



**OROVILLE PLANNING COMMISSION
HISTORICAL ADVISORY COMMISSION**

Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

**June 06, 2019
SPECIAL MEETING
OPEN SESSION 7:00 PM
AGENDA**

CITY OF OROVILLE PLANNING COMMISSION

CHAIR: Damon Robison
VICE-CHAIR: Carl Durling
MEMBERS: Randy Chapman; Wyatt Jenkins; Michael Britton, Tammy Flicker, Susan Sears

ALL MEETINGS ARE RECORDED AND BROADCAST LIVE

*This meeting may be broadcast remotely via audio and/or video conference at the following address:
Cota Cole, LLP, 2261 Lava Ridge Court, Roseville, California 95661.
Meeting is streamed live at cityoforoville.org and on YouTube*

CALL TO ORDER

ROLL CALL

Commissioners: Susan Sears, Michael Britton, Randy Chapman, Wyatt Jenkins, Tammy Flicker, Vice Chairperson Carl Durling, Chairperson Damon Robison

PLEDGE OF ALLEGIANCE

INSTRUCTIONS TO INDIVIDUALS WHO WISH TO SPEAK

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 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 two minutes per speaker. If more than 15 speaker cards are submitted for non-agenda items, the first 15 speakers will be randomly selected to speak at the beginning of the meeting, with the remaining speakers given an opportunity at the end. **(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 Commission or staff to statements or questions relating to a non-agenda item

APPROVAL OF MINUTES

The Planning Commission may approve the minutes from April 25, 2019

PUBLIC HEARING

The Public Hearing Procedure is as follows:

- Chairperson opens the public hearing.
- Staff and Applicant introduce item.
- Hearing is opened for public comment limited to three (3) minutes. 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.
- Speakers are requested to provide a speaker card to the City Clerk
- Public comment session is closed
- Commissioners, discuss, debate and action.

1. STATE THEATRE SIGN & MARQUEE RESTORATION PROJECT

The Planning Commission may review and approve a Landmark Modification Permit to restore the original marquee and sign at the Historic State Theatre, 1489 Myers Street, Oroville, CA.

RECOMMENDATION:

Approval of a Landmark Modification Permit to restore the original marquee and sign at the Historic State Theatre, 1489 Myers Street, Oroville, CA.

Adopt Resolution No. P2019-11 – A RESOLUTION APPROVING THE LANDMARK MODIFICATION PERMIT TO RESTORE THE ORIGINAL MARQUEE AND SIGN AT THE HISTORIC STATE THEATRE, 1489 MYERS STREET, OROVILLE, CA

ADJOURNMENT

The Planning Commission will adjourn until their next regularly scheduled meeting on June 27, 2019 at 7pm.

*** NOTICE ***

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.

*** NOTICE ***

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.



OROVILLE PLANNING COMMISSION

Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

**April 25, 2019
MINUTES**

This meeting was recorded live and may be viewed on cityoforoville.org or on YouTube. The agenda for this meeting was posted on April 19, 2019 at 2pm.

CALL TO ORDER – Chairperson Robison called the meeting to order at 7pm

ROLL CALL

PRESENT: Commissioners: Tammy Flicker, Michael Britton, Randy Chapman, Wyatt Jenkins, Susan Sears, Chairperson Damon Robison

ABSENT: Vice Chairperson Carl Durling

STAFF PRESENT: Chief Building Official Gary Layman, Assistant City Clerk Jackie Glover

PLEDGE OF ALLEGIANCE – Led by Chairperson Robison

PUBLIC COMMENTS

There were no public comments on non-agenda items

The following individuals spoke on agenda items:

- Amie McAllister – Item 3
- Fred Spenger – Item 4
- Kevin Thompson – Item 4
- Irma Jordan – Item 4
- Janet Goodson – Item 4
- Tasha Levinson – Item 4
- Kenneth Thompson – Item 4
- William Bynum – Item 4
- Lisa Torres – Item 4
- Carol Anderson – Item 4
- Carol Zanon – Item 4
- Lydia Kaoorn – Item 4
- Linda Draper – Item 4
- Doreen Kraner – Item 4
- Kasey Boone – Item 4
- Warren Wendland – Item 4
- Tom Oxford – Item 4
- Elias Dorghalli – Item 4
- Brad Jackson – Item 4
- Carnella Marks – Item 4
- Dustin Youngdahl – Item 5

CORRESPONDENCE

None

APPROVAL OF MINUTES

Motion by Commissioner Chapman and second by Commissioner Sears to approve the minutes from the March 28, 2019 meeting. Passed.

AYES: Commissioners Flicker, Britton, Chapman, Jenkins, Sears, Robison
NOES: None
ABSTAIN: None

ABSENT: Commissioner Durling

PUBLIC HEARINGS

4. CONDITIONAL USE PERMIT - EMERGENCY SHELTER - 3010 MYERS STREET

The Planning Commission conducted a public hearing to consider approving a Conditional Use permit for an Emergency Shelter in a vacant commercial building located at 3010 Myers Street, Oroville CA

After opening the public hearing and hearing from multiple citizens a motion was made by Commissioner Britton and second by Commissioner Chapman to continue the public hearing to May 23, 2019. Motion passed

AYES: Commissioners Flicker, Britton, Chapman, Jenkins, Sears, Robison
NOES: None
ABSTAIN: None
ABSENT: Commissioner Durling

3. TENTATIVE SUBDIVISION MAP - 2134 2ND STREET

The Planning Commission conducted a public hearing to consider approving Tentative Subdivision Map No. 19-02 to separate a 1.89-acre lot into 15 parcels for medium density residential housing.

Motion by Commissioner Chapman and second by Commissioner Sears to APPROVE the recommended Findings for Tentative Parcel Map No. 19-02 and APPROVE Resolution No. P2019-08 A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING A TENTATIVE SUB-DIVISION MAP LOCATED AT 2134 2ND STREET, OROVILLE, CA APN 031-150-031 with add to the conditions for there to be sidewalks on both sides of the street.

AYES: Commissioners Flicker, Britton, Chapman, Jenkins, Sears, Robison
NOES: None
ABSTAIN: None
ABSENT: Commissioner Durling

5. CONDITIONAL USE PERMIT - MANUFACTURED HOME DISPLAY AND SALES OFFICE - 2243 FEATHER RIVER BLVD

The Oroville Planning Commission conducted a public hearing to consider approving a Manufactured Home Display and Sales Office in a vacant commercial building and lot located at 2243 Feather River Blvd, Oroville, CA.

Motion by Commissioner Britton and second by Commissioner Chapman to approve Use Permit 19-03. Passed.

AYES: Commissioners Flicker, Britton, Chapman, Jenkins, Sears, Robison
NOES: None
ABSTAIN: None
ABSENT: Commissioner Durling

1. ZONING CHANGE 16.12.020 (H.1) - TENTATIVE MAPS

The Oroville Planning Commission reviewed and considered approving Zoning Change No. 19-04 19-04 a change to the Oroville Municipal Code (OMC)16.12.020 (H.1) Tentative Maps to

remove "Planning Commission" and add "Zoning Administrator" for review and approval and where 2 years is referenced remove and add 6 years.

Motion by Commissioner Chapman and second by Commissioner Sears to NOT APPROVE the recommended Findings for Zoning/Subdivision Change No. ZC – 19-04; and to NOT APPROVE Resolution No. P2019-05 A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING ZONING/SUBDIVISION CHANGE NO. 19-04 PERMITTING A CHANGE TO THE ZONING/SUBDIVISION CODE TITLE 16.12.020 (H.1) AMENDMENTS AND REZONING. Motion Passed.

AYES: Commissioners Flicker, Britton, Chapman, Jenkins, Sears, Robison
NOES: None
ABSTAIN: None
ABSENT: Commissioner Durling

2. ZONING CODE CHANGE 16.12.050 (F) - TENTATIVE PARCEL MAP EXTENSIONS

The Oroville Planning Commission reviewed and considered approving Zoning/Subdivision Change No. ZC – 19-03 to remove "Planning Commission" and add "Zoning Administrator" for review and approval in section Title 16.12.050 (F) and replace the allotted time for extensions from 36 months to "not to exceed 6 years".

Motion by Commissioner Sears and seconded by Commissioner Britton to reject the recommended Findings for Zoning/Subdivision Change No. ZC 19-03; and Resolution No. P2019-04 A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING ZONING/SUBDIVISION CHANGE NO. 19-03 PERMITTING A CHANGE TO THE ZONING/SUBDIVISION CODE TITLE 16.12.050 TENTATIVE PARCEL MAPS. Motion Passed.

AYES: Commissioners Flicker, Britton, Chapman, Jenkins, Sears, Robison
NOES: None
ABSTAIN: None
ABSENT: Commissioner Durling

6. ZONING ORDINANCE CHANGE - DEVELOPMENT STANDARDS FOR RESIDENTIAL DISTRICTS TABLE - 17.28.020-2

The Planning Commission conducted a public hearing to consider approving an addition to 17.28.020 Development Standards for Residential Districts Table 17.28.020-2

Motion by Commissioner Sears and second by Commissioner Britton to table the item. Motion passed.

