



OROVILLE PLANNING COMMISSION

Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

May 26, 2022
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/UCAoRW34swYI85UBfYqT7IbQ/>
1. Watch via Zoom
<https://zoom.us/j/99508232402?pwd=aThZc1BsUG9sWnhNYnlwZHZZdFFrQT09>
Meeting ID: 995 0823 2402
Passcode: **17351735**
3. Listen via telephone
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 Commission may approve the minutes of April 28, 2022

RECOMMENDATION

Approve the minutes of April 28, 2022

REGULAR BUSINESS

2. MCGREEN ESTATES TENTATIVE SUBDIVISION MAP 19-02 EXTENSION

The Planning Commission will consider a two-year extension of Tentative Subdivision Map No. 19-02, which would separate a 1.89-acre lot into 15 parcels for medium density residential housing.

RECOMMENDATION

City staff recommends that the Planning Commission take the following actions:

APPROVE a two-year extension for Tentative Parcel Map No. 19-02; and

APPROVE Resolution No. P2022-07 A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION APPROVING THE EXTENSION OF A TENTATIVE PARCEL MAP FOR THE MCGREEN ESTATES SUBDIVISION (APN 031-150- 031)

3. FORMER OROVILLE FORD DEALERSHIP INTERIOR AND EXTERIOR IMPROVEMENTS

The Historic Advisory Commission will review proposed façade improvements to 1726 & 1790 Montgomery Street, and at Oak & Safford, all at the former Ford Dealership (APN's 012-028-010, -014, and -016). This is the first piece of a larger renovation project on the block. The other parts of the project will be reviewed as applicant finishes planning and files appropriate applications.

RECOMMENDATION

That the Historic Advisory Commission review the proposed façade changes and make any recommended changes or conditions.

REPORTS / DISCUSSIONS / CORRESPONDENCE

4. Commissioner Reports
5. Historical Advisory Commission Reports
6. Staff Reports

ADJOURN THE MEETING

The meeting will be adjourned. A regular meeting of the Oroville Planning Commission will be held on June 23, 2022 at 6:00 PM.

Accommodating Those Individuals with Special Needs – In compliance with the Americans with Disabilities Act, the City of Oroville encourages those with disabilities to participate fully in the public meeting process. If you have a special need in order to allow you to attend or participate in our public meetings, please contact the City Clerk at (530) 538-2535, well in advance of the regular meeting you wish to attend, so that we may make every reasonable effort to accommodate you. Documents distributed for public session items, less than 72 hours prior to meeting, are available for public inspection at City Hall, 1735 Montgomery Street, Oroville, California.

Recordings - All meetings are recorded and broadcast live on cityoforoville.org and YouTube.

Planning Commission Decisions - Any person who is dissatisfied with the decisions of this Planning Commission may appeal to the City Council by filing with the Zoning Administrator within fifteen days from the date of the action. A written notice of appeal specifying the grounds and an appeal fee immediately payable to the City of Oroville must be submitted at the time of filing. The Oroville City Council may sustain, modify or overrule this decision.



**April 28, 2022
REGULAR MEETING
MINUTES**

This agenda was posted on April 22, 2022 at 4:01pm. This meeting was recorded and may be viewed at cityoforoville.org

CALL TO ORDER / ROLL CALL

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

Julie Miller spoke on non-agenda items

CONSENT CALENDAR

Motion by Commissioner Shear and second by Commissioner Jensen to approve the consent calendar. Motion passed unanimously.

1. APPROVAL OF THE MINUTES

The Planning Commission approved the minutes of April 28, 2022

REGULAR BUSINESS

2. DISCUSSION ABOUT ZC21-06 FENCES, WALLS, AND SCREENING MUNICIPAL CODE AMENDMENTS

Staff made presentation on the draft changes made to OMC 17.12.020 relating to the City's regulations of fences, walls and screening.

Motion by Commissioner Jensen and seconded by Commissioner Sheard to send the ordinance back to council without change and to include a presentation from Assistant Planner Conner Musler. Motion passed unanimously.

