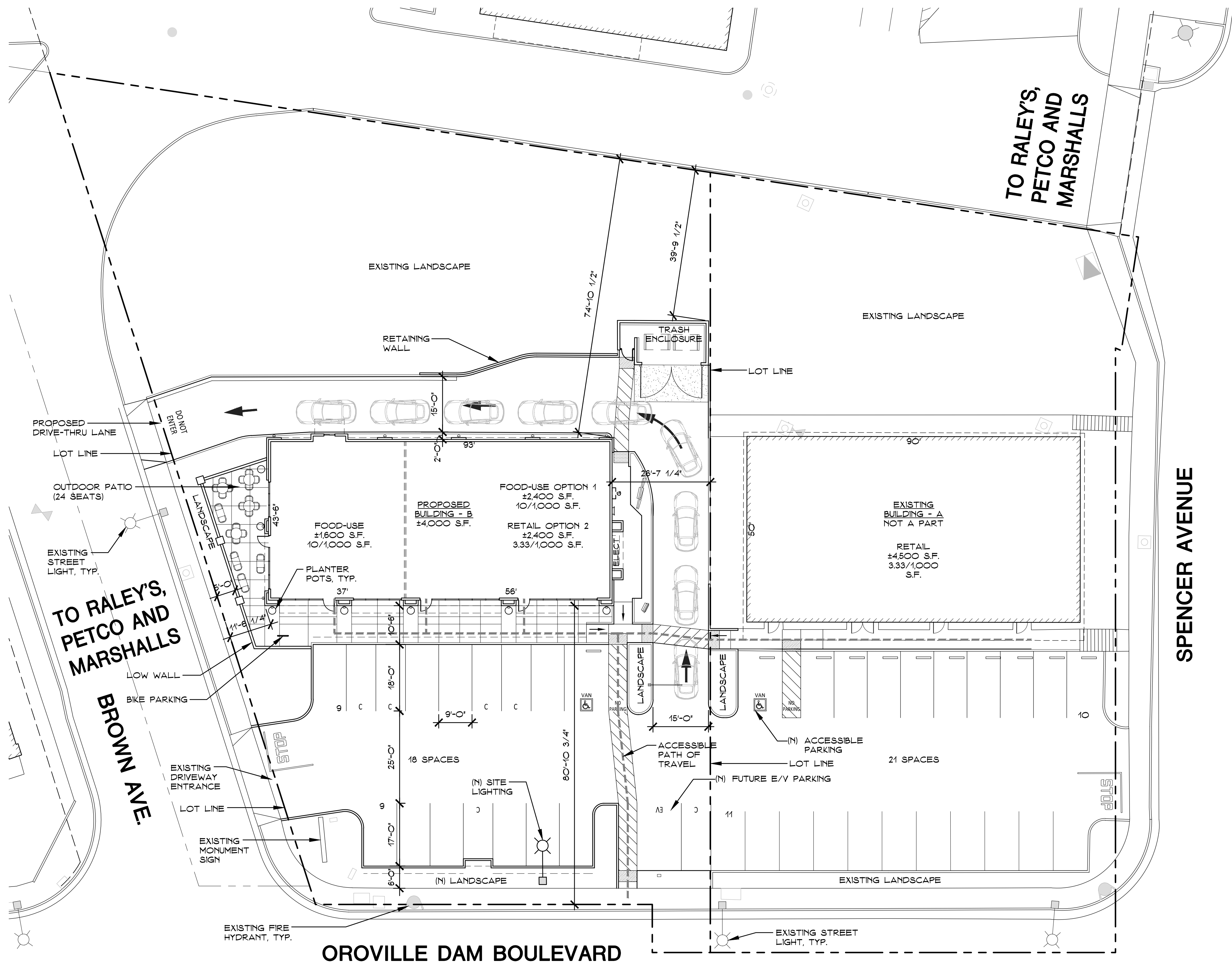
PERKINS, WILLIAMS & COTTERILL, INC.
ARCHITECTS
 3320 Data Drive, Suite 200 • Rancho Cordova, California 95670
 T (916) 851-1400 F (916) 851-1408 E pwcarch@pwcarchitects.com

Overall Site Plan

Project: CURRIER SQUARE - PAD B
Job No. 22-714 **Date:** 10-21-22
Scale: 1" = 50'-0"

Currier Square – Pad B

2250 Oroville Dam Blvd., Oroville, California



Conceptual Site Plan

SCALE: 1/16" = 1'-0"



PRODUCT: QR-CE2422P, ROUND PLANTER 22" HIGH, COLOR: LATTE, BY QCP.



Round Planter

NOT TO SCALE

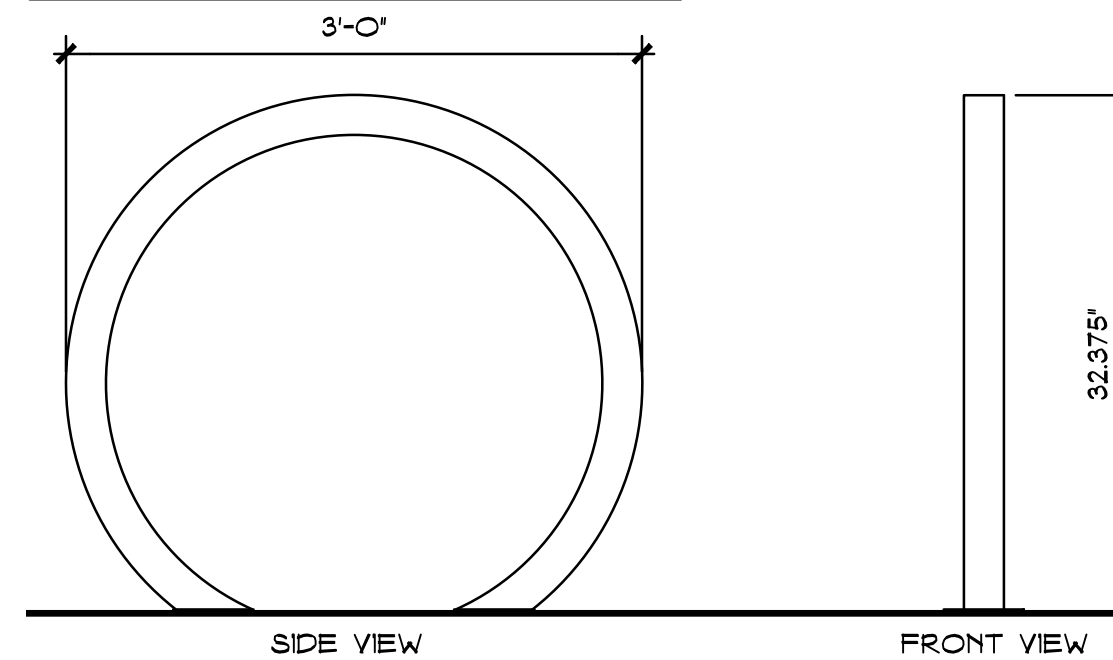
PRODUCT: PREVAL DISCRETE LED SITE LUMINAIRE, COLOR: BLACK, BY COOPER LIGHTING.



Site Lighting

NOT TO SCALE

WELLE CIRCULAR RACK AS MANUF. BY PALMER GROUPS BIKE PARKING.COM
 EACH RACK HOLDS (2) BIKES
 PROVIDE 1 RACKS - (PARKING FOR 2 BICYCLES)



Bike Parking

SCALE: 1" = 1'-0"

PROJECT DATA:

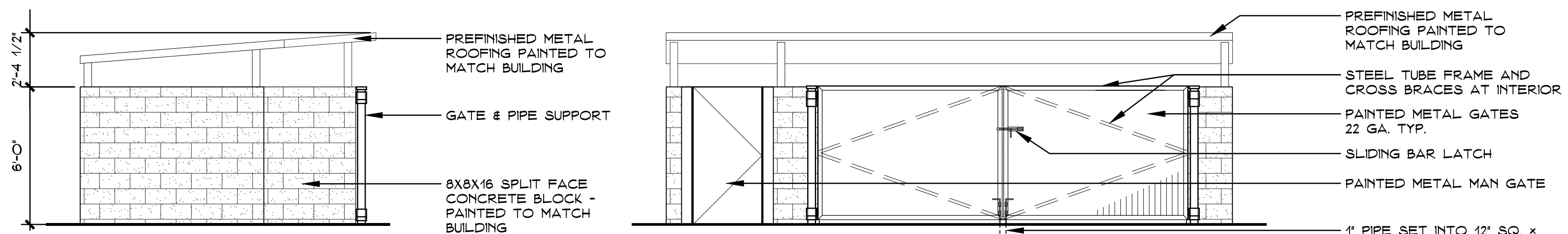
APN:	O13-170-065-000
STREET ADDRESS:	2250 OROVILLE DAM BLVD
CITY:	OROVILLE, CALIFORNIA
CITY JURISDICTION:	CITY OF OROVILLE
ZONING:	CORRIDOR MIXED-USE
GENERAL PLAN USE:	COMMERCIAL
OCCUPANCY:	A-2 / B / M
TYPE OF CONSTRUCTION:	TYPE V-B (NON-RATED)
STORIES:	ONE
SITE FIRE PROTECTION:	WET SYSTEM HYDRANTS
LAND AREA:	±0.84 AC
PROPOSED BLDG. B AREA:	4,000 SF
FAR %:	10.9%

PAD A & B BUILDING / PARKING:

OPTION 1 - FOOD USE ONLY		
PARKING REQ'D	SQ. FEET	PARKING REQ'D
TENANT USE	4,500 SF	15 (1 / 300 SF)
EXISTING BLDG.:	4,500 SF	15 (1 / 300 SF)
FUTURE FOOD USE:	4,000 SF	40 (1 / 100 SF)
OUTDOOR SEATING:	24 SEATS	6 (1 / 4 SEATS)
TOTAL BLDG. AREA:	8,500 SF	61
OPTION 2 - FOOD USE / RETAIL MIX		
PARKING REQ'D	SQ. FEET	PARKING REQ'D
TENANT USE	4,500 SF	15 (1 / 300 SF)
EXISTING BLDG.:	4,500 SF	15 (1 / 300 SF)
FUTURE FOOD USE:	1,600 SF	16 (1 / 100 SF)
FUTURE RETAIL:	2,400 SF	8 (1 / 300 SF)
OUTDOOR SEATING:	24 SEATS	6 (1 / 4 SEATS)
TOTAL BLDG. AREA:	8,500 SF	45

PARKING DATA:

PARKING BASIS:	
FOOD USE:	1 STALL PER 100 SF
RETAIL:	1 STALL PER 300 SF
OUTDOOR SEATING:	1 SPACE / 4 SEATS
TOTAL PARKING REQ'D FOR OPTION 1:	61
TOTAL PARKING REQ'D FOR OPTION 2:	45
PARKING PROVIDED:	
STANDARD:	36
ACCESSIBLE:	2
FUTURE EV STATION:	1
PARKING PROVIDED ON PAD A & B SITE:	39 STALLS
SHARED PARKING USED FROM OVERALL SITE:	22 STALLS (96 AVAILABLE)
TOTAL PARKING PROVIDED:	61 STALLS (MOST RESTRICTIVE)



Trash Enclosure

SCALE: 1/4" = 1'-0"

PERKINS, WILLIAMS & COTTERILL, INC.
ARCHITECTS
 3320 Data Drive, Suite 200 • Rancho Cordova, California 95670
 T (916) 851-1400 F (916) 851-1408 E pwarch@pwarchitects.com

Preliminary Site Plan

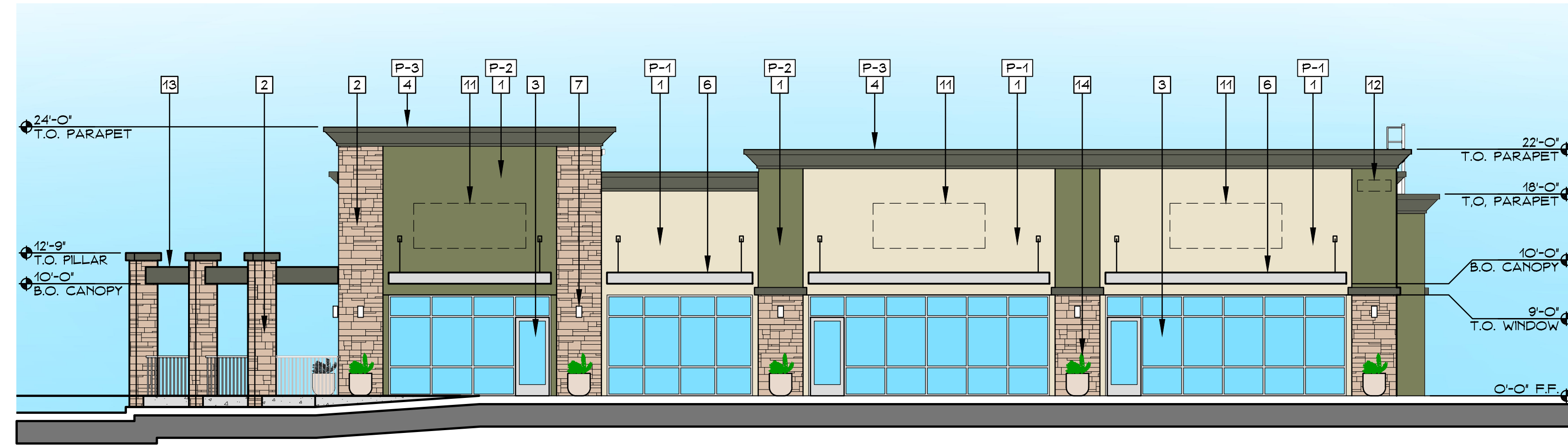
Project: CURRIER SQUARE - PAD B
Job No. 22-714 **Date:** 10-21-22
Scale: AS NOTED

Currier Square - Pad B
 2250 Oroville Dam Blvd., Oroville, California



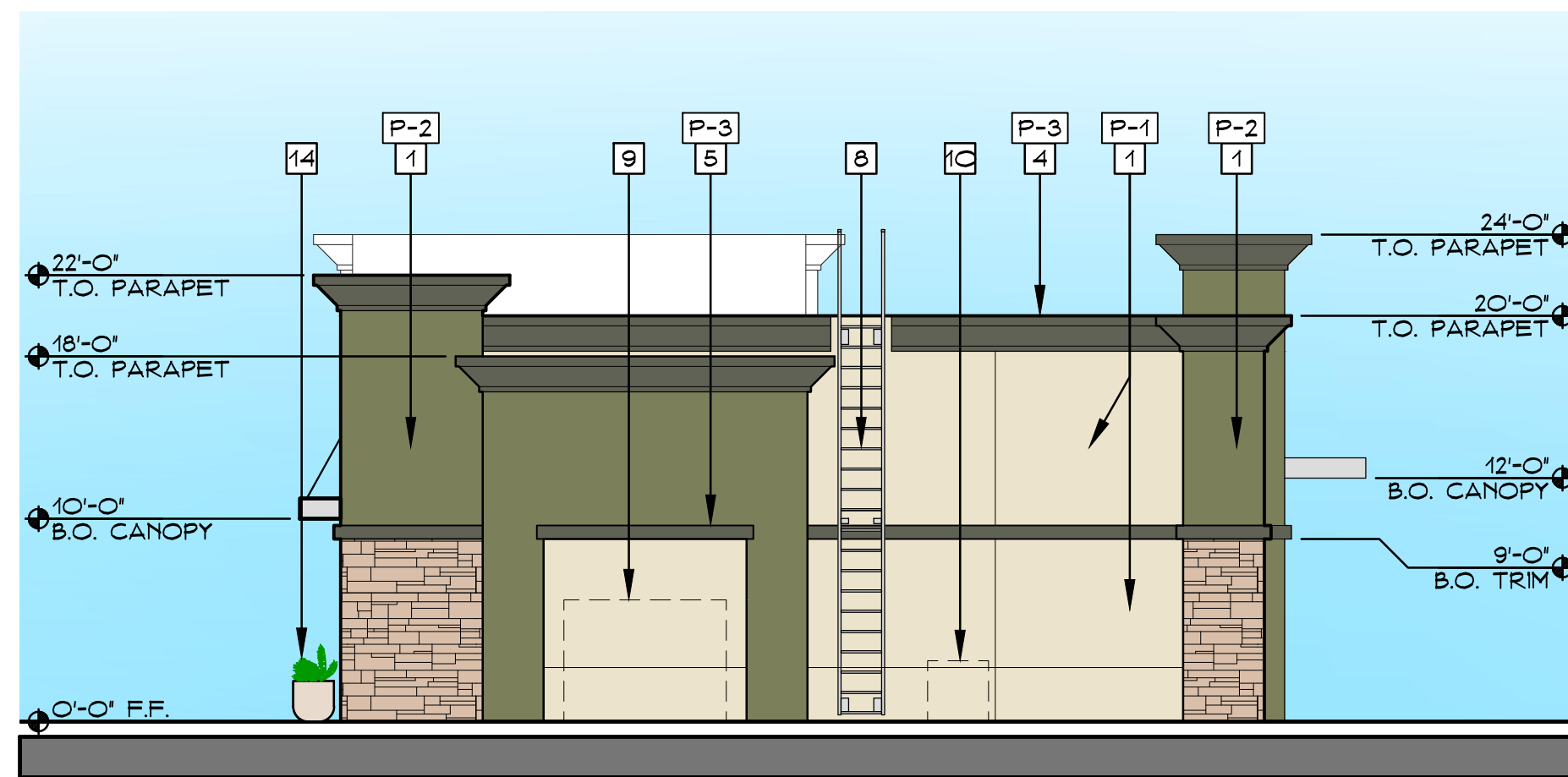
West Elevation

SCALE: 1/8" = 1'-0"



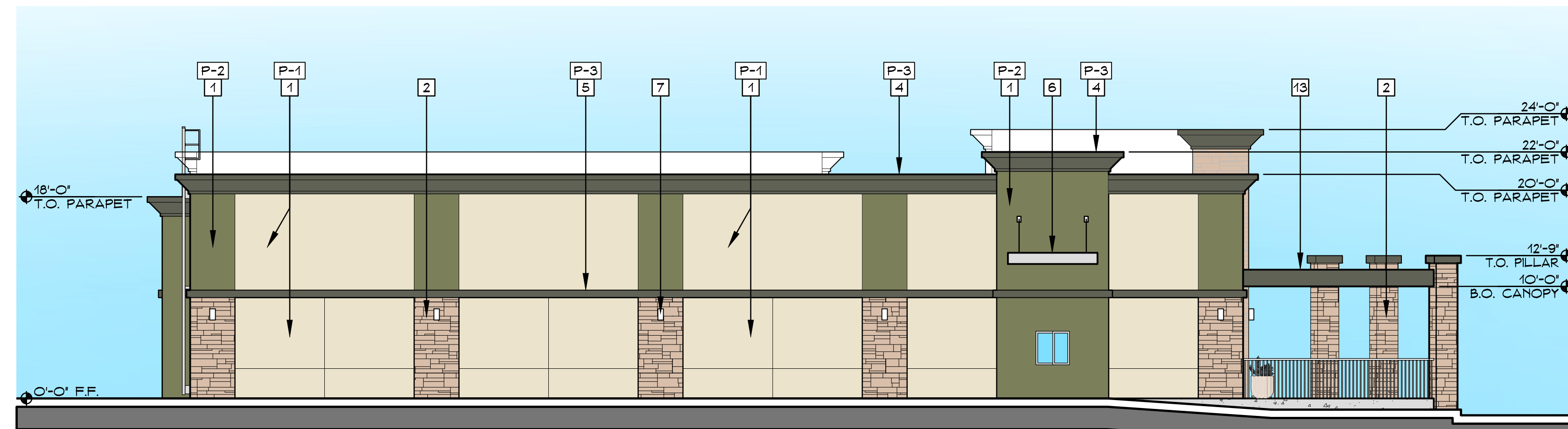
South Elevation

SCALE: 1/8" = 1'-0"