AYES: Commissioners Flicker, Britton, Chapman, Jenkins, Sears, Robison
NOES: None
ABSTAIN: None
ABSENT: Commissioner Durling

REGULAR BUSINESS

None

DISCUSSION ITEMS

The commission had a brief discussion about commissioner training.

DIRECTOR’S REPORT

Chief Building Official Gary Layman announced that he would no longer be the planner and will be continuing on as the Chief Building Official and Fire Marshal. He explained that the City was hiring a consulting firm temporarily and eventually a planner.

COMMISSION REPORTS

None

ADJOURNMENT

Chairperson Robison adjourned the meeting at 9:16pm. Adjourned to Thursday, May 23, 2019 at 7:00 P.M. in the Oroville City Council Chambers

APPROVED:

ATTESTED:

Damon Robison, Chair

Jackie Glover, Assistant City Clerk



City of Oroville

Leonardo DePaola
DIRECTOR

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, June 6, 2019

STATE THEATRE SIGN & MARQUEE RESTORATION PROJECT

The Planning Commission may review and approve a Landmark Modification Permit to restore the original marquee and sign at the Historic State Theatre, 1489 Myers Street, Oroville, CA.

RECOMMENDATION:

Approval of a Landmark Modification Permit to restore the original marquee and sign at the Historic State Theatre, 1489 Myers Street, Oroville, CA.

Adopt Resolution No. P2019-11 – A RESOLUTION APPROVING THE LANDMARK MODIFICATION PERMIT TO RESTORE THE ORIGINAL MARQUEE AND SIGN AT THE HISTORIC STATE THEATRE, 1489 MYERS STREET, OROVILLE, CA

APPLICANTS: STAGE

LOCATION:

1489 Myers Street
Oroville, CA 95965

GENERAL PLAN: MX -- Mixed Use

ZONING: MXD-DHO -- Downtown Mixed Use with Downtown Historic Overlay

FLOOD ZONE: X

ENVIRONMENTAL DETERMINATION: CEQA Exempt

REPORT PREPARED BY:

Wes Ervin, Contract Planner
Community Development Department

REVIEWED BY:

Leonardo DePaola
Community Development Director

DISCUSSION

As part of the ongoing Historic State Theater restoration project, STAGE (State Theater Arts Guild) proposes to restore the marquee and blade sign that graced the building in 1928, when it was first occupied. When lit, the restored signage will be larger and brighter than the current sign, and larger than the Sign Ordinance currently allows. However, it will be a major step towards building renovation, and a major step toward revitalization of the Downtown and its Arts, Culture and Entertainment District. The

Theater building is owned by the City, which participated in its acquisition and is assisting with the renovation. The City has exempted STAGE from permit fees.

If approved, STAGE will immediately contract with the sign fabricator, with a planned completion in early October and a dedication ceremony on October 14 at their first fall concert. The cost of the sign is covered by a grant from the Supplemental Benefit Fund.

If the Planning Commission approves this discretionary action, staff recommends it include the following approvals:

1. Landmark Modification approval
2. Historic project approval (as the de facto the Historic Advisory Commission)
3. Sign Permit approval as a contributing historic feature (as the de facto Historic Advisory Commission)
4. Removal of the corner streetlight as part of the sign installation process.

BACKGROUND

This application appears to meet all requirements of the Landmark Modification Permit, the Downtown Historic Overlay District, the Arts, Culture and Entertainment Overlay District, and review by the

Landmark Modification Permit

City Code 17.48.050 E specifies that the process for landmark modification permits shall be the same as Development review, and includes the following criteria, all of which appear to be met:

- a. Whether the proposed change, including its design and materials, is consistent with the historic period of the landmark.
- b. Whether the proposed change is compatible with any adjacent or nearby landmarks.
- c. Whether the proposed change destroys or diminishes an important feature of the landmark.
- d. Whether the proposed change conforms to the most recent edition of the Secretary of the Interior's Standards for the Treatment of Historic Properties, published by the United States Department of the Interior.

Downtown historic Overlay District

If a building or structure is listed in a City of Oroville historic survey for a DH-O district, Section 17.44.40 requires a Landmark Modification Permit before making changes. In addition, the project must be reviewed by the applicable historic advisory commission:

"The historic advisory commission shall make its determination based upon whether the subject building, structure, site or improvement meets the criteria for designation as a landmark, as specified in Section 17.48.040 (Landmarks). If the criteria

for landmark designation are met, the subject building, structure, site or improvement shall be deemed a contributing feature of the DH-O district.”

ACE – Arts, Culture and entertainment overlay District

There is no change to the existing permitted use.

Sign Regulations

Per City Code 17.20.040 B, this project is exempt from a separate sign permit because it is undergoing Landmark Modification Permit Development Review.

Per City Code 17.20.150 C, any sign that is a contributing feature of a DH-O district, as determined by the historic advisory commission, ...shall not be counted towards the allowable sign area or number of signs for a building or use.

Staff notes that proposed combination sign does not meet the following current City sign requirements:

- For a maximum of 400 square feet of area. The changeable message marquee sign is about 460s.f. and projecting blade sign is another 80 s.f.
- For a maximum of 50 square feet per individual sign;
- Maximum height of 20 feet per sign. The blade sign is 22 feet high;

To help discourage vandalism, the proposed marquee canopy is 11 feet above ground, purposely higher than the original. The new marquee will extend very little beyond the existing unlighted marquee, thus ensuring it will stay at least two feet from the existing curb as required in the City sign codes.

.

Trees

Three City-owned Chinese Pistach trees within the planter strip must be removed to ensure that the marquee can be seen. City Public Works will remove the trees prior to sign installation as part of its ongoing tree maintenance program.

Street Lamp Post Removal

Applicant requests that the marquee installation include removing the street light on the corner as unnecessary, and because it will interfere with and detract from the new marquee sign. The lamp post has been used as either a streetlight or a signal since the 1930's.

Applicant has stated intent to keep equivalent lighting in the marquee on at night after the rest of the sign's lighting is turned off, ensuring a well-lit area for security purposes.

Applicant agrees to work with the City Public Works Director to determine scheduling, and who should cover the cost of removal.

State Office of Historic Preservation

STAGE has submitted the sign restoration plans to the State Office of Historic Preservation and has received approval in regard to the design meeting the state historic standards.

PROPOSED CONDITIONS

1. Obtain a building permit prior to operating the signs;
2. 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;
3. 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.
4. 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.
5. 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.
6. 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.

ENVIRONMENTAL IMPACT

This project is Categorically exempt per CEQA Guidelines 15301, which exempts existing uses with negligible or no expansion of use. Nor is there a substantial adverse change in the significance of a historical resource.

FISCAL IMPACT

None.

The sign fabrication is funded by a ~\$350,000 Supplemental Benefit Fund grant.

ATTACHMENTS

- Attachment A: Application, description and images of the proposed sign
- Attachment B: SOHP approval letter, pending as of May 28
- Attachment C: Resolution Approving Landmark Modification Permit
- Attachment D: Applicant statement received May 27, 2019

RESOLUTION NO. P2019-11

A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION APPROVING THE LANDMARK MODIFICATION PERMIT TO RESTORE THE ORIGINAL MARQUEE AND SIGN AT THE HISTORIC STATE THEATRE, 1489 MYERS STREET, OROVILLE, CA

WHEREAS, the City of Oroville has received a landmark modification permit application from the State Theater Arts Guild (STAGE) for a landmark modification permit for a sign restoration project at 1489 Myers Street, Oroville, CA;

WHEREAS, the sign recreates the original sign that graced the building for over two decades; and

WHEREAS, City participates in and fully supports the restoration of the State Theater, including its signage;

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

WHEREAS, per the City of Oroville Municipal Code, this project is required to obtain a Landmark Alteration Permit from the Planning Commission, and project approval and sign approval from the Historic Advisory Commission; and

WHEREAS, tree removal and street light removal is an important part of the HISTORIC sign restoration project; and

WHEREAS, The State Office of Historic Preservation has approved the proposed design as meeting State and Federal Standards for the Treatment of Historic Properties; 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 Planning Commission finds that this action has been determined to be Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, California Code of Regulations, Section 15301 "existing uses with negligible or no expansion."

2. The Planning Commission finds that:
 - A. The proposed change, including its design and materials, is consistent with the historic period of the *landmark*;
 - B. The proposed change is compatible with any adjacent or nearby landmarks;
 - C. The proposed change enhances and does not destroy or diminish an important feature of the *landmark*.
 - D. The proposed change conforms to the most recent edition of the Secretary of the Interior's Standards for the Treatment of Historic Properties, published by the United States Department of the Interior.