3. HISTORICAL PRESERVATION AWARD PROGRAM OF THE OROVILLE HISTORICAL ADVISORY COMMISSION

The Oroville Historic Advisory Commission considered creating an annual award to honor outstanding achievement in Oroville historic revitalization, the administration of which will include creating an inventory of current and potential sites.

Motion by Commissioner Sheard and second by Commissioner Arace to recommend to court to adopt the attached award program and implement it for 2022. Motion passed unanimously.

Item 1.

REPORTS / DISCUSSIONS / CORRESPONDENCE

4. Commissioner Reports – No reports were given.
5. Historical Advisory Commission Reports – Commissioner Jensen – Updated the Commission on a fundraiser at the State Theatre for May 4th.
6. Staff Reports – Principal Planner Wes Ervin – Provided the commissioners with an update on planning department activities.

ADJOURN THE MEETING

Chairperson Durling adjourned the meeting at 7:29pm.

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

May 26, 2022

Tentative Subdivision Map - 19-02: 2134 2nd Street APN 031-150-031 The Planning Commission will consider a two-year extension of Tentative Subdivision Map No. 19-02, which would separate a 1.89-acre lot into 15 parcels for medium density residential housing.

ENVIRONMENTAL DETERMINATION:

This action has been determined to be Categorical 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 15332 "IN-FILL DEVELOPMENT PROJECTS"

REPORT PREPARED BY:

Daniel Kopshever, Assistant Planner
Community Development Department

REVIEWED BY:

Dawn Nevers,
Community Development Director

SUMMARY

This review is for a *two-year* extension of TSM 19-02, which is a 15-lot subdivision for medium density residential housing. The Planning Commission approved the Tentative Subdivision Map on April 25th of 2019¹. Due to the recession and uncertainties with COVID-19 the project was put on hold. Now, the property owner and builder are ready to begin construction. Conditions of approval for the subdivision have been carried forward verbatim from the original approval letter, with added sidewalk condition #10A.

¹ Conditions of approval state March 28, 2019. The actual approval date took place at the following Planning Commission meeting, which was April 25, 2019.

Related Applications: PW1902-001 Tentative Subdivision Map

Basis for Review: City Code 16.12.020 (H)(1)

Existing Use: Vacant with approved TSM

Applicant: McGreen Properties

Owner: Zahir Razban

Location: 2134 2nd Street

Parcel Size: 1.89 acre(s) with an approved 15-lot subdivision

% Lot Coverage: Up to 50% is allowed.

Zoning Designation: R-2 Medium-Density Residential

Surrounding Land Uses:

North:	PQ Butte County Hall of Records
East:	R-2 Approved Supportive Housing
South:	PQ Oroville Community Day School
West:	C-2 Home Depot

DISCUSSION

The existing 1.89-acre property is vacant with a single-family dwelling unit, barn, and 2 small shed units. The vacant portion of the site primarily consists of seasonal grasses. There is a 2-story Butte County Records office building located along the northerly property line. Home Depot is located west of the project, Oroville Community Day School to the south, and vacant (R-2 zoned) property to the east.

This project, McGreen Estates Subdivision, shall subdivide the property into 15 (total) lots. All existing structures will be removed. Each lot will be developed with a 2-story, affordable housing unit. The option of an attached 1 or 2- car garage will be offered for each residence. Each lot will have a minimum of 2 off-street parking spaces. There are 3 larger lots arranged along the east side of the project. It is proposed that each lot may be developed as a 2-story duplex unit that would include 4 onsite parking spaces. The maximum density for the project is 9.52 dwelling units/acre. Building footprint coverage is approximately 19,500 square feet or 25% of the property. Development of the site will include construction of curb and gutter, and sidewalk improvements along 2nd Street. These new improvements will connect to existing improvements located to the north and south. In addition, the project will connect to existing public sewer and storm drain facilities along 2nd Street.

This project's street will serve 15 lots and/or a maximum of 18 family dwelling units. Handicap ramps will be appropriately placed to allow for easy street crossing(s). City standard rolled curb and gutter will be constructed along the street. Based on the

geometry of the lot, a cul-de-sac would take up valuable R-2 zoned land that could be developed for affordable housing. Instead, a hammerhead configuration was approved. It has been designed consistent with neighboring City of Chico Fire Department standards, and on other municipal engineering improvement standards. Durable street trees will be planted along both sides of the street. Other landscaping and/or trees will be planted on each lot. The width of the street (face of curb to face of curb), is consistent with City of Oroville Improvement Standards, or 36-feet for a residential street.