East Elevation

SCALE: 1/8" = 1'-0"



North Elevation

SCALE: 1/8" = 1'-0"

LEGEND:

- 1 CEMENT PLASTER SYSTEM
- 2 DECORATIVE STONE VENEER
- 3 STOREFRONT WINDOW SYSTEM
- 4 ARCHITECTURAL CORNICE
- 5 FOAM ACCENT TRIM
- 6 METAL CANOPY
- 7 WALL SCONCE LIGHT FIXTURE
- 8 ROOF ACCESS LADDER
- 9 ELECTRICAL SWITCH GEAR
- 10 GAS METER LOCATION
- 11 FUTURE TENANT SIGNAGE LOCATION
- 12 ADDRESS NUMBER LOCATION
- 13 PAINTED STEEL CANOPY WITH DIAGONAL SUNSCREEN BLADES
- 14 DECORATIVE PLANTER POTS

PAINT:

- P-1 DUNN-EDWARDS DE6242 'WELLS GRAY'
- P-2 DUNN-EDWARDS DE6230 'CENTER RIDGE'
- P-3 DUNN-EDWARDS DE6280 'ENGLISH FOREST'

STONE VENEER:

EL DORADO STONE 'MOUNTAIN LEDGE' IN DURANGO COLOR

PRODUCT: S9131-L32 LED WALL SCONCE BY SCOTT ARCHITECTURAL LIGHTING

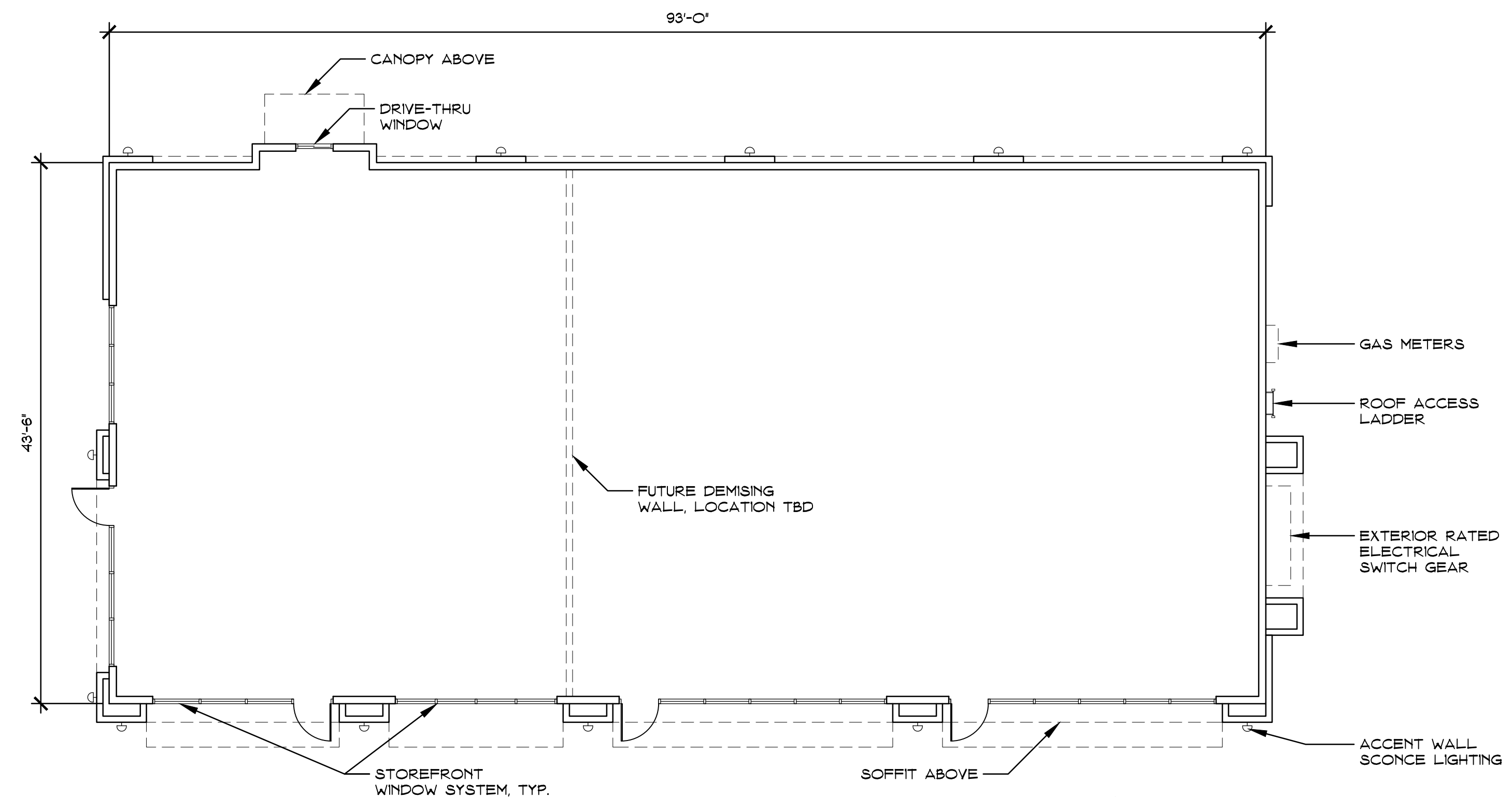
COLOR: BRUSHED ALUMINUM

SIZE: 9"Wx20"Hx5½"D



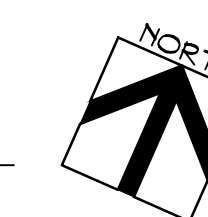
Accent Lighting

NOT TO SCALE



Floor Plan

SCALE: 1/8" = 1'-0"



PERKINS, WILLIAMS & COTTERILL, INC. ARCHITECTS
3320 Data Drive, Suite 200 • Rancho Cordova, California 95670
T (916) 851-1400 F (916) 851-1408 E pwcarch@pwcarchitects.com

Preliminary Elevations and Plan

Project: CURRIER SQUARE - PAD B

Job No. 22-714 Date: 10-21-22

Scale: 1/8" = 1'-0"

Currier Square - Pad B
2250 Oroville Dam Blvd., Oroville, California



PARKING LOT SHADE CALCULATIONS:

TREE TYPE	AREA/ FULL	QUANTITY	1/4	SUBTOTAL	TOTAL
20' DIA. TREES					
LAGERSTROEMIA INDICA	314 S.F.	0	1	1	0
				393 S.F.	
20' TOTAL:					393 S.F.
30' DIA. TREES					
PISTACHIA CHINENSIS	706 S.F.	0	0	1	1
				530 S.F.	
30' TOTAL:					530 S.F.
35' DIA. TREES					
GLEDITSIA TRIACANTHOS	962 S.F.	1	1	1	0
				2165 S.F.	
QUERCUS SUBER	962 S.F.	0	0	4	0
				1924 S.F.	
35' TOTAL:					4089 S.F.
PARKING AREA:					9569 S.F.
SHADE REQUIRED: 50%					4785 S.F.
SHADE PROVIDED: 52%					5011 S.F.

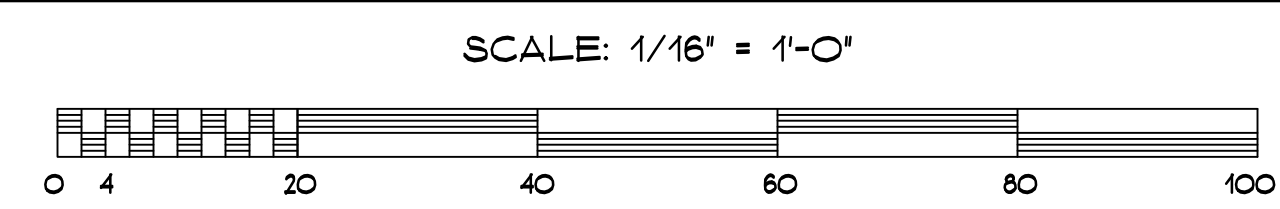
PLANT LIST & LEGEND

SYMBOL	BOTANIC NAME/Common Name	SIZE	QUANTITY
	GLEDITSIA T. 'IMPERIAL'/HONEY LOCUST	15 GALLON	3
	LAGERSTROEMIA X. 'MUSKOGEE'/CRAPE MYRTLE	15 GALLON	2
	PISTACHIA CHINENSIS/CHINESE PISTACHE	15 GALLON	3
	QUERCUS SUBER/CORK OAK	15 GALLON	4
	SHRUB & GROUNDCOVER AREA:		
	ARCTOSTAPHYLOS D. 'HOWARD McMINN'/MANZANITA	5 GALLON	
	CISTUS COBARIENSIS 'LITTLE MISS SUNSHINE'/YELLOW ROCKROSE	5 GALLON	
	CALLISTEMON V. 'LITTLE JOHN'/DWF. BOTTLE BRUSH	5 GALLON	
	DIETES BICOLOR	1 GALLON	
	DIANELLA REVOLUTA 'ALLYN-CITATION'/COOLVISTA FLAX LILY	1 GALLON	
	JUNIPERUS C. 'SAN JOSE'/SAN JOSE JUNIPER	1 GALLON	
	MACFADYENA UNGUIS-CATI/CATS CLAW VINE	5 GALLON	
	NANDINA DOMESTICA 'GULF STREAM'/DWF. HEAVENLY BAMBOO	5 GALLON	
	PENSTEMON HETEROPHYLLUS 'MARGARITA B.O.P.'/BEARD TONGUE	1 GALLON	
	ROSA X. 'MEJOCOS'/PINK DRIFT ROSE	1 GALLON	
	TEUCRIUM CHAMAEDRYD/DWARF GERMANDER	1 GALLON	
	PLANTER POT (SEE ARCHITECTURAL PLAN) W/ IRRIGATION & DRAINAGE		

NOTE: ALL PROPOSED PLANTS ARE LISTED AS "LOW" WATER USERS IN THE STATE'S WUCOLS IV DATABASE.