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 hereby approves Project No. PL1905-007 in accordance with the plans received May 16, 2019, subject to the following:

1. Obtain a building permit prior to operating the signs;
2. 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;
3. 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.
4. 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.
5. 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.
6. 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 special meeting of the Planning Commission of the City of Oroville held on the 16th of March 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVE:

JACKIE GLOVER, SECRETARY

DAMON ROBISON, CHAIRPERSON

STATE THEATRE

OROVILLE CA
1928



FERNANDO DUARTE DESIGN

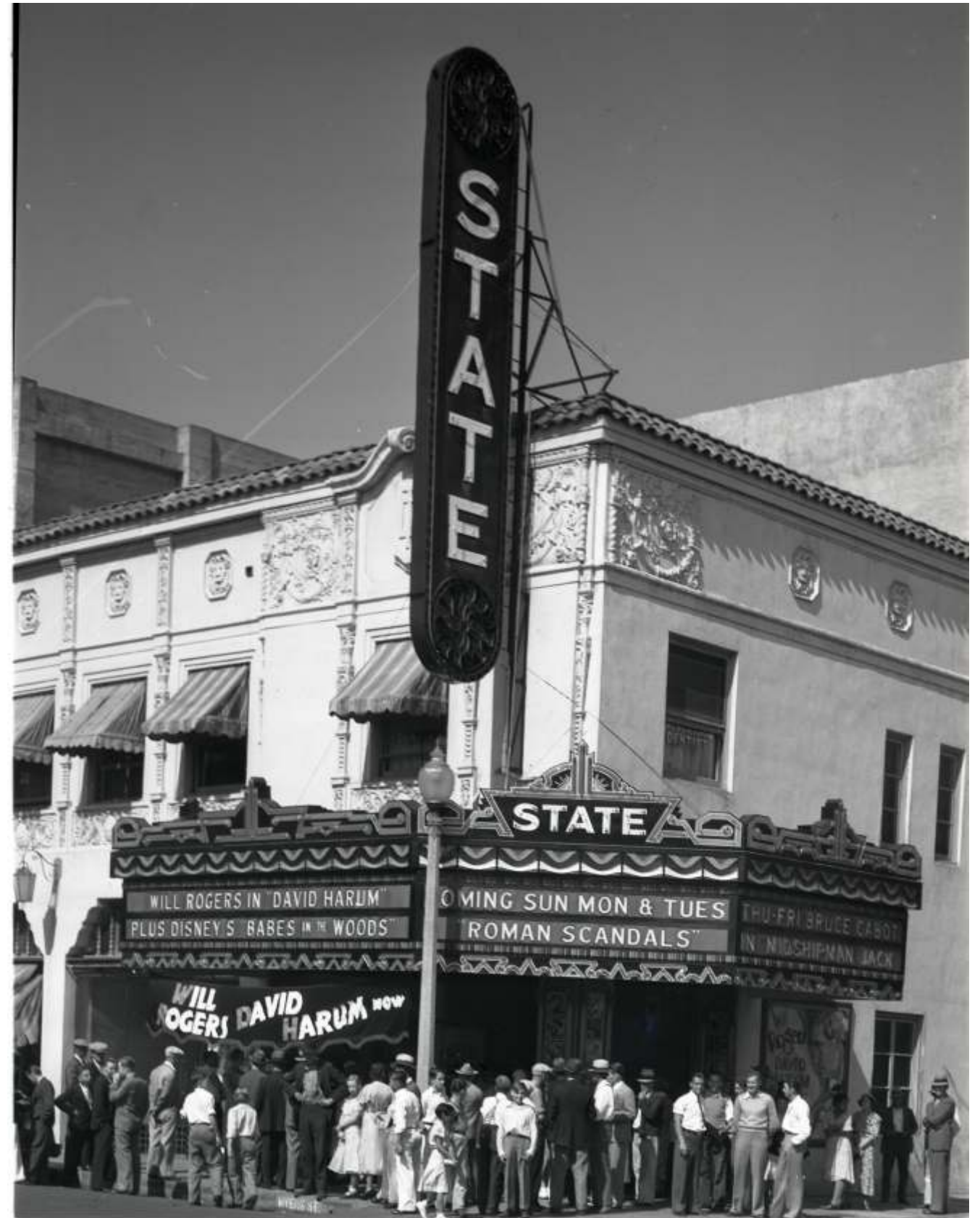
ORNAMENTAL ARTS & DESIGN

www.duarteid.com





Oroville's new \$250,000 theatre, the State, operated by the T. & D. Jr., Enterprises, pictured above, will open its doors to theater goers of Butte county tomorrow afternoon and evening for the first performances.



PROJECT			
STATE THEATRE			
ADDRESS			
1489 Myers St. Oroville, CA 95965			
DATE	REVISION	SCALE	SHEET
APR 29 19	MAY 21 19	3/8"=1"	



From the Eastman's Originals Collection, Department of Special Collections, General Library, University of California, Davis. The collection is property of the Regents of the University of California; no part may be reproduced or used without permission of the Department of Special Collections.



From the Eastman's Originals Collection, Department of Special Collections, General Library, University of California, Davis. The collection is property of the Regents of the University of California; no part may be reproduced or used without permission of the Department of Special Collections.

PROJECT			
STATE THEATRE			
ADDRESS			
1489 Myers St. Oroville, CA 95965			
DATE	REVISION	SCALE	SHEET
APR 29 19	MAY 21 19	3/8"=1"	18