Even though the Tentative Map shows sidewalks on only one side of the street, the Planning Commission voted to require sidewalks on both sides. This requirement is now added as Condition #10A

ENVIRONMENTAL REVIEW

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 15332 "IN-FILL DEVELOPMENT PROJECTS"

FISCAL IMPACT

None.

RECOMMENDED ACTIONS:

City staff recommends that the Planning Commission take the following actions:

1. **APPROVE** a two-year extension for Tentative Parcel Map No. 19-02; and
2. **APPROVE Resolution No. P2022-07 A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION APPROVING THE EXTENSION OF A TENTATIVE PARCEL MAP FOR THE MCGREEN ESTATES SUBDIVISION (APN 031-150-031)**

ATTACHMENTS:

A: Resolution No. P2202-07

B: PC Approved Map

C: Conditions of Approval

RESOLUTION NO. P2202-07

A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION FOR A TWO-YEAR EXTENSION OF TENTATIVE SUBDIVISION MAP 19-02 FOR THE MCGREEN ESTATES SUBDIVISION (APN 031-150-031)

WHEREAS, the City of Oroville approved the application for Tentative Subdivision Map No. 19-02 on April 25, 2019; and

WHEREAS, Tentative Subdivision Map No 19-02 is eligible to be extended by the City for up to two additional years; and

WHEREAS, the site conditions and City regulations pertaining to the development of the parcel have not changed since the approval date of the Amended Map; and

WHEREAS, the applicant has diligently worked on meeting conditions of approval for the map.

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

1. Pursuant to California Government Code Section 66452.6 (a)(1) and the City of Oroville Code 16.12.030, Tentative Subdivision Map No. 19-02 is hereby granted a 24-month extension time to file a final map, with the new expiration date being April 25, 2024.
2. The Final Map shall remain subject to all other conditions of approval identified in the Letter of Approval dated April 25, 2019, with added condition #10A requiring sidewalk on both sides of the street;

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 26th of March 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