Currier Square - Pad B
2250 Oroville Dam Blvd., Oroville, California

Preliminary Landscape Plan



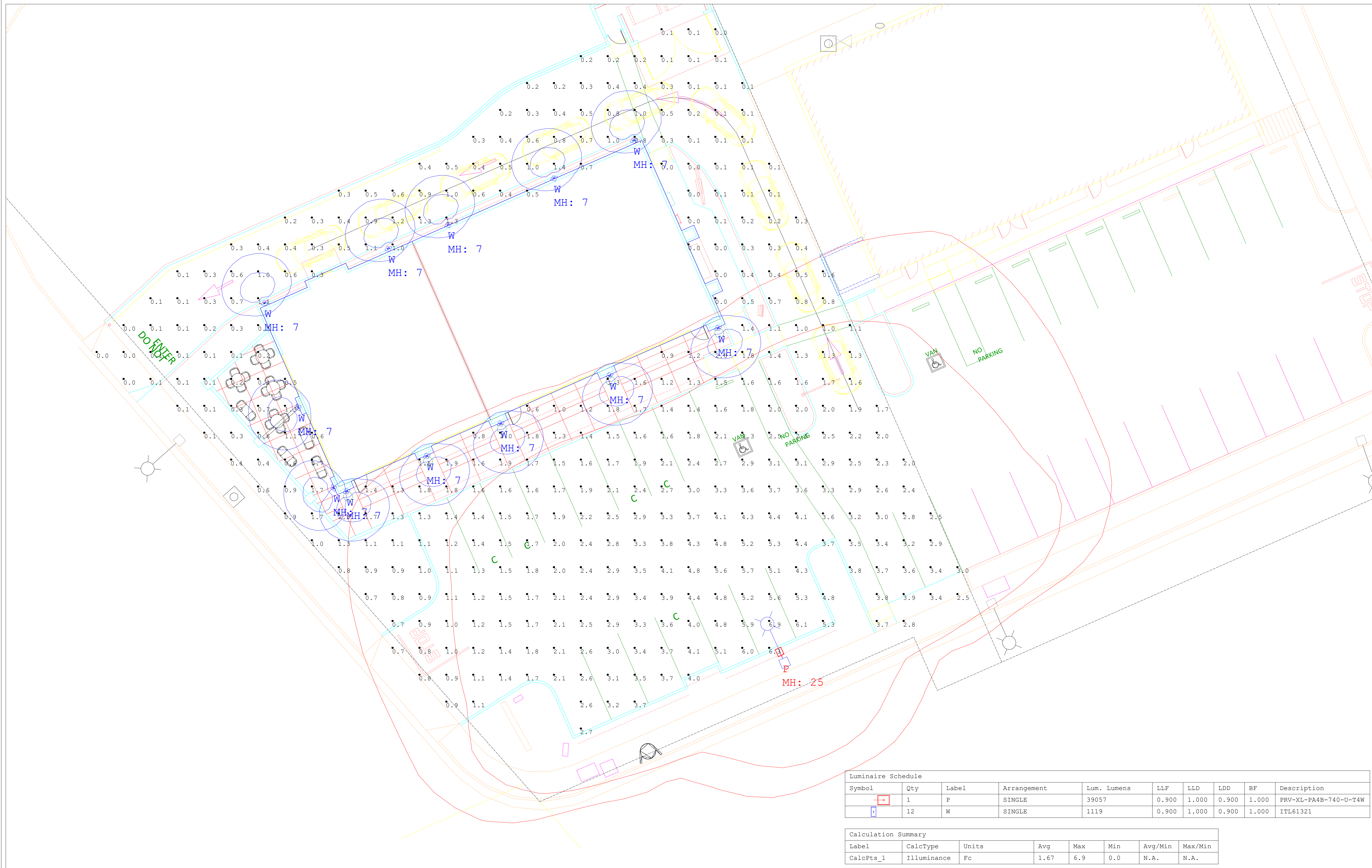
Garth Ruffner Landscape Architect (916) 797-2576
#120 Douglas Blvd., Suite 306, #001, Roseville, CA 95748-9536
GarthRuffner.com California R.L.A. #2838

PERKINS, WILLIAMS & COTTERILL, INC.
ARCHITECTS
3320 Data Drive, Suite 200 • Rancho Cordova, California 95670
T (916) 851-1400 F (916) 851-1408 E pwcarch@pwcarchitects.com

Landscape Plan

Project: CURRIER SQUARE - PAD B
Job No. 22-714 (42070) Date: 9-23-22
Scale: 1/16" = 1'-0"

LA



Scale: 1 inch= 10 Ft.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	LLD	LDD	BF	Description
	1	P	SINGLE	39057	0.900	1.000	0.900	1.000	PRV-XL-PA4B-740-U-T4W
	12	W	SINGLE	1119	0.900	1.000	0.900	1.000	ITL61321

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1.67	6.9	0.0	N.A.	N.A.

All values shown are maintained horizontal Footcandles at grade level.
 The lighting calculations provided in this report approximate the light levels expected within the space as defined and are based on the information provided to Cal Lighting. Please verify the data to assure the accuracy of the report. Cal Lighting is not responsible for light output of lamps and ballasts, or design variables.

#	Date	Comments
Revisions		

Drawn By: Tania Goldstein
 Checked By:
 Date: 10/10/2022
 Scale:

CURRIER SQUARE



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:	Brian Williams	Name:	Brian Williams
Address:	3320 Data Drive, Ste 200, Rancho Cordova, CA 95670	Company:	Perkins, Williams & Cotterill, Inc.
Phone:	916-851-1400	Address:	3320 Data Drive, Ste 200, Rancho Cordova, CA 95670
Email:	brianw@pwcarchitects.com	Phone:	916-851-1400
Is the applicant the Owner?	<input type="checkbox"/>	If applicant is Not the owner, please provide owner /agent authorization on the reverse side.	
		Email:	brianw@pwcarchitects.com

DEVELOPMENT PROJECTS & OTHER APPLICATIONS (Please check all that apply)			
<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Landmark /Modification/Demolition
<input type="checkbox"/>	Appeal	<input type="checkbox"/>	Mining and Reclamation Plan
<input checked="" type="checkbox"/>	Development Review	<input type="checkbox"/>	Pre-Application
<input type="checkbox"/>	Final Map	<input type="checkbox"/>	Residential Density Bonus
<input type="checkbox"/>	General Plan Amendment/Rezone	<input type="checkbox"/>	Temporary Use
<input type="checkbox"/>	Landmark Designation	<input type="checkbox"/>	Tentative Map Extension
<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"/>	Home Occupation	<input type="checkbox"/>	Outdoor Display & Sales
<input type="checkbox"/>	Large Family Day Care	<input type="checkbox"/>	Second Dwelling Unit
<input type="checkbox"/>	Mobile Food Vendor	<input type="checkbox"/>	Sign/Temporary Sign Permit
<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.

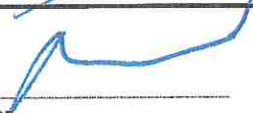
PROJECT INFORMATION	
Project Name: Currier Square - Pad B	Proposed Structure(s) (Sq Ft.): 4,000
Address: 2250 Oroville Dam Blvd.	Existing Structure(s) (Sq Ft.):
Nearest Cross Street: Brown Avenue	Water Provider: Cal Water
Assessor Parcel Number: 013-170-065	School District: Oroville Union
Lot Size (Acres): 0.84	Number of Dwelling Units: n/a

APPLICANT'S SIGNATURE	
I hereby certify that the information provided in this application is, to my knowledge, true and correct.	
Signature: <i>Brian Williams</i>	Date: 10/26/27

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:	Brian Williams	PHONE NUMBER:	916-851-1400
COMPANY NAME:	Perkins, Williams & Cotterill, Inc.	EMAIL:	brianw@pwcarchitects.com
ADDRESS:	3320 Data Drive, Ste 200	CITY/ST/ZIP:	Rancho Cordova, CA 95670
AGENT SIGNATURE:			
Is hereby authorized to process this application on my/our property, identified as Butte County Assessor Parcel Number (s):			
013-170-065			
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)	PPB Oroville LLC		10/26/22
	Print Name of Owner	Signature of Owner	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



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#:

DEVELOPMENT REVIEW / PRE-APPLICATION

(Please print clearly and fill in all that apply)

REQUIRED FOR A COMPLETE APPLICATION	
<input checked="" type="checkbox"/>	Completed and signed Application Forms
<input checked="" type="checkbox"/>	Application Fee Paid (\$230.42) + 6% Tech Fee = \$244.25

**The Development Review Committee (DRC) will meet at least once per month, or as needed. Generally, the DRC will meet on the 4th Wednesday of each month, with meetings starting at 9:00 a.m. and concluding once all the items on the agenda have been addressed.