PROJECT
STATE THEATRE
ADDRESS
1489 Myers St. Oroville, CA 95965
DATE APR 29 19 REVISION MAY 21 19 SCALE 3/8"=1" SHEET

CHANGES



1
1928
LIGHT BULBS
BLACK / WHITE



3
1940'S
ALL NEON ON MARQUEE
AND BLADE

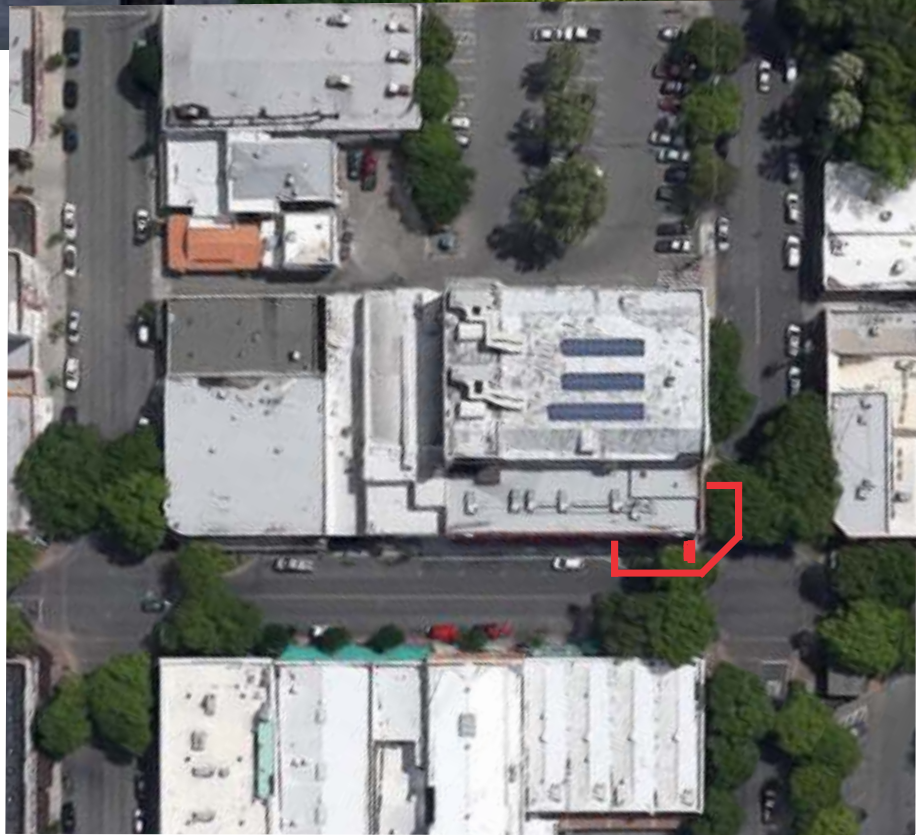
PAINTED RED
BACKGROUND
WITH LIGHT ACCENTS

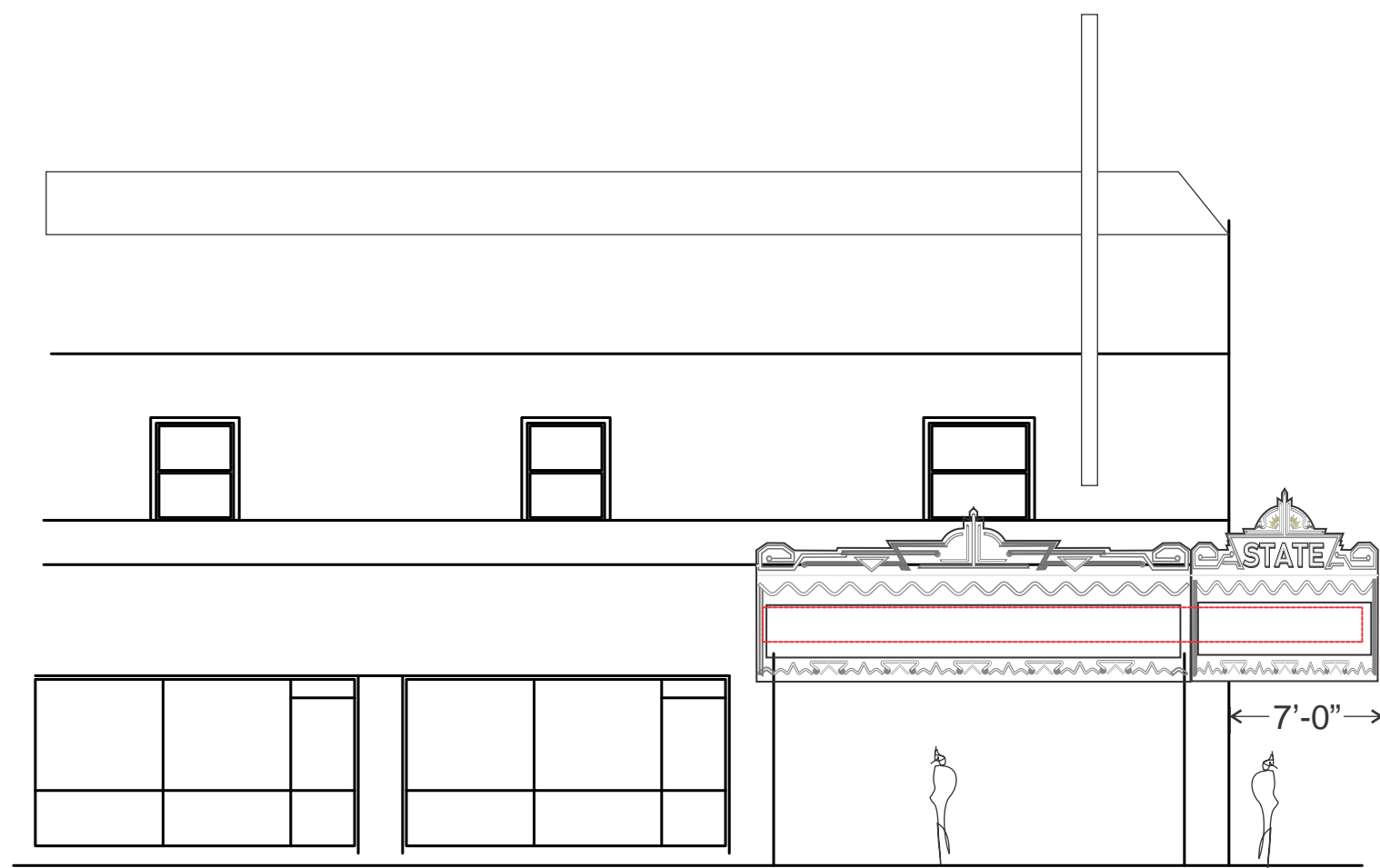
2 1933
LIGHT BULBS
ADD NEON ON MARQUEE ONLY



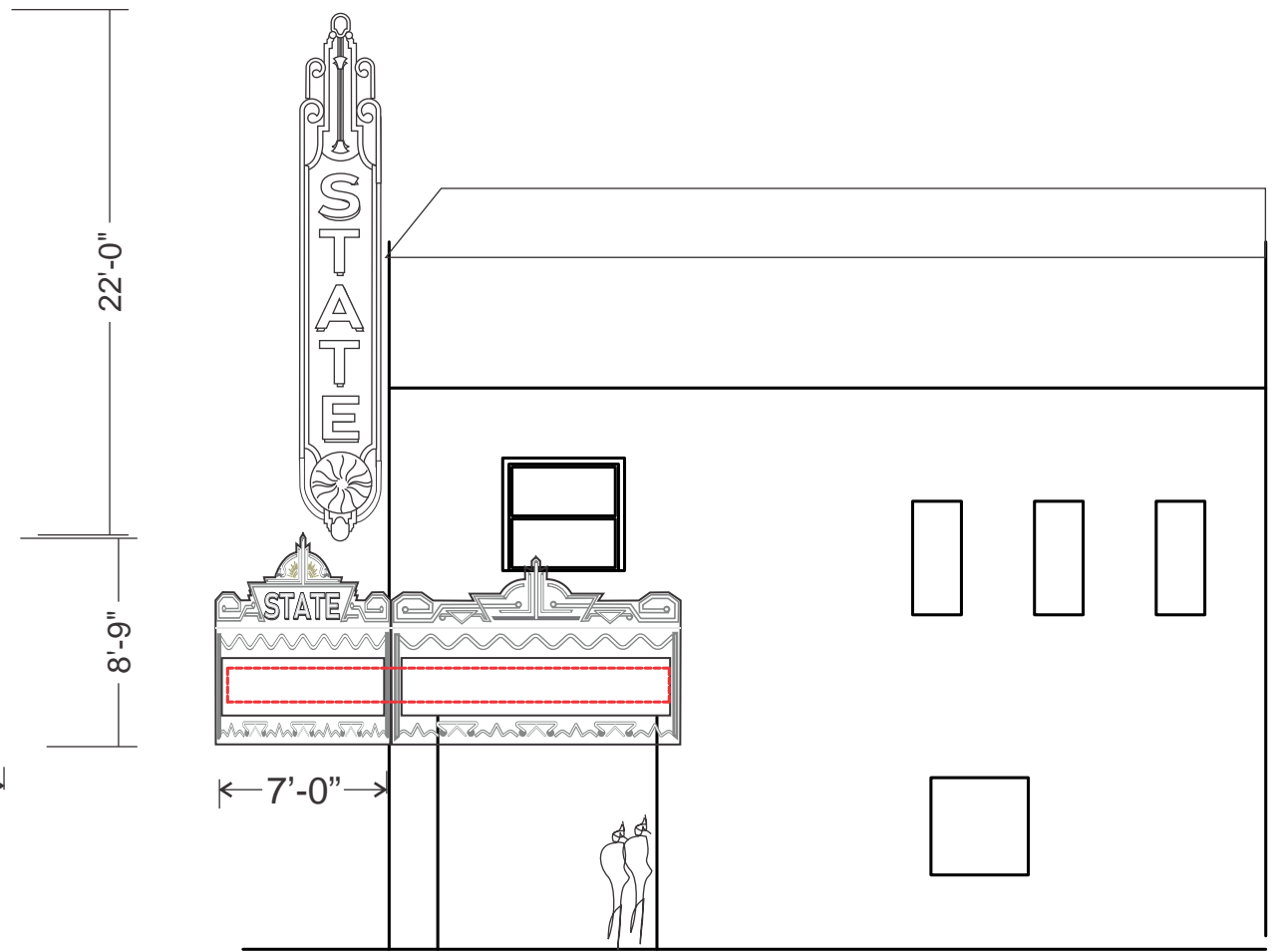
4
1950'S