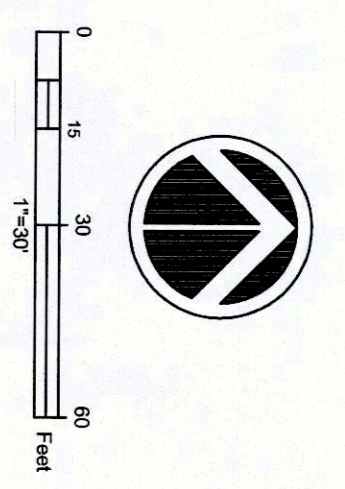
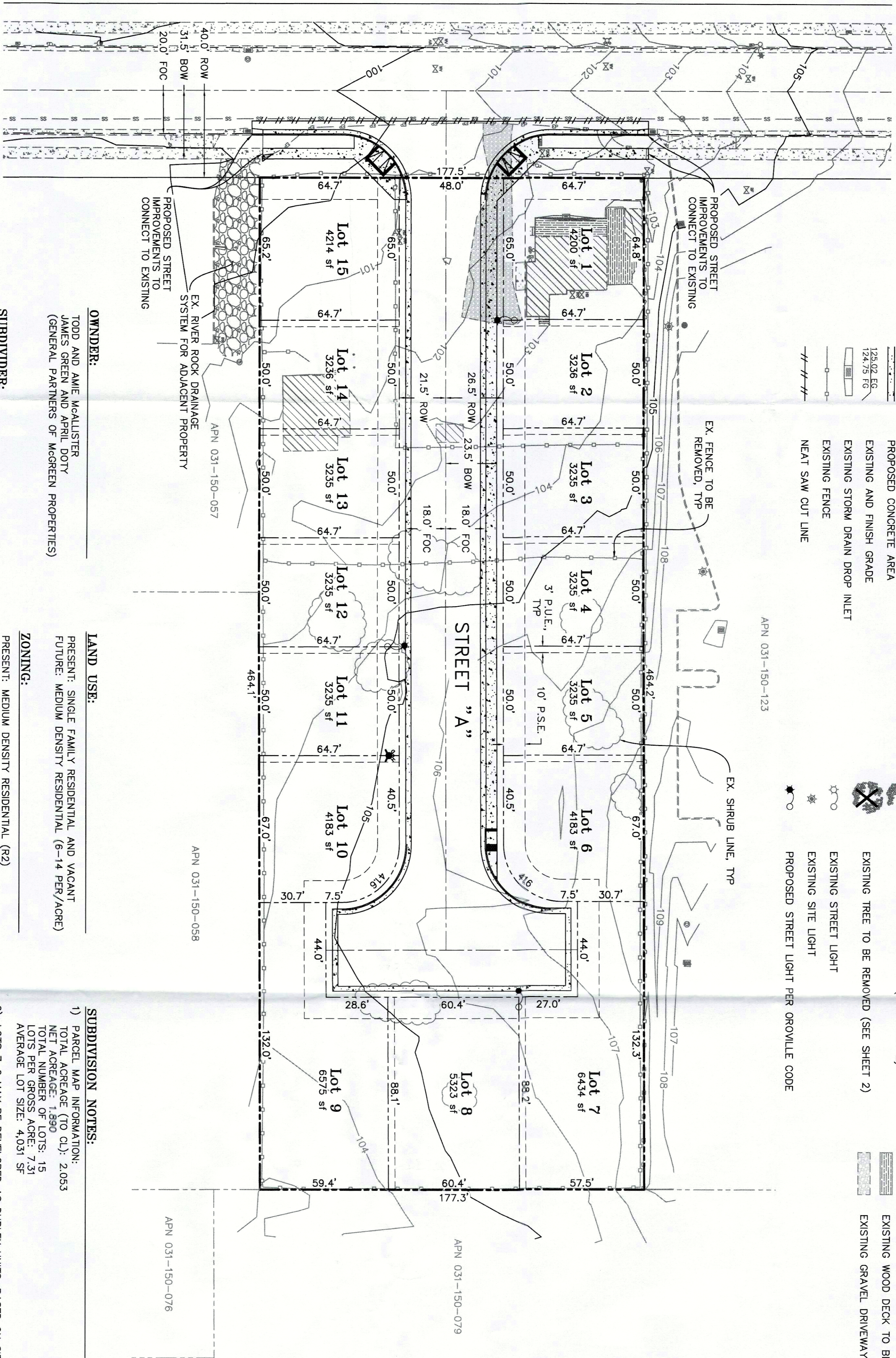
ATTEST:

APPROVE:

JACKIE GLOVER, ASSISTANT CITY CLERK

CARL DURLING, CHAIRPERSON

2ND STREET



LEGEND:

---	EXISTING GROUND CONTOUR (CITY OF CHICO DATUM)	EG	EXISTING GROUND ELEVATION
---	SUBDIVISION BOUNDARY	FG	FINISH GRADE ELEVATION
- - -	PROPOSED LOT LINE	P.U.E.	PUBLIC UTILITY EASEMENT
---	CENTER LINE	P.S.E.	PUBLIC SERVICE EASEMENT
---	EASEMENT	ROW	RIGHT OF WAY
---	EXISTING CURB, GUTTER AND SIDEWALK	BOC	BACK OF CURB
---	EXISTING SANITARY SEWER MAIN HOLE AND SEWER LINE	BOW	BACK OF WALK
---	PROPOSED CURB AND GUTTER		EXISTING TREE TO REMAIN (SEE SHEET 2)
---	PROPOSED CONCRETE AREA		EXISTING TREE TO BE REMOVED (SEE SHEET 2)
---	EXISTING AND FINISH GRADE		EXISTING STREET LIGHT
---	EXISTING STORM DRAIN DROP INLET		EXISTING SITE LIGHT
---	EXISTING FENCE		PROPOSED STREET LIGHT PER OROVILLE CODE
---	NEAT SAW CUT LINE		