• Are you requesting a Pre-Application (Initial Project Review)?	No
• Are you requesting a Development Review?	Yes
• Is the Project in the Downtown Historic Overlay?	No

TYPE OF PROJECT (Please check all that apply)					
<input checked="" type="checkbox"/>	Accessory Structure	<input checked="" type="checkbox"/>	New Construction	<input checked="" type="checkbox"/>	Site Improvements
<input type="checkbox"/>	Fencing	<input type="checkbox"/>	New Use of Existing Structure(s)	<input type="checkbox"/>	Industrial
<input type="checkbox"/>	Landmark Demolition	<input checked="" type="checkbox"/>	Parking	<input checked="" type="checkbox"/>	Commercial
<input type="checkbox"/>	Landmark Modification	<input type="checkbox"/>	Planned Unit Development	<input type="checkbox"/>	Residential
<input checked="" type="checkbox"/>	Landscaping	<input type="checkbox"/>	Sign Program	<input type="checkbox"/>	Mixed Use
<input checked="" type="checkbox"/>	Other: (Please Specify)	site lighting			

REQUIRED DOCUMENTS (Please provide all that apply)	
<input checked="" type="checkbox"/>	Site Plans
<input checked="" type="checkbox"/>	Architectural drawings showing proposed building elevations
<input checked="" type="checkbox"/>	Landscape plans showing the types, sizes and location of vegetation to be planted and the irrigation system to be installed
<input checked="" type="checkbox"/>	Plans for the configuration and layout of all off-street parking spaces
<input checked="" type="checkbox"/>	Plans for all lighting to be installed on the site, including the location, type, height and brightness of each lighting fixture
<input type="checkbox"/>	Drawings of all signs that are proposed in association with the project
<input type="checkbox"/>	Any appropriate studies required for the project (i.e. traffic, noise, geotechnical, sewer capacity, historical review, etc.)
<input checked="" type="checkbox"/>	Project description, and explanation of what is being proposed. Including a description of the intended use, for commercial and projects, hours of operations, number of employees, and a description of daily operation, services offered, products manufactured and sold.

ADDITIONAL INFORMATION

- For any project that requires development review, buildings permits shall not be issued until the project's development review application has been approved.
- Buildings plans submitted to the Building Division for review while simultaneously undergoing the development review process with the Planning Division are subject to change.
- 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 information necessary to make a full evaluation of the project.

APPLICANT'S SIGNATURE

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

Signature: <i>Brian Wilkins</i>	Date: 10/28/2022
---------------------------------	------------------

OFFICE USE ONLY			
Approved By:		Date:	
Payment:		Number:	

PROJECT DESCRIPTION

Detailed Description:

Project Background:

The Project site at 2250 Oroville Dam Blvd (apn:013-170-065) was previously developed as a bank with a drive-through. The bank building has since been demolished but the pad area and site work remains.

In October 2004, a Use permit (No.04-12) and Development permit (No.04-02) was approved for a 3,072 sf building with a drive-through. The proposed pad use was approved for a food or drink establishment with a maximum indoor/outdoor seating for 63 persons.

Proposed Project:

This application is requesting approval for a Development Review for a speculative 4,000 sf Pad building with a drive-through. The proposed Pad B building is part of the larger Currier Square shopping center. The proposed use for Pad B is food or drink establishment and/or retail. Since specific tenants are unknown at this time, two Occupancy Use options are being submitted for consideration and approval. Use Option 1 would include all food/drink use and Option 2 would include food/drink and retail mix-use. The Currier Square shopping center has surplus parking that is available to be shared to accommodate various Pad B uses. An overall site plan has been provided to demonstrate available surplus parking. This application proposes to share surplus parking to provide flexibility for potential tenant parking requirements.

The proposed site improvements include new landscaping, site lighting, trash enclosure and reconfigured parking area. The new trash enclosure is proposed to be shared by the existing Pad A and proposed Pad B buildings. The trash enclosure has been located to minimize views from the surrounding streets and be accessible to the pad buildings. The drive-through lane has been widened to serve trash removal access and accommodate larger vehicles.

The building design for Pad B intentionally relates to the existing building located at 2024 Oroville Dam Blvd. Pad B incorporates similar architectural detailing including colors and materials, to help frame the arrival to Currier Square from Oroville Dam Boulevard. Adjacent to the building an outdoor patio is proposed to support a potential food use. The outdoor patio would accommodate 24 seats and be defined by an open structure and designed to be compatible with the building architecture.



City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

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
:	155 Nelson Avenue	:	1735 Montgomery Street
	Oroville, CA 95965		Oroville, CA 95965

Project Title: Minor Use Permit UP22-13 for a new 4,000 square foot commercial building on an existing concrete pad with a drive-through at 2250 Oro Dam Blvd E (APN 013-170-065).

Project Location – Specific: 2250 Oro Dam Blvd E

Project Location - City: City of Oroville

Project Location – County: Butte

Description of Nature, Purpose, and beneficiaries of project: The project applicant, represented by Brian Williams of PWC Architects, has applied for a Use Permit for a drive-through in a new commercial building on 2250 Feather River Blvd (013-170-065). The subject property has a zoning designation of Corridor Mixed Use (MXC), and a General Plan land use designation of Mixed Use (MU).

Name of Public Agency Approving Project: City of Oroville

Name of Person or Agency Carrying Out Project: Brian Williams, PWC Architects

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:
 - In-Fill Development Projects, Title 14 CCR, §15332
- 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 involves the redevelopment and use of currently vacant land zoned Corridor Mixed Use (MXC). The intent of the MXC zoning designation is to support an integrated and attractive network of commercial, employment, and residential uses along Oroville’s major thoroughfares. 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. All business activities will be contained within the building, and the proposed use will be subject to comply with all applicable City, County, State, Federal, and other local agencies as applicable, it has been determined that there is no possibility that the use permit request will have a significant effect on the environment. Thus, this action is exempt from CEQA.

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: Daniel Kopshever

Telephone: (530) 538-2517

Signature: _____

Date: _____

- Signed by Lead Agency
- Signed by Applicant

RESOLUTION NO. P2022-21

A RESOLUTION BY THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING UP#22-13, FOR A DRIVE-THROUGH AT A NEW COMMERCIAL BUILDING ON 2250 ORO DAM BLVD EAST (APN 013-170-065)

WHEREAS, the City has received a Use Permit application for a drive-through at a new commercial building on 2250 Oroville Dam Boulevard East; and

WHEREAS, the property is zoned 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, 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 change.

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 "In-Fill Development Projects."
2. The Planning Commission approves the findings required by Section 17.16.160 of the Oroville City Code, as described in the Staff Report;
3. The Planning Commission approves the permit conditions described in this Resolution.

REQUIRED FINDINGS (OMC 17.48.010) FOR DRIVE THROUGH 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. 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 commercial tenant 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

Approved project: The Planning Commission hereby conditionally approves Use Permit No. 22-13, permitting a drive-through at the proposed building on 2250 Oro Dam Blvd E (APN 013-170-065). The subject property has a zoning designation of Corridor Mixed Use and a General Plan land use designation of Mixed Use (MU).

General Conditions

1. 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.

2. 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.
3. The applicant shall annually pay for and obtain a City of Oroville business license.
4. All private facilities, improvements, infrastructure, systems, equipment, common areas, etc. shall be operated and maintained by the applicant in such a manner, and with such frequency, to ensure the public health, safety and general welfare.
5. All costs of operation and maintenance of private facilities, improvements, infrastructure, systems, equipment, common areas, etc. shall be the responsibility of the applicant.
6. 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.
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 development impact fees shall be paid at time of submittal.
8. The applicant shall ascertain and comply with the requirements of all of City, County, State, Federal, and other local agencies as applicable to the proposed project.
9. The project shall comply with the City's noise ordinance as found in the OMC Chapter 9.20.
10. Each use permit shall be issued subject to the condition that the zoning administrator may inspect the premises for which the use permit is issued at any reasonable time to ensure compliance with the conditions of the use permit. Refusal to permit the zoning administrator to inspect the premises shall be rebuttably presumed to be grounds for revocation of the use permit.
11. 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:
 - I. Any of the conditions of the permit have not been satisfied within 1 year after it was granted.
 - II. Any of the terms or conditions of the permit have been violated.

- III. A law, including any requirement in the Municipal Code Chapter 17, has been violated in connection with the permit.
 - IV. The permit was obtained by fraud.
12. 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.
 13. Any roof mounted or ground placed utilities (HVAC, generators, etc.) shall include an architecturally compatible method of screening. This can include screening by landscaping or a decorative fence for ground placed utilities.
 14. Building shall be addressed per City requirements. Building numbers shall comply with City Code 17.20.050(A).
 15. The applicant shall submit to the City details of exterior lighting for review and approval.
 16. The applicant or property owner shall apply for the proper permits as required by OMC Chapter 17.20 prior to any new signage being erected.
 17. No more than 25% of any window area shall be covered with signs. This includes both permanent and temporary signs used to identify the business, products sold, or services offered.
 18. The exterior of the building, including windows and doors, shall be maintained, and with such frequency, to ensure the public health, safety and general welfare of the city.
 19. Windows and doors shall not be boarded up or blocked unless the appropriate approvals are received to ensure the public health, safety and general welfare. This does not include the use of plywood or other material used to cover a window for a temporary period of time that constitutes a safety hazard and/or invites trespassers and malicious mischief.
 20. Minor changes may be approved administratively by the Community Development Director or designee upon receipt of a written request by the applicant or designee. Changes deemed to be major or significant in nature shall require a formal application for amendment.
 21. Applicant and/or property owner will take appropriate measures to provide property maintenance of the building exterior, including provisions to keep the premise free of litter and debris.
 22. Applicant and/or property owner shall ensure adequate lighting of exterior areas, including parking lots, to discourage loitering outside of the buildings.
 23. Applicant and/or property owner will ensure protection of adjacent properties from noise, odors and undue light and glare, as well as illegal activity.