ALL NEON ON MARQUEE
AND BLADE

PAINTED LIGHT
BACKGROUND
DARK ACCENTS



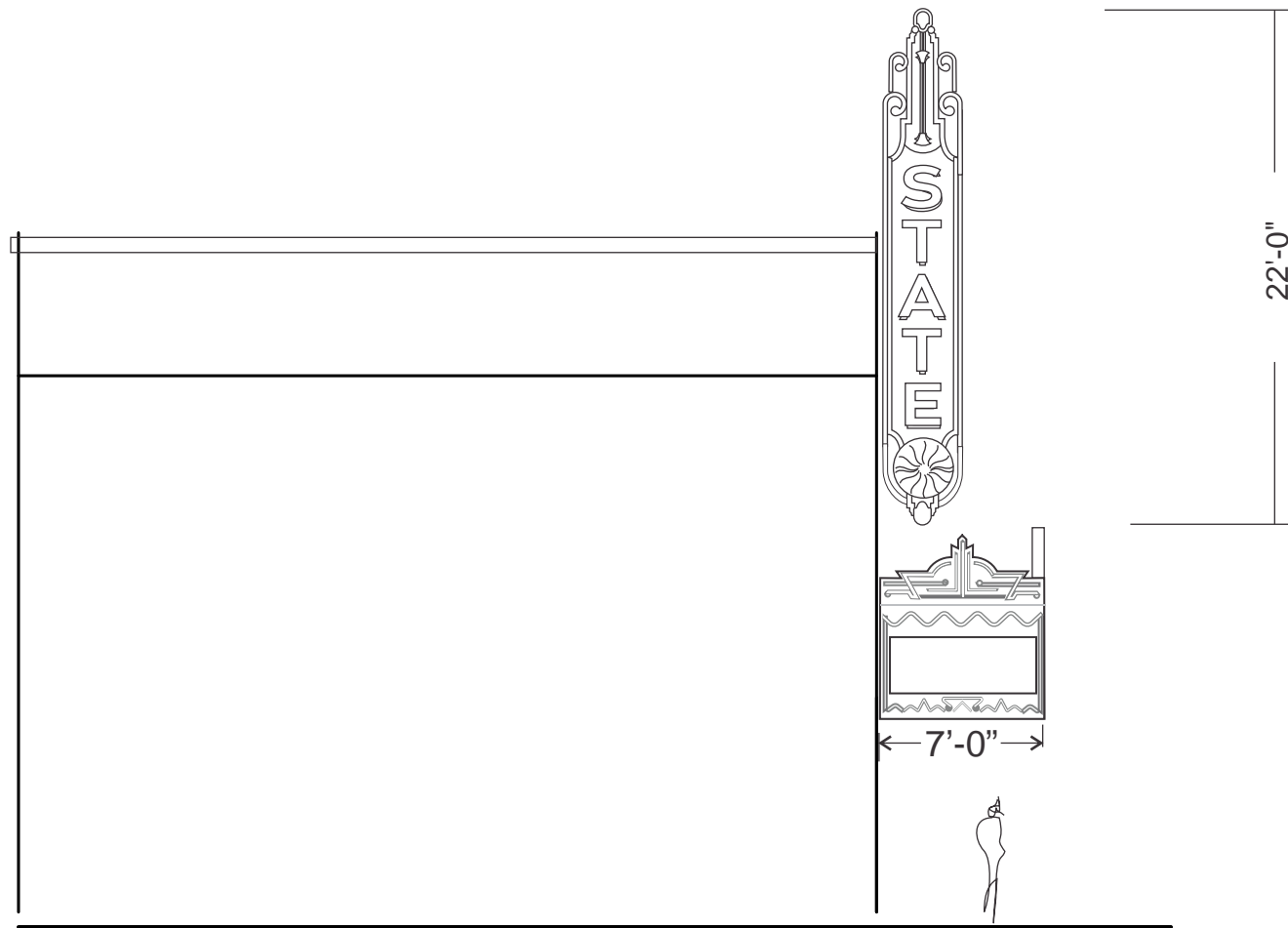


WEST ELEVATION

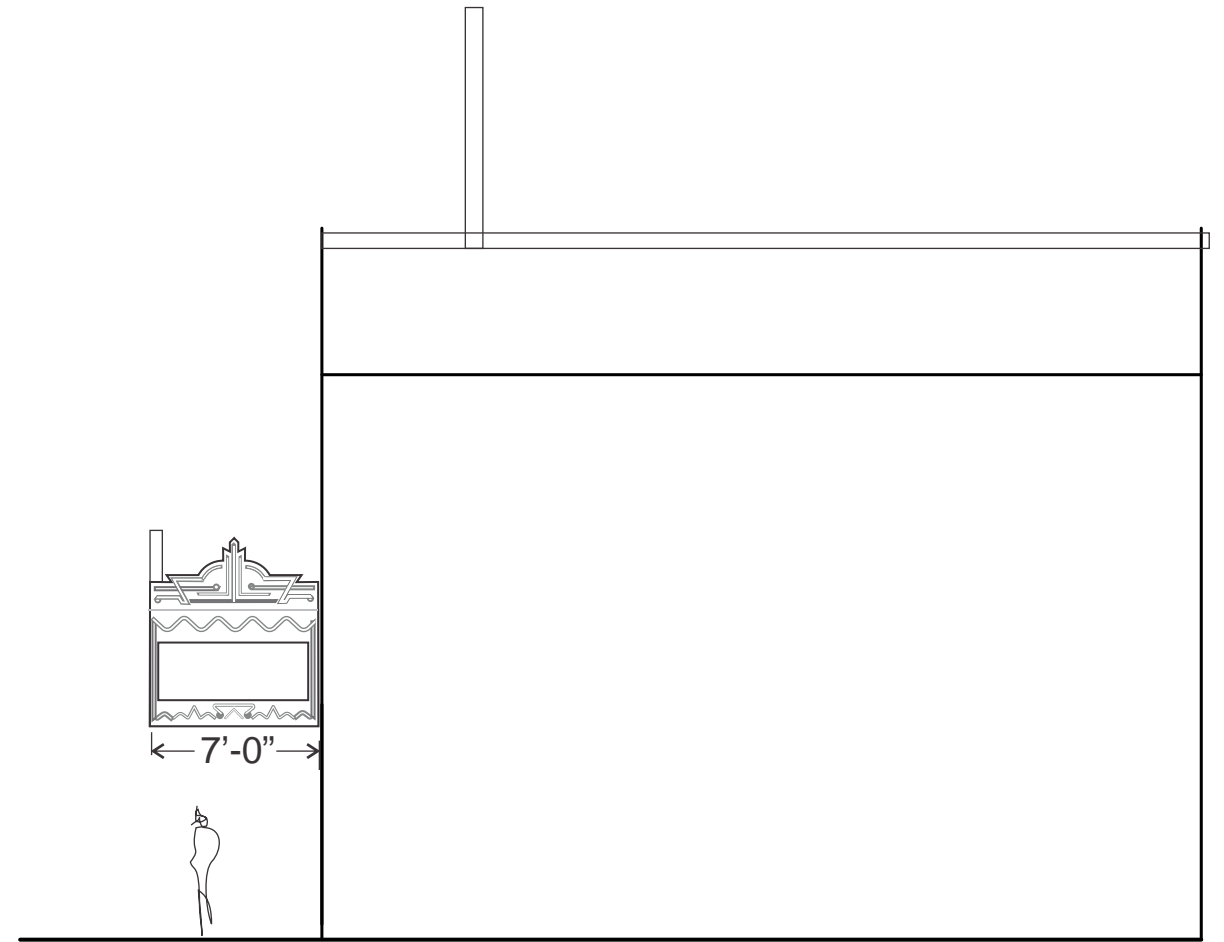


NORTH ELEVATION

PROJECT			
STATE THEATRE			
ADDRESS			
1489 Myers St. Oroville, CA 95965			
DATE	REVISION	SCALE	SHEET
APR 29 19	MAY 21 19	1/8"=1"	

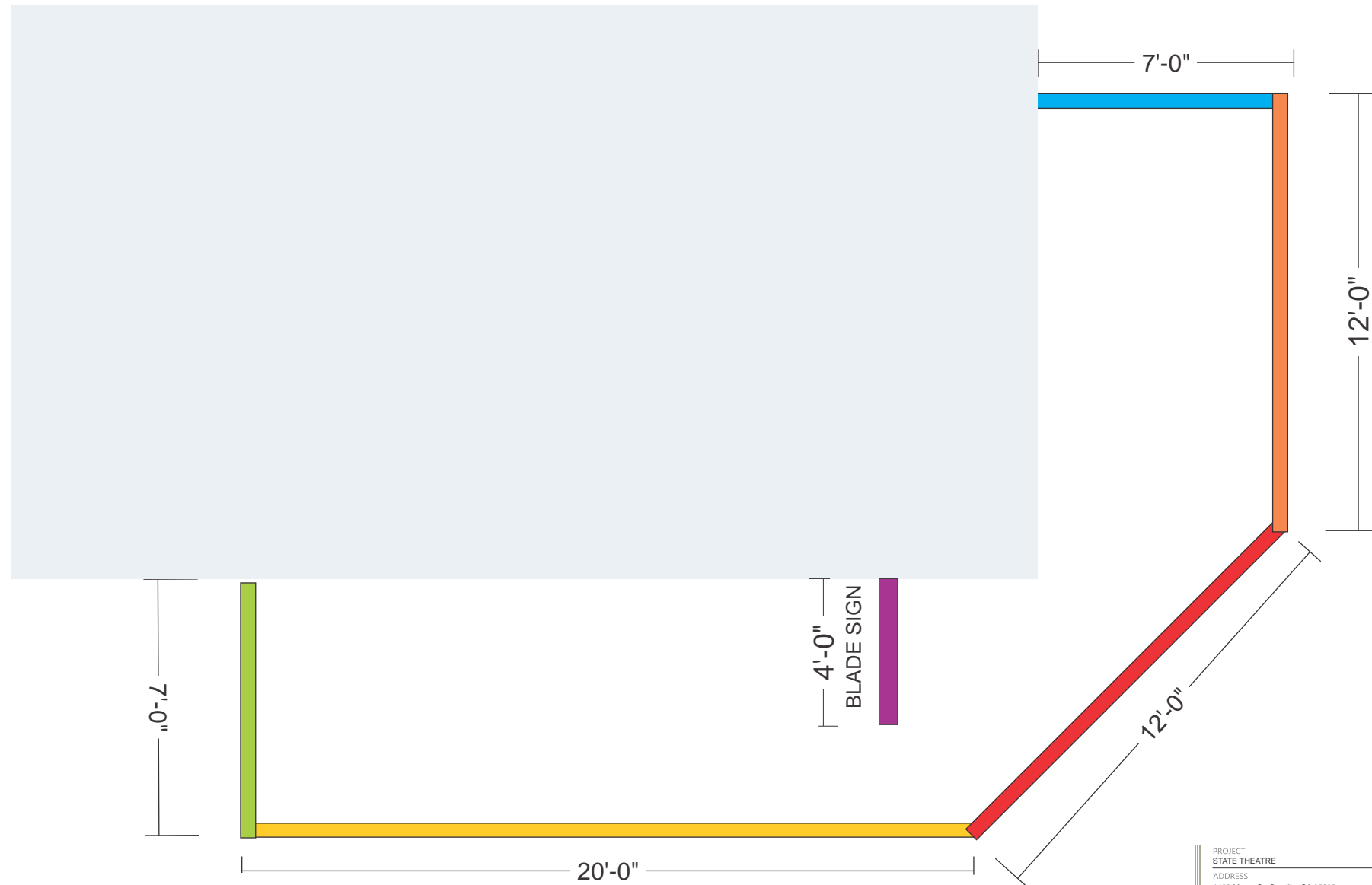
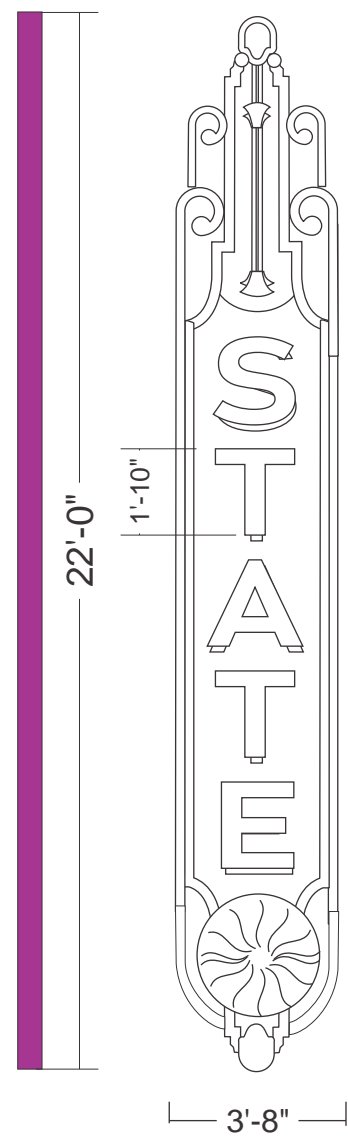
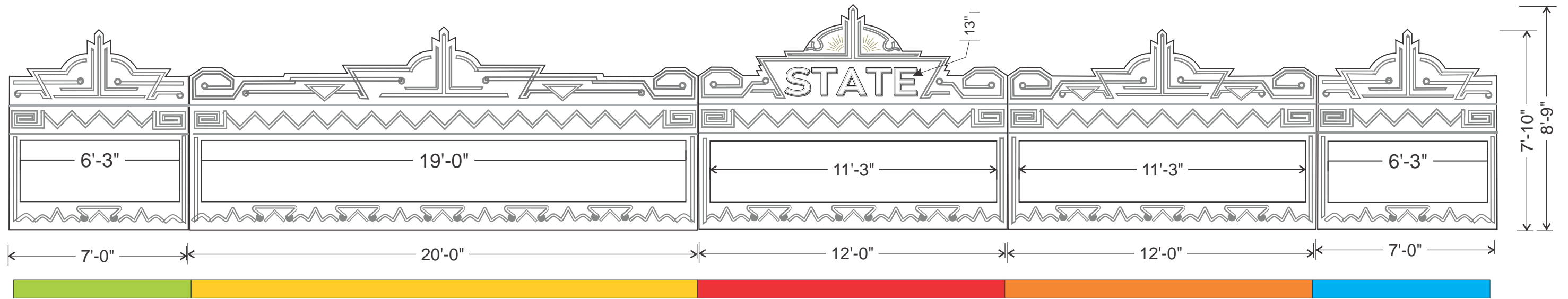