OWNER:
TODD AND AMIE McALLISTER
JAMES GREEN AND APRIL DOTY
(GENERAL PARTNERS OF MCGREEN PROPERTIES)

SUBDIVIDER:
MCGREEN PROPERTIES
140 YELLOWSTONE DRIVE
CHICO, CA 95926
(530) 228-6003

ENGINEER:
W. GILBERT ENGINEERING
WESLEY E. GILBERT, R.C.E. 31689
140 YELLOWSTONE DRIVE, SUITE 110
CHICO, CALIFORNIA 95973
(530) 809-1515

ASSESSOR'S PARCEL NUMBER:
031-150-031

LAND USE:
PRESENT: SINGLE FAMILY RESIDENTIAL AND VACANT
FUTURE: MEDIUM DENSITY RESIDENTIAL (R-14 PER ACRE)

ZONING:
PRESENT: MEDIUM DENSITY RESIDENTIAL (R2)
FUTURE: MEDIUM DENSITY RESIDENTIAL (R2)

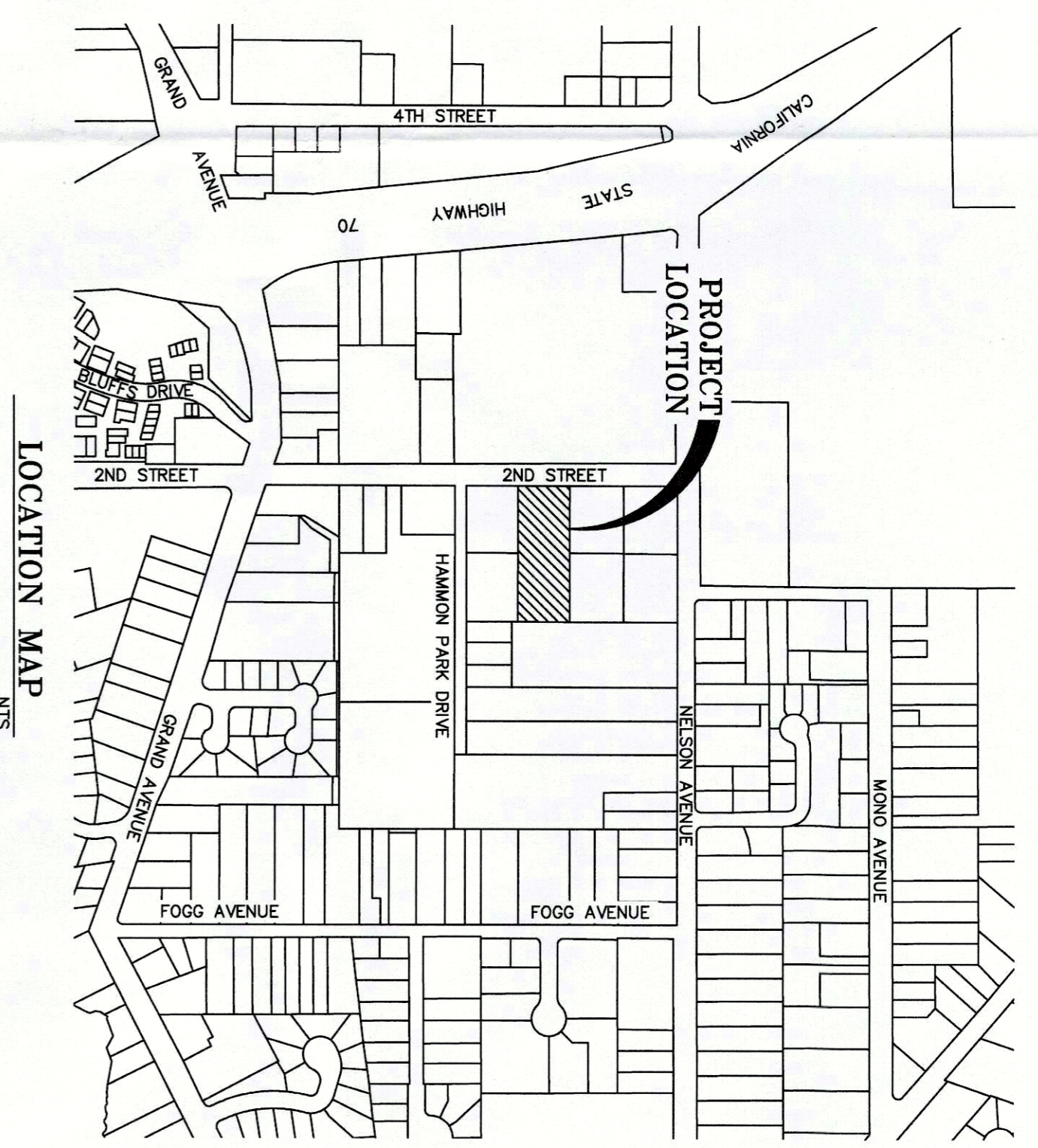
UTILITIES:
SANITARY SEWER: THERMALITO WATER AND SEWER
WATER: THERMALITO WATER AND SEWER
POWER: PACIFIC GAS & ELECTRIC
COMMUNICATIONS: AT&T
CABLE TV: COMCAST
STORM DRAIN: CITY OF OROVILLE