24. Applicant and/or property owner will maintain adequate onsite security, both inside and outside the building, to satisfy any concerns raised by the chief of police or general public. Substantial camera surveillance and written security protocols approved by the chief of police will suffice.

Specific Project Permit Conditions

1. Under no circumstance shall vehicle queueing on the project site spillback onto Oro Dam Blvd (SR 162).
2. Applicant shall post signage prohibiting truck access other than delivery traffic.
3. Ensure that the proposed signage clearly and immediately directs patrons to the desired drive-thru lane.
4. 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.
5. If existing congestion worsens, applicant shall work with Property owner, Little Caesars and other office tenants to jointly develop a common driveway configuration acceptable to all.
6. Train employees to take orders in line whenever necessary -- during peak periods or when the entrance is congested.
7. A refuse collection enclosure shall be provided in accordance with City Code 17.12.110. The refuse area shall be large enough to provide adequate storage for solid waste and recyclable materials generated by the use. The drive-through shall not be used by customer's vehicles at the same time as Recology refuse collection vehicles.
8. Applicant has submitted a preliminary landscape plan. A Landscape Maintenance Agreement shall be executed 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.
9. Signage is not included in this Use Permit. Signage will require a new building permit submittal.
10. The quantity, locations and striping of all primary and shared parking shall be shown in the building plans upon permit submittal.

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 26th of February 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVE:

JACKIE GLOVER, ASSISTANT CITY CLERK

CARL DURLING, CHAIRPERSON



City of Oroville

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, January 26, 2023

RE: Tentative Parcel Map 22-02 To Split APN 035-040-056 Into Three Parcels to Facilitate Two Affordable Housing Projects On South Lincoln Boulevard

SUMMARY: The Commission will review and consider approving Tentative Parcel Map 22-02 for a lot split of mixed-use property on South Lincoln Boulevard. The map will split one lot into three lots in order to facilitate development of two affordable housing projects.

RECOMMENDATION: Staff recommends the following actions:

1. **Approve** the recommended findings for Tentative Parcel Map 22-02 and recommended Conditions of Approval.
2. **Adopt** Resolution No. P2203-01

APPLICANTS: The Richman Group

LOCATION: South Lincoln Blvd across from A, B, C, & D Streets
 Oroville, California

GENERAL PLAN: MU (Mixed Use)
ZONING: MXC (Corridor Mixed Use)
FLOOD ZONE: Zone X, Zone A for the western portion of the parcel.

ENVIRONMENTAL DETERMINATION: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, Division 6, Chapter 3 of the California Code of Regulations, Article 19 Categorical Exemptions, Section 15315 "MINOR LAND DIVISIONS". In addition, as part of another project that is exempt, this map is also exempt.

REPORT PREPARED BY:

METL

 Matt Thompson, City Engineer
 Community Development Department

REVIEWED BY:

 Dawn Nevers, Assistant Director
 Community Development

A. DISCUSSION

The Planning Commission will review an application for Tentative Parcel Map 22-02 to separate one parcel totaling 13.56-acres into three parcels.

The proposed map will create three parcels fronting onto South Lincoln Boulevard. Two of these parcels will be future affordable apartments and stormwater mitigation. The third lot is not currently planned for any use.

All required conditions and considerations per OMC 16.12.050 "Tentative Parcel Map" apply to this requested tentative parcel map, including curb, gutter and sidewalk.

Prior to filing the Final Parcel Map, all public improvements required by OMC 16 "Subdivisions" shall be completed and accepted by the City.

The option remains for the Developer to defer frontage improvements on the third lot. The Oroville Municipal Code allows for the deferment if the developer enters into an agreement guarantying the installation of the improvements within an agreed upon timeframe. The agreement would also include any temporary improvements that might be necessary for drainage, pedestrians, or other matters of public interest.

Trees: There are discrepancies in the tree counts between the Tentative Parcel Map, the Arborist's report, and the building plan set. The arborists report discusses only 3 trees on site, the TPM identifies about 7, and the building plan set identifies about 14 trees, several of which are large oaks over 6" in diameter planned for removal. We assume the building plan set has the correct tree count and have asked the applicant to get a new arborist's report that deals with all trees on site, which we must review prior to approving the building plans. In addition per our Oak Tree Loss Mitigation Ordinance (OMC 17.12.065), applicant will need to mitigate the loss of any oak tree over 6" dbh with 2" for every 1" removed -- ideally with on-site replacement. We will review their mitigation plan prior to approving the building plan set.

B. RECOMMENDATION

Staff recommends the Planning Commission review and approve Tentative Parcel Map 22-02 along with all the findings and conditions pertaining thereto.

C. ENVIRONMENTAL DETERMINATION

This action has been determined to be Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, Division 6, Chapter 3 of the California Code of Regulations, Article 19 Categorical Exemptions, Section 15315 "MINOR LAND DIVISIONS". As part of another project that is exempt, this map is also exempt. The Notice of Exemption for both the map and project is attached to the project item.

D. FINDINGS

Staff has determined that the following findings can be accurately and truthfully made (OMC 16.20.050 E).

- 1) The requested tentative parcel map is in conformance with the General Plan and the City's zoning ordinance.
- 2) The site is physically suitable for the proposed density or type of development.
- 3) The design of the land division is not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat;
- 4) The design of the land division is not likely to cause serious public health problems;
- 5) The parcel was not involved in the division of a larger parcel anytime in the last two years.
- 6) A preliminary soils report or geological hazard report indicating no adverse soil or geological conditions that cannot be corrected to the satisfaction of the City Engineer shall be submitted prior to the issuance of building permits;
- 7) The design of the land division will not conflict with any existing easements;
- 8) The proposed land division is consistent with OMC 16.12.050, and the requested parcel map seeks no variances or exceptions;
- 9) All services and access to the proposed parcels are available and meet City standards. Discharges of waste into a community sewer system will not violate existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code);

E. CONDITIONS OF APPROVAL

- 1) These conditions of approval are to permit the land division of Tentative Parcel Map No. 22-02 (TPM 22-02) as generally described above.
- 2) This Tentative Parcel Map conditional approval shall become null and void unless all conditions have been complied with for recordation of the Final Parcel Map within twenty-four (24) months after the approval of said Tentative Parcel Map. Where circumstances beyond the control of the applicant cause delays, which do not permit compliance with the time limitation referenced herein, the Planning Commission may grant an extension of time for an additional period of time not to exceed an additional twelve (12) months. Applications for such extension of time must set forth in writing the reasons for the extension and shall be filed together with a fee, as established by the City Council, thirty (30) calendar days before the

- expiration of the Tentative Parcel Map. The applicant will be responsible for initiating any extension request.
- 3) The Planning Commission approval date of this Tentative Parcel Map No. 22-02 is referenced below. All determinations of whether the land division is eligible for an extension of time shall be based on this original approval date.
 - 4) The applicant shall ascertain and comply with the State of California Subdivision Map Act and with all requirements of the Oroville Municipal Code, and with all other applicable County, State and Federal requirements.
 - 5) 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 action or any environmental or other documentation related to the approval of this tentative parcel map. Applicant further agrees to provide a defense for the City in any such action
 - 6) 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.
 - 7) This map shall run with the land and be binding upon all successors in interest to the maximum extent permitted by law.
 - 8) Pursuant to Section 17.12.010, the proposed use of the site shall conform to the performance standards of the code of the City of Oroville to minimize any negative impacts that the use may have on the surrounding properties.
 - 9) All private facilities, improvements, infrastructure, systems, equipment, common areas, landscaping, irrigations systems, etc. shall be operated and maintained by the applicant in such a manner, and with such frequency, to ensure the public health, safety, and general welfare.
 - 10) The Planning Commission's action shall be final unless the subdivider or any other interested person appeals the action to the City Council as provided in Section 16.04.060 of the City's Code.
 - 11) All easements of record on and immediately adjacent to the property being subdivided -- and all easements created by approval of this subdivision -- must be noted on the Final Map and shown on site plans and improvement

plans. The Final Map shall include a reciprocal access easement with the property to the south.

- 12) Owner shall provide monumentation in conformance with the requirements of the California Subdivision Map Act (Government Code Section 66410 and following).
- 13) The location, identification and description of known or found monuments on or adjacent to the site, shall be shown and noted on the Parcel Map.
- 14) The location, identification and description of known or found monuments on or adjacent to the site, shall be shown and noted on any plans for construction on the parcels. Said monuments shall be protected or replaced per State law.
- 15) All easements of record that affect this property are to be shown on the Parcel Map.
- 16) Prior to recordation of the Parcel Map, pay in full any and all delinquent, current and estimated taxes and assessments as specified in Article 8 of Chapter 4 of Division 2 of Title 7, of the California Government Code commencing with Section 66492.