SOUTH ELEVATION



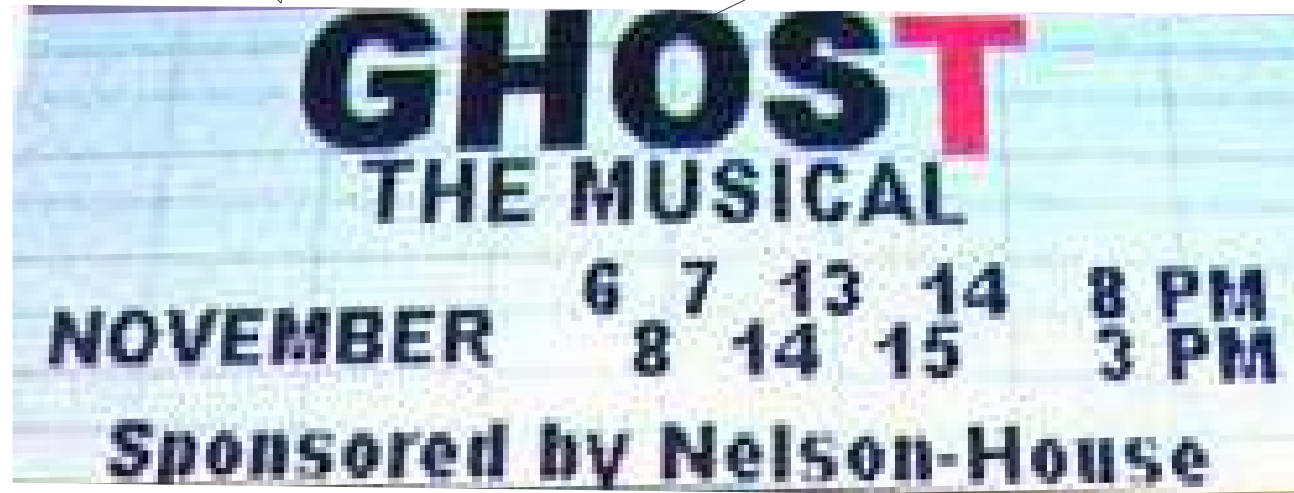
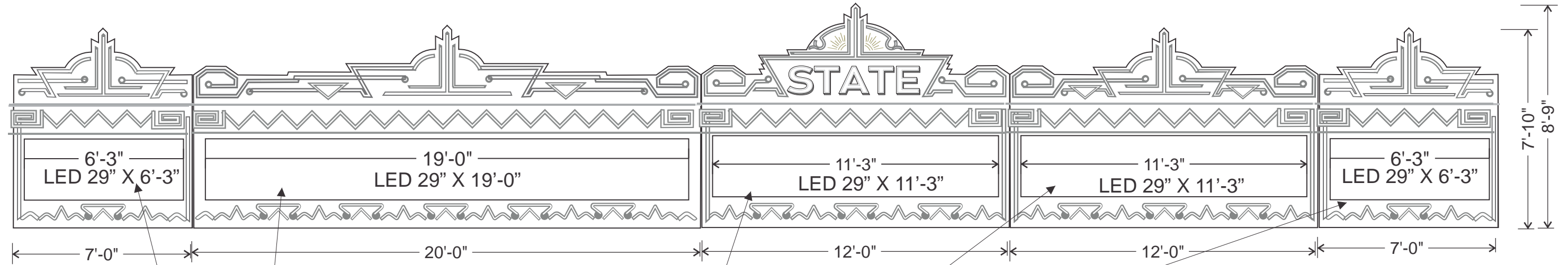
EAST ELEVATION

PROJECT	STATE THEATRE		
ADDRESS	1489 Myers St. Oroville, CA 95965		
DATE	REVISION	SCALE	SHEET
APR 29 19	MAY 21 19	1/8"=1"	



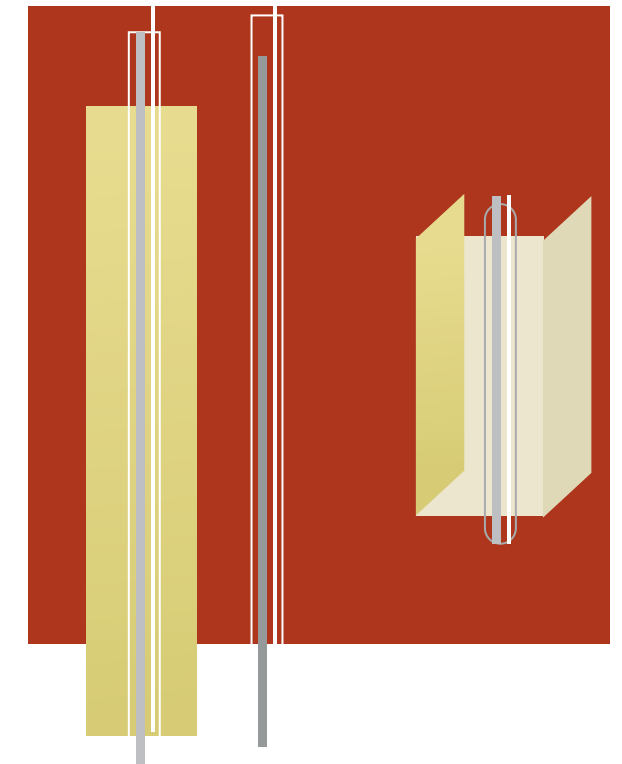
PROJECT			
STATE THEATRE			
ADDRESS			
1489 Myers St. Oroville, CA 95965			
DATE	REVISION	SCALE	SHEET
APR 29 19	MAY 21 19	3/8"=1"	