SUBDIVISION NOTES:

- 1) PARCEL MAP INFORMATION:
TOTAL ACREAGE (TO C.L.): 2.053
NET ACREAGE: 1.990
TOTAL NUMBER OF LOTS: 15
LOTS PER GROSS ACRE: 7.31
AVERAGE LOT SIZE: 4,031 SF
- 2) LOTS 7-9 MAY BE DEVELOPED AS DUPLEX UNITS, BASED ON SITE NET ACREAGE.
MIN. SITE DENSITY = 7.94 DWELLING UNITS PER ACRE
MAX. SITE DENSITY = 9.52 DWELLING UNITS PER ACRE
- 3) THIS PROJECT SHALL PROVIDE A MINIMUM 30% TOTAL UNITS FOR LOWER INCOME HOUSEHOLDS.
- 4) GRADING WILL CONSIST OF THE CONSTRUCTION OF ROADWAYS AND BUILDINGS PADS.
PRELIMINARY FINISH GRADES AND TYPICAL SECTIONS ARE SHOWN ON SHEET 2.
- 5) THE FINAL SUBDIVISION MAP WILL INCLUDE A 10' WIDE P.S.E. ALONG ALL STREET RIGHT OF WAYS AND 3' WIDE P.U.E. ALONG LOT LINES AS SHOWN HEREON.
- 6) SANITARY SEWER SERVICE FOR THE PARCEL MAP WILL COMPLY WITH THE APPLICATION FOR SEWER CONNECTION # _____
- 7) THE PARCEL MAP LIES IN FLOOD ZONE "X" AS SHOWN ON FIRM MAP NUMBER 0600700790E DATED JANUARY 6, 2011.
- 8) STORM WATER QUANTITY AND QUALITY WILL BE PROVIDED BY STORM WATER LEACH TRENCHES AND UNDERGROUND STORM DRAIN COLLECTION SYSTEM CONNECTED TO THE EXISTING STORM DRAIN SYSTEM IN 2ND STREET.
- 9) REFER TO SHEET 3 FOR SITE PLAN W/ MAX. BUILDING FOOTPRINTS, AND OFF-STREET PARKING

- RECORD REFERENCES:**
- (R1) - THERMALITO WALL MAP #6
 - (R2) - RECORD OF SURVEY, BOOK 185 OF MAPS, PAGE 12
 - (R3) - PARCEL MAP, BOOK 83 OF MAPS, PAGE 47
 - (R4) - PARCEL MAP, BOOK 82 OF MAPS, PAGE 72
 - (R5) - PARCEL MAP, BOOK 82 OF MAPS, PAGE 51

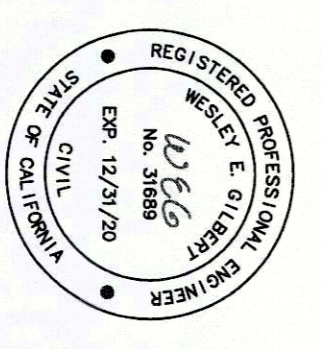
- DESIGN MODIFICATIONS:**
- 1.) ALLOW NON-STANDARD STREET SECTIONS
 - 2.) ALLOW HAMMERHEAD CONFIGURATION AT END OF STREET