--- End of Conditions ---

F. FISCAL IMPACT

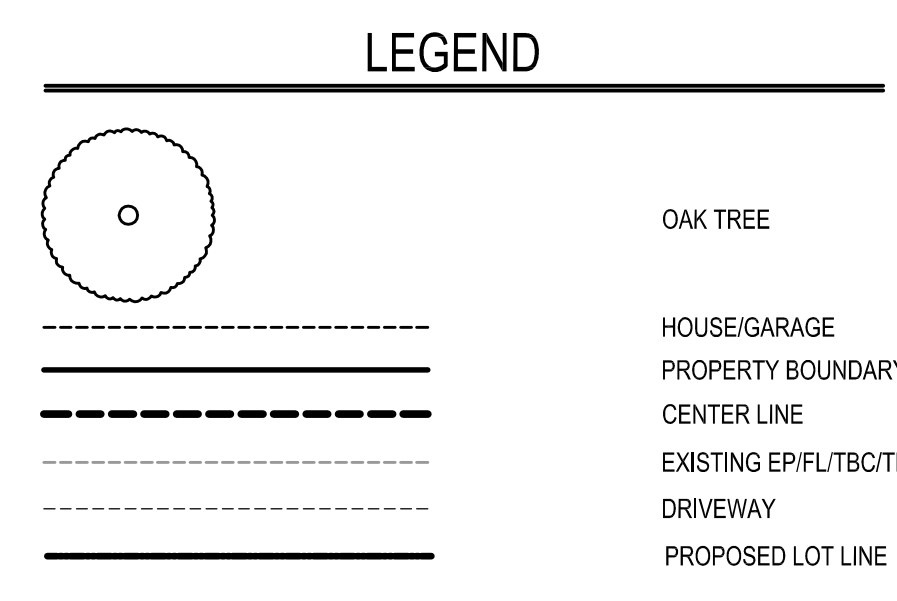
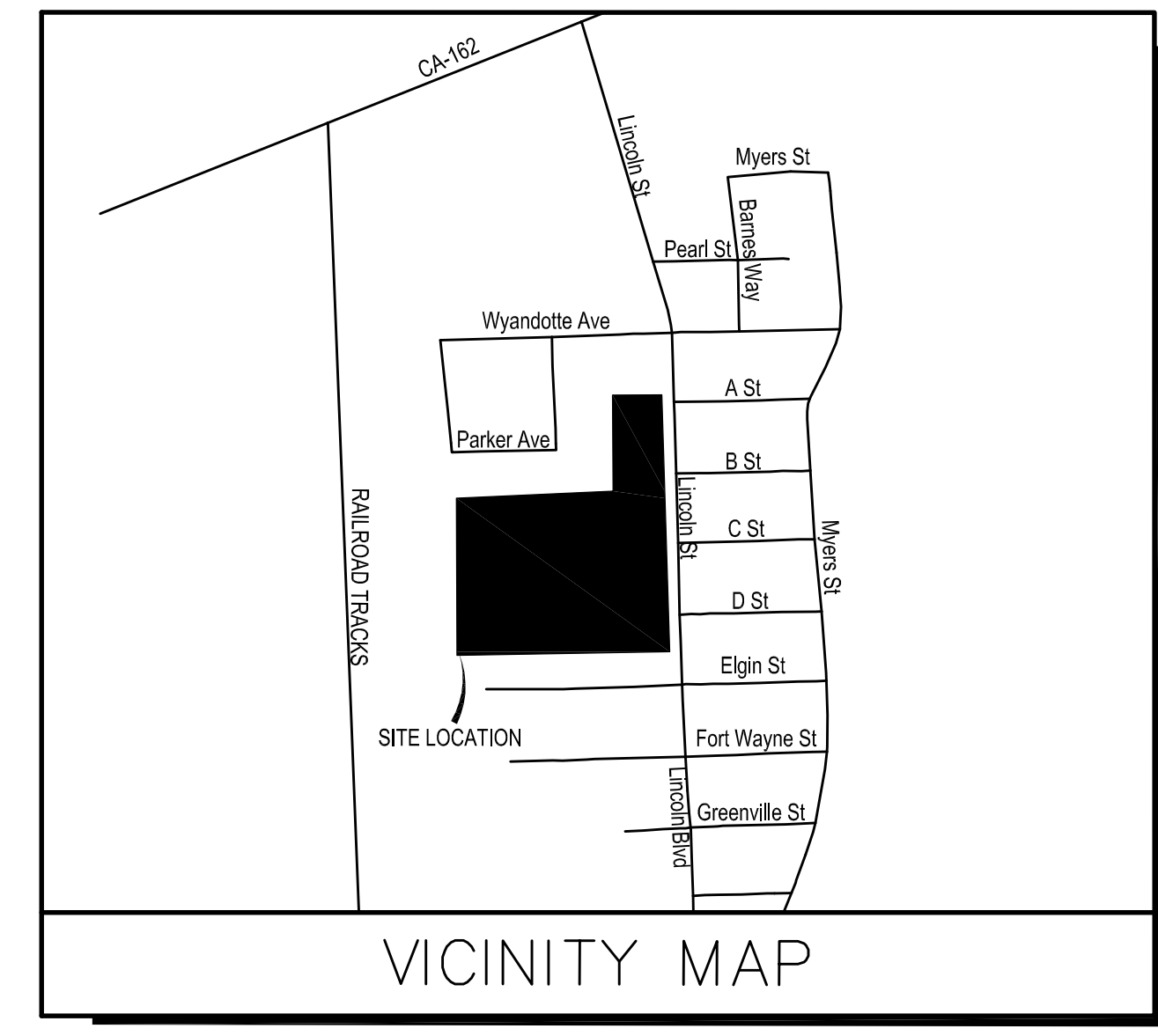
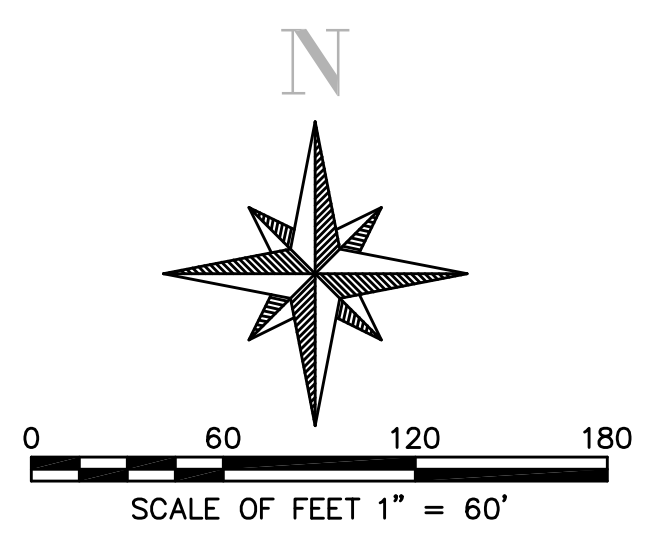
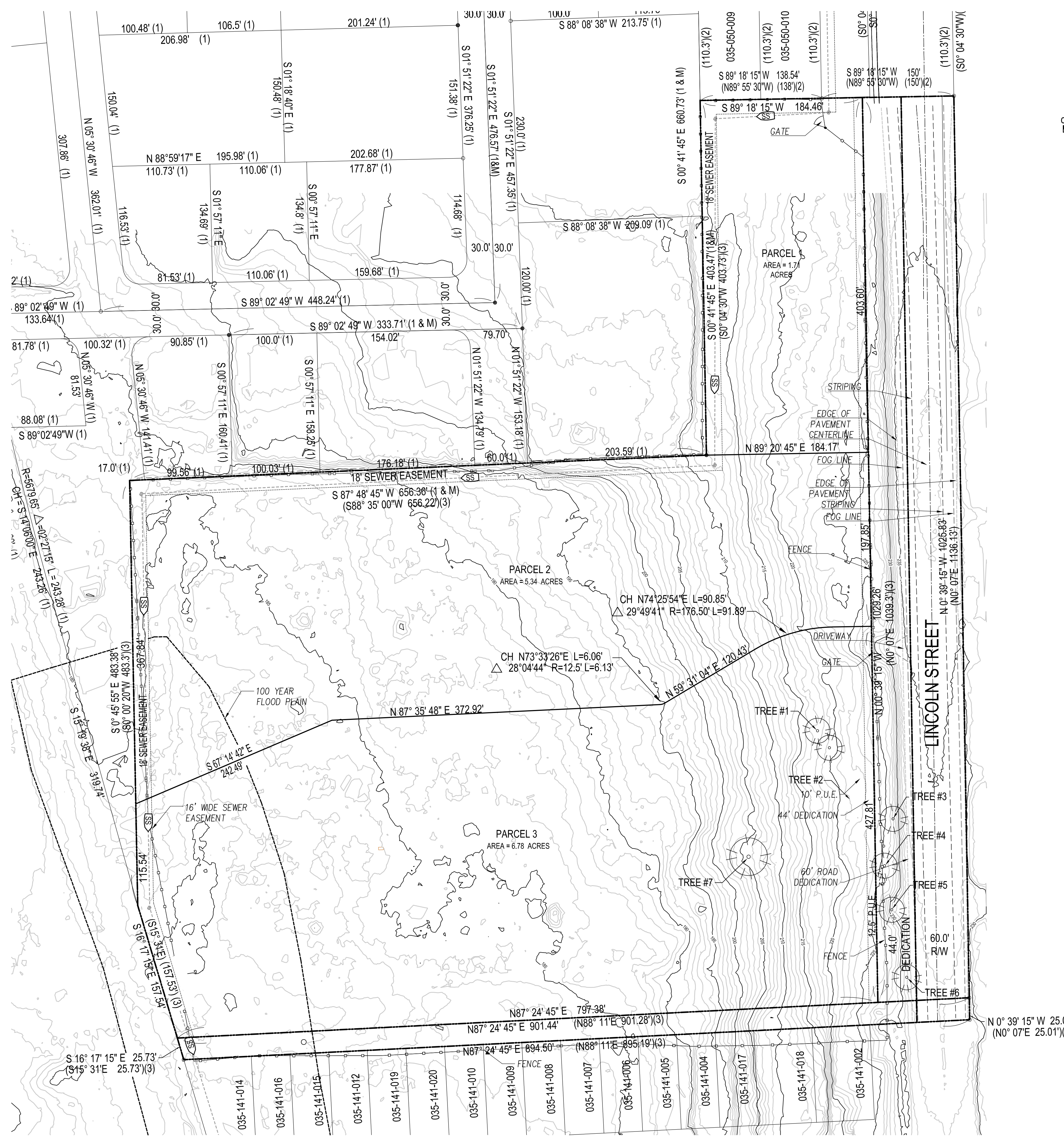
The total fees associated with this project are as follows:

Item	Price	Tech Fee	Total	Paid
Tentative Parcel Map	\$3,500.34	\$210.02	\$3,710.36	Yes
Total	\$3,500.34	\$210.02	\$3,710.36	Yes

Pursuant to Public Resources Code Section 21089, and as defined by the Fish and Wildlife Code Section 711.4, fees (\$50) are payable by the project applicant to file the Notice of Exemption with Butte County by the City of Oroville – Community Development Department within five working days of approval of this project. These fees will be paid for through the funds deposited.