LED DISPLAYS



MARQUEE COLORS

B

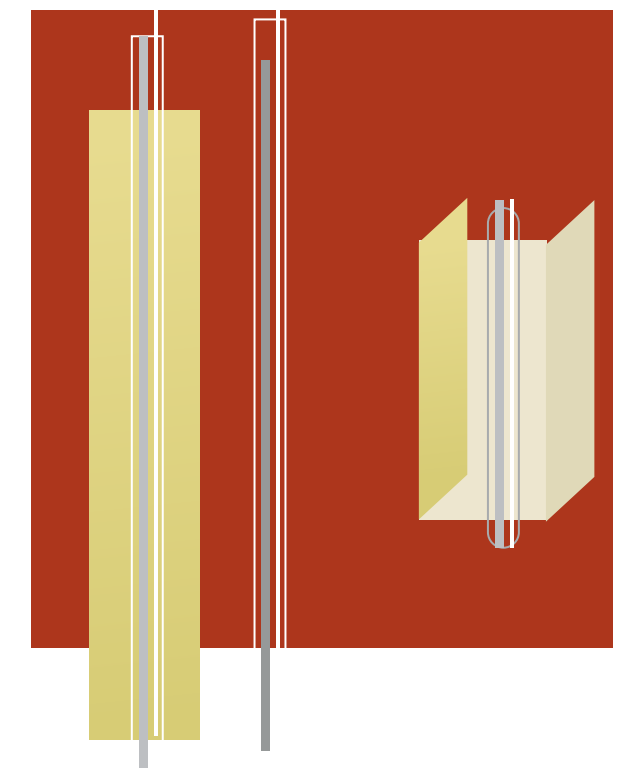
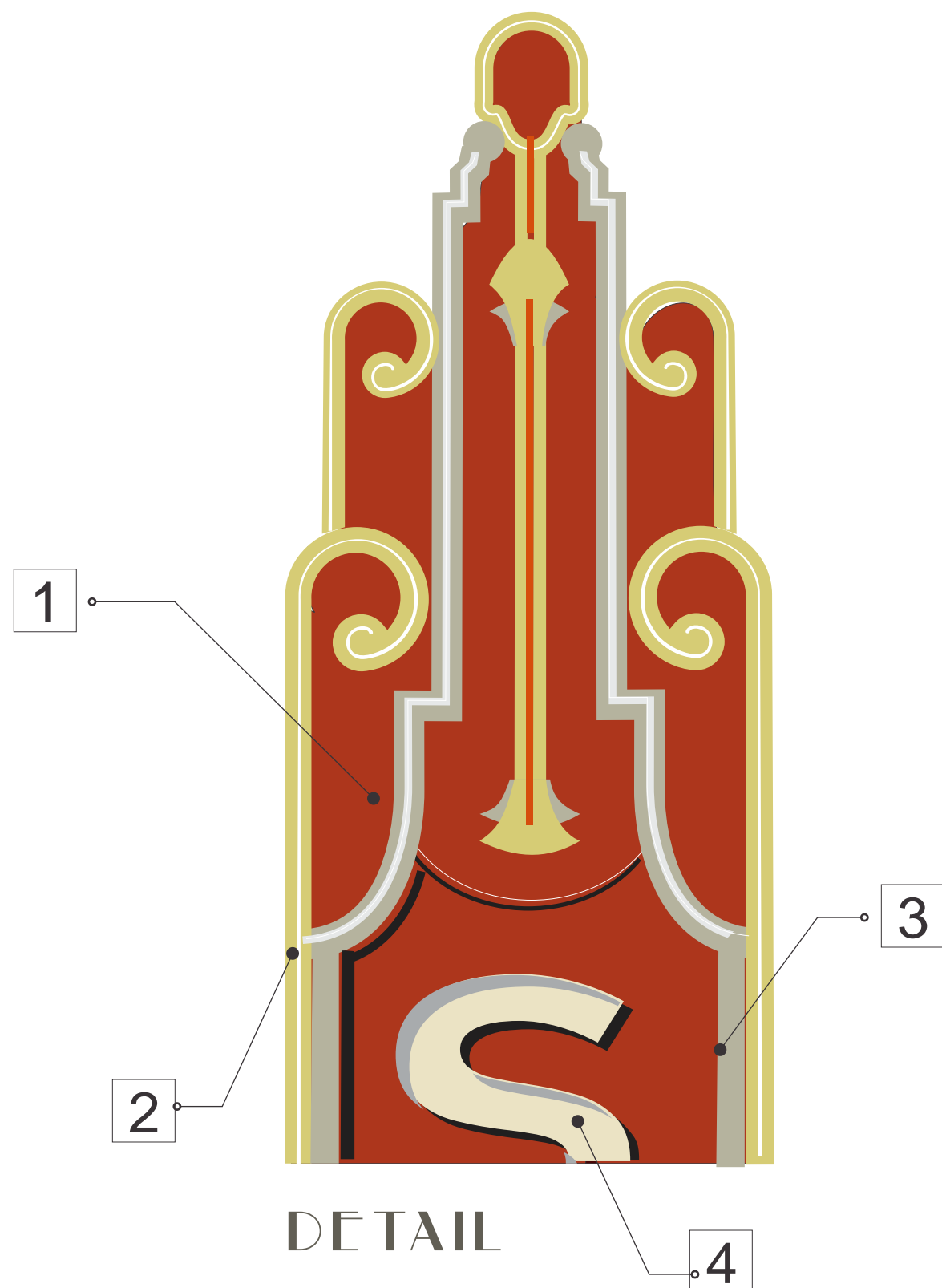


	1 RED
	2 GOLD - # 9
	3 CREAM

* SEMI-GLOSS FINISH

5 BLACK LED CABINETS

BLADE COLORS



	1 RED
	2 GOLD - # 9
	3 CREAM

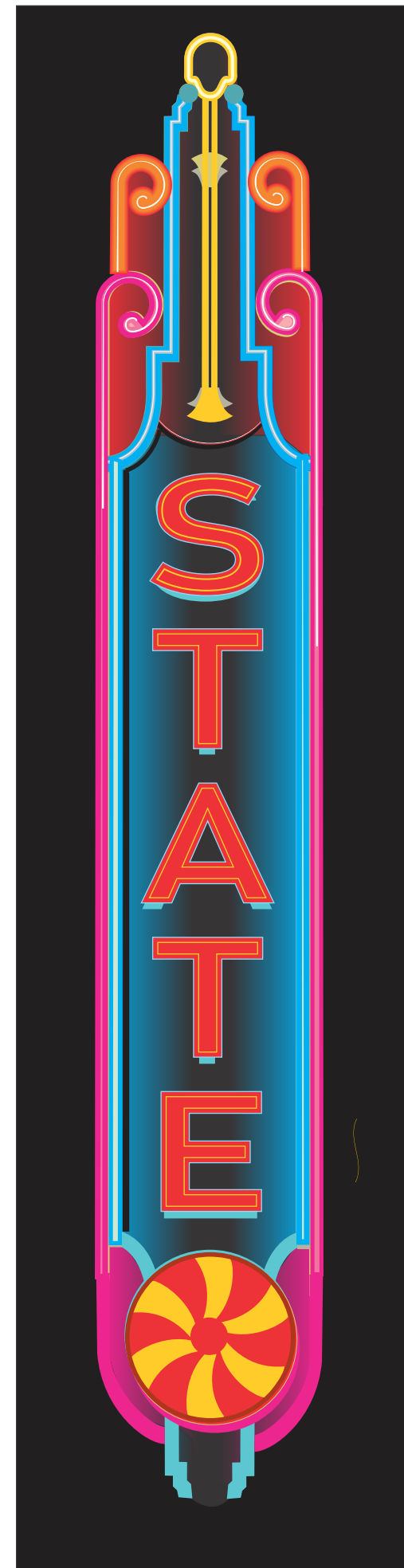
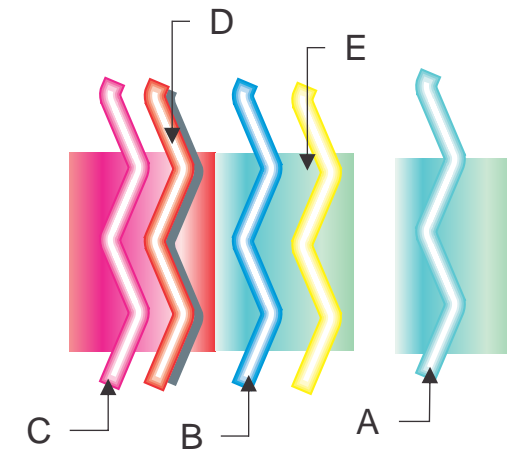
* SEMI-GLOSS FINISH