APPROVED BY
PLANNING COMMISSION
APRIL 25, 2019

THIS TENTATIVE SUBDIVISION MAP WAS PREPARED
BY ME UNDER MY DIRECTION
BY: WESLEY E. GILBERT
R.C.E. 31689
EXPIRES: 12/31/20

DATE: 2/5/19



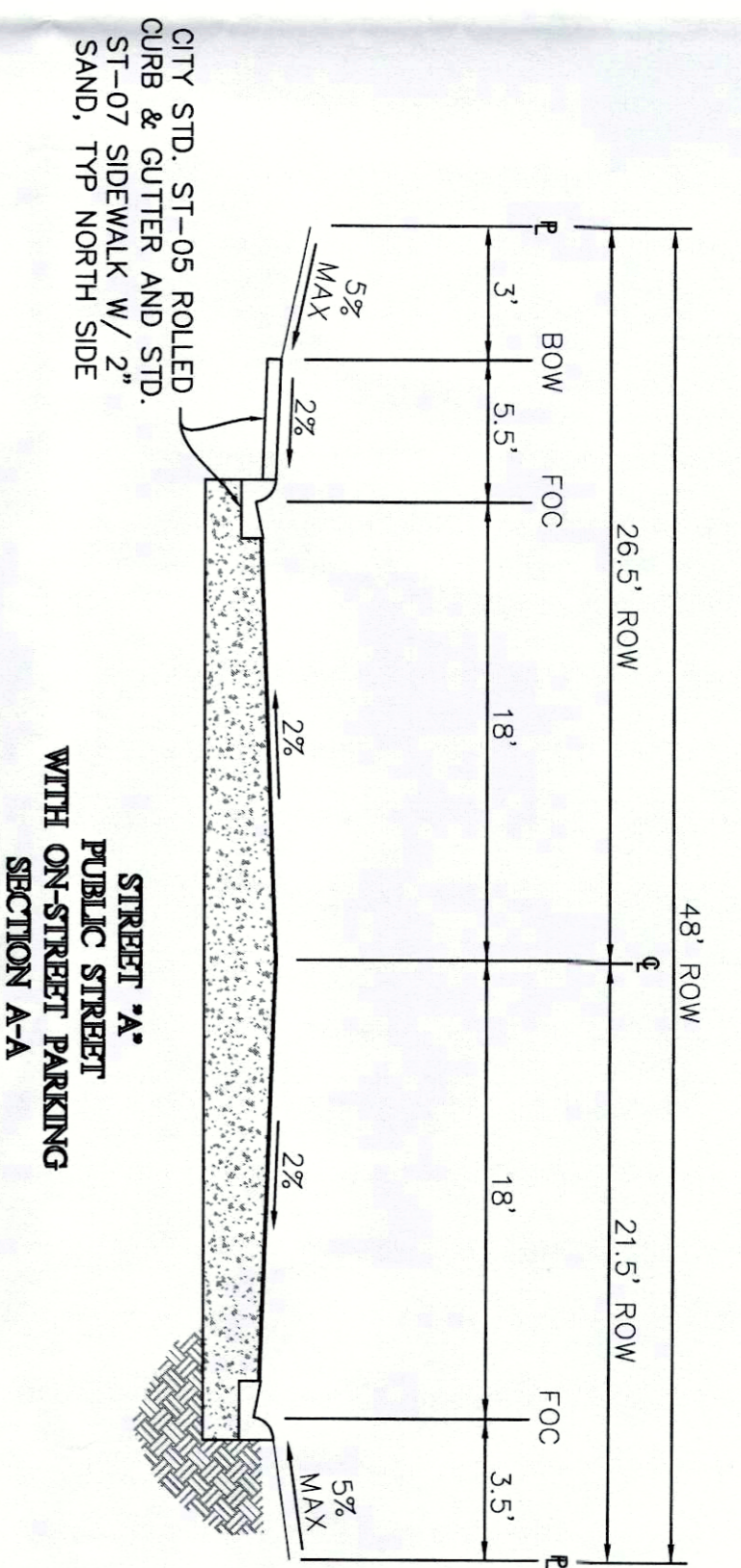
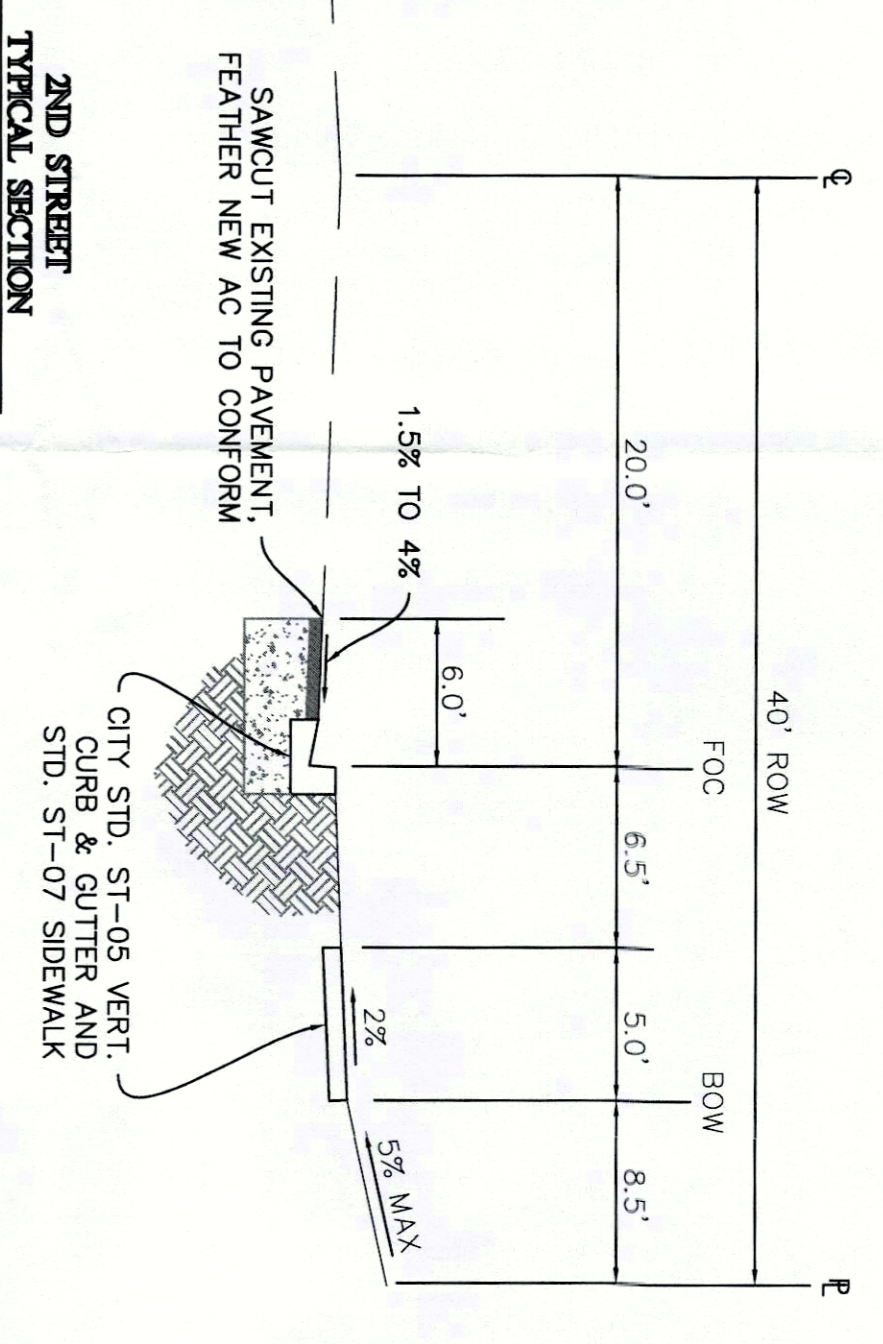