ATTACHMENTS

- 1. Proposed Map TPM 22-02
- 2. Resolution No. 2020-26
- 3. Notice of Exemption



PROJECT NOTES

- ASSESSOR'S PARCEL NO.**
035-040-056-000
- AREA OF PROPOSED TENTATIVE PARCEL MAP**
590,673 SQFT
- EXISTING USE**
NO-USE
- PROPOSED USE**
RESIDENTIAL
- EXISTING ZONING**
MXC
- PROPOSED ZONING**
MULTI-FAMILY RESIDENTIAL
- PARK DISTRICT**
CITY OF OROVILLE
- FIRE PROTECTION**
OROVILLE FIRE DEPARTMENT
- SCHOOL DISTRICT**
OROVILLE SCHOOL DISTRICT
- SEWER**
LAKE OROVILLE PUBLIC UTILITY DISTRICT (LOUPD)
- STORM DRAIN**
CITY OF OROVILLE
- WATER**
CAL WATER SERVICE CO.
- GAS & ELECTRICITY**
PACIFIC GAS AND ELECTRIC COMPANY

- APPLICANT**
GUIDE ENGINEERING
5930 GRANITE LAKE DR, STE #150
GRANITE BAY, CA, 95746
CONTACT: JARED BROWN
PE: C65430
PHONE: (916) 787-0248
- OWNER**
ARMF PROPERTY FAMILY LLC
2727 NEWPORT BLVD, SUITE 203
NEWPORT BEACH, CA 92663
CONTACT: TZANIMIR BOROVSKI
PHONE: (310) 254-0516
- PLANNER/ENGINEER**
GUIDE ENGINEERING
5930 GRANITE LAKE DR, STE #150
GRANITE BAY, CA, 95746
CONTACT: JARED BROWN
PE: C65430
PHONE: (916) 787-0248

TREE TABLE:

NUMBER	DBH	DRIP	SPECIES
1	18	22	BLUE OAK
2	15	15	VALLEY OAK
3	7	7	VALLEY OAK
4	9	12	VALLEY OAK
5	7	6	VALLEY OAK
6	8	8	VALLEY OAK
7	18	21	BLUE OAK

NOTE:
NO EXISTING SEPTIC TANKS
NO EXISTING WELLS
NO EXISTING STORM DRAIN
NO EXISTING FIRE HYDRANTS

Item 3.

ENGR. INIT.	DATE	COUNTY APPROVAL	DATE	NO.	DESCRIPTION

Guide ENGINEERING
LAND ENGINEERING AND PLANNING
5930 GRANITE LAKE DR, #150
GRANITE BAY, CA 95746
PHONE: (916) 787-0248
projects@guide-engineering.com

LINCOLN STREET TENTATIVE PARCEL MAP PW2211-001 CITY OF OROVILLE, CALIFORNIA

PREPARED UNDER THE DIRECTION OF:

NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BY THE ENGINEER
PROJECT NUMBER: 2022-114-001

SHEET 1 OF 1

RESOLUTION NO. P2022-22

A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING TENTATIVE PARCEL MAP NO. 22-02

WHEREAS, the City of Oroville staff have received a tentative parcel map application; and

WHEREAS, the tentative parcel map proposes to separate one existing parcel totaling 13.56-acres (APN 035-040-056) into three parcels.

WHEREAS, the following conditions of approval shall be incorporated into the final map;

WHEREAS, at a duly noticed public meeting, the Planning Commission considered the comments and concerns of anyone potentially affected by the approval of the tentative parcel map described herein, and also considered the City’s staff report regarding the change.

WHEREAS, the requested tentative parcel map is in conformance with the General Plan and the City’s zoning ordinance,

WHEREAS, the requested parcel map seeks no variances or exceptions,

WHEREAS, all services and access to the proposed parcels are available and meet City standards,

WHEREAS, the parcel was not involved in the division of a larger parcel anytime in the last two years, and

WHEREAS, the parcel does not have an average slope greater than 20 percent.

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

The Planning Commission approves TPM 22-02 with the conditions and findings herein as proposed by Staff.

Staff has determined that the following findings can be accurately and truthfully made (OMC 16.20.050 E);

- 1) The requested tentative parcel map is in conformance with the General Plan and the City’s zoning ordinance,
- 2) The site is physically suitable for the proposed density or type of development;

- 3) The design of the land division is not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat;
- 4) The design of the land division is not likely to cause serious public health problems;
- 5) A preliminary soils report or geological hazard report indicating no adverse soil or geological conditions that cannot be corrected to the satisfaction of the City Engineer shall be submitted prior to the issuance of building permits;
- 6) The design of the land division will not conflict with any existing easements;
- 7) The proposed land division is consistent with OMC 16.12.050, and the requested parcel map seeks no variances or exceptions;
- 8) All services and access to the proposed parcels are available and meet City standards. Discharges of waste into a community sewer system will not violate existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code);
- 9) The parcel was not involved in the division of a larger parcel anytime in the last two years.

CONDITIONS OF APPROVAL

1. These conditions of approval are to permit the land division of Tentative Parcel Map No. 22-02 (TPM 22-02) as generally described above.
2. This Tentative Parcel Map conditional approval shall become null and void unless all conditions have been complied with for recordation of the Final Parcel Map within twenty-four (24) months after the approval of said Tentative Parcel Map. Where circumstances beyond the control of the applicant cause delays, which do not permit compliance with the time limitation referenced herein, the Planning Commission may grant an extension of time for an additional period of time not to exceed an additional twelve (12) months. Applications for such extension of time must set forth in writing the reasons for the extension and shall be filed together with a fee, as established by the City Council, thirty (30) calendar days before the expiration of the Tentative Parcel Map. The applicant will be responsible for initiating any extension request.
3. The Planning Commission approval date of this Tentative Parcel Map No. 22-02 is referenced below. All determinations of whether the land division is eligible for an extension of time shall be based on this original approval date.
4. The applicant shall ascertain and comply with the State of California Subdivision Map Act and with all requirements of the Oroville Municipal Code, and with all other applicable County, State and Federal requirements.
5. 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 action or any environmental or other documentation related to the approval of this tentative parcel map. Applicant further agrees to provide a defense for the City in any such action

6. 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.
7. This map shall run with the land and be binding upon all successors in interest to the maximum extent permitted by law.
8. Pursuant to Section 17.12.010, the proposed use of the site shall conform to the performance standards of the code of the City of Oroville to minimize any negative impacts that the use may have on the surrounding properties.
9. All private facilities, improvements, infrastructure, systems, equipment, common areas, landscaping, irrigations systems, etc. shall be operated and maintained by the applicant in such a manner, and with such frequency, to ensure the public health, safety, and general welfare.
10. The Planning Commission's action shall be final unless the subdivider or any other interested person appeals the action to the City Council as provided in Section 16.04.060 of the City's Code.
11. All easements of record on and immediately adjacent to the property being subdivided -- and all easements created by approval of this subdivision -- must be noted on the Final Map and shown on site plans and improvement plans. The Final Map shall include a reciprocal access easement with the property to the south.
12. Owner shall provide monumentation in conformance with the requirements of the California Subdivision Map Act (Government Code Section 66410 and following).
13. The location, identification and description of known or found monuments on or adjacent to the site, shall be shown and noted on the Parcel Map.
14. The location, identification and description of known or found monuments on or adjacent to the site, shall be shown and noted on any plans for construction on the parcels. Said monuments shall be protected or replaced per State law.
15. All easements of record that affect this property are to be shown on the Parcel Map.
16. Prior to recordation of the Parcel Map, pay in full any and all delinquent, current and estimated taxes and assessments as specified in Article 8 of Chapter 4 of

Division 2 of Title 7, of the California Government Code commencing with Section 66492.

--- 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 26th of January 2023, by the following vote:

AYES: NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVE:

JACKIE GLOVER, ASSISTANT CITY CLERK

CARL DURLING, CHAIRPERSON



City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

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

NOTICE OF EXEMPTION

TO: Butte County Clerk
25 County Center Drive
Oroville, CA 95965

FROM: City of Oroville
1735 Montgomery Street
Oroville, CA 95965

Project Title: TPM 22-02 Tentative Parcel Map

Project Location – Specific: South Lincoln Blvd at Cal Oak Road (APN 035-330-023 & 025)

Project Location - City: City of Oroville

Project Location – County: Butte

Description of Nature, Purpose, and beneficiaries of project: The tentative parcel map would separate the existing 13.56 parcel into three separate parcels. Two of these parcels will be future affordable apartments and stormwater mitigation. The third parcel is not currently planned for any use.

Name of Public Agency Approving Project: City of Oroville

Name of Person or Agency Carrying Out Project: The Richman Group

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:
 - 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:

Minor Land Divisions; Title 14, CCR, §15315

Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcels have not involved in a division of a larger parcel within the previous 2 years, and the parcels do not have an average slope greater than 20 percent.

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