MARQUEE LIGHTING

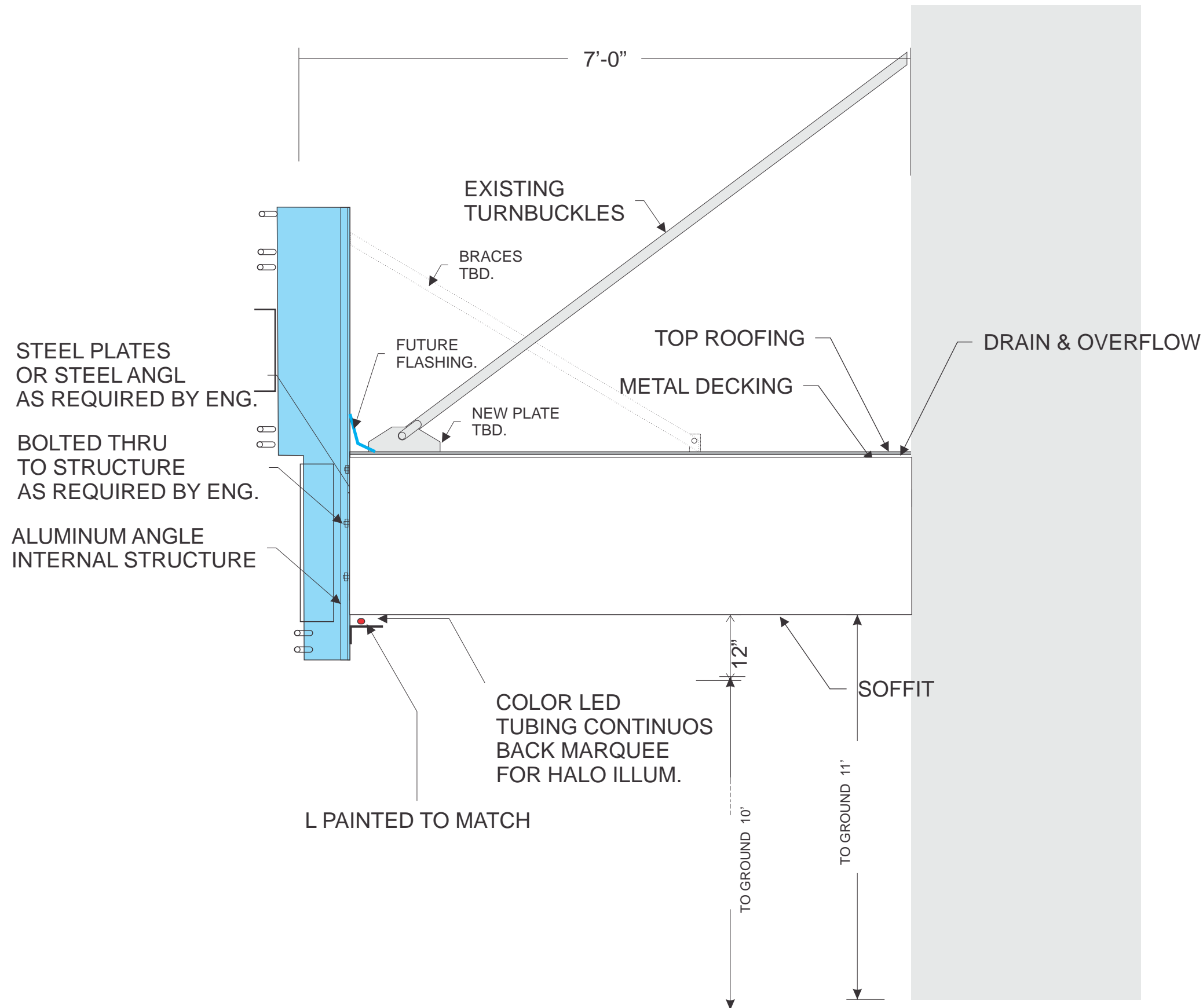
NEON TUBING AND LIGHTING

(A)	SUPER TURQUOISE
(B)	NEO BLUE
(C)	HOT PINK
(D)	RED NEON
(E)	GOLD

(F) LED WHITE



MARQUEE STRUCTURE



PROJECT			
STATE THEATRE			
ADDRESS			
1489 Myers St. Oroville, CA 95965			
DATE	REVISION	SCALE	SHEET
APR 29 19	MAY 21 19	3/8"=1"	



**DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION**

Lisa Ann L. Mangat, *Director*

Julianne Polanco, State Historic Preservation Officer
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100
Telephone: (916) 445-7000 FAX: (916) 445-7053
calshpo.ohp@parks.ca.gov www.ohp.parks.ca.gov

May 29, 2019

Mr. Bill LaGrone Jr.
Assistant City Administrator
City of Oroville
1735 Montgomery Street
Oroville, CA 95965-4897

**RE: Marquee Restoration of the Oroville State Theatre, 1489 Myers Street, Oroville CA
Covenant Review (APN 012-093-008)
Project #: CH-04-001
Contract #: C20099047**

Dear Mr. LaGrone:

This letter responds to the revised scope of work drawings for the Oroville State Theater marquee and blade sign received May 22, 2019. The revised scope responds to recommendations made in SHPO's initial concurrence letter of May 20, 2019.

Plans for the marquee restoration as revised by Fernando Duarte Design dated May 21, 2019 include:

- Cover sheet
- Historic photos, photo details, photo documentation of changes over time, and present
- Marquee north and west elevations
- Marquee east and south elevations
- Color-coded plan and elevation, marquee and blade sign
- LED Display elevations
- Marquee/Blade colors 'B' 3 color semi-gloss
- Marquee lighting
- Marquee Structure section

Scopes of work with revisions include:

- Reconstructive restoration of the marquee and blade sign as documented in the submitted color photo circa 1960
- Replacement of backlit hung letter display with electronic LED display
- Revised color plan with neon circle shown with gold and cream "slices" and central red dot
- Revised wider soffit above marquee sign display

Determination:

After review of the revised marquee and blade sign design, SHPO concurs that the revised reconstructive restoration of the marquee and blade signs, and the use of current display signage technology, meets the Standards.

SHPO requests a submittal showing the proposed structural attachment of the blade sign when the design is resolved.

If there are any questions or concerns please contact Mark Huck of my staff at 916-445-7011.

Sincerely,



Julianne Polanco, State Historic Preservation Officer

CC: State Theatre Arts Guild

NOTES FOR JIM MOLL

PLANNING COMMISSION OPENING REMARKS

JUNE 6TH, 2019 7pm

BLADE SIGN AND MARQUEE RESTORATION

The original and later updated neon marquee sign was taken down when United Artists owned the building in the 1970s. At the time, the historic significance of the Theatre was not fully understood or appreciated. The blade sign and marquee were lost, probably disposed of as trash. This was unfortunate, but its technology would have been significantly outdated and would have required updating. The replacement at the time was the undistinguished marquee that you can see today. Ideally, STAGE would have the blade sign and marquee to use as reference – but since the original marquee is no longer in existence, the restored marquee has been completely redesigned and will be custom built from scratch, but with historic relevance firmly in mind.

The Historic Oroville State Theatre (HOST) lacks the exterior focal point that is critical for drawing attention to a theater venue. This is critical. But perhaps even more important, it was given the moniker “jewel of the downtown district” by the newspaper on opening night, April 7th 1928. It is believed by all who see the old photos of the Theatre at night that the “jewel” was surely the blade sign and marquee as it glistened and illuminated the corner like a crown. Restoring it to former glory would provide a nostalgic cultural icon that would come to define downtown Oroville for years to come – as it did decades ago!

To accomplish this, STAGE has hired an artisan company Duarte Designs to facilitate historical relevance. This is the source of the plans you have before you. This company has been instrumental in many of the historic signage restorations for grand old theatres California. We are also working closely with the State Historic Preservation Office (SHPO) to make sure we are in line with the registration requirements and the heritage grant covenants. SHPO has reviewed our plans, commented (which we have carefully incorporated) and approves this ultimate design. The restoration will include a digital light board in the center of the marquee that will allow ease of information change. The blade sign will be lighter and easier to mount which will eliminate the steel structure that used to be necessary to mount it. SHPO considers these to be organic alterations that would have been made to the signage over forty to fifty years regardless.

STAGE has been in contact with many of the downtown businesses, particularly those who are our immediate neighbors to ensure that their enthusiasm rivals our own. Tonight we bring the endorsement of Tong Fong Low, Sean and Lori Pierce (Copa de Oro), Rudy Marcozzi and Brian Wong (The Mall) as affirmation of anticipation to see the corner of Robinson and Myers shine once again.

Finally, STAGE believes that it will have a positive influence on the general vicinity of the historic downtown district, and specifically the area around Robinson and Myers that will discourage loitering, vagrancy and malingering. This will be an advantage to the adjacent businesses after dark, including the retail suites that adjoin the Theatre along Myers Street.

The return of the “jewel” blade sign and marquee will likely have the greatest single impact on Oroville community due to the visual and stunning effect of the illumination of this sign at night. It is likely to draw people downtown to see it, become a source of pride and favorable comment throughout Butte County.

STAGE and City are in discussion with regard to a celebration and singular “lighting” event that will mark the official use of the signage as well as the transition of ownership of the Theatre from City to STAGE at the successful conclusion of current negotiations. This is expected to benefit the downtown businesses and draw significant attention from the entire county and beyond.

We ask for your commission’s endorsement as well and to that end, we have our team here tonight to answer any questions you may have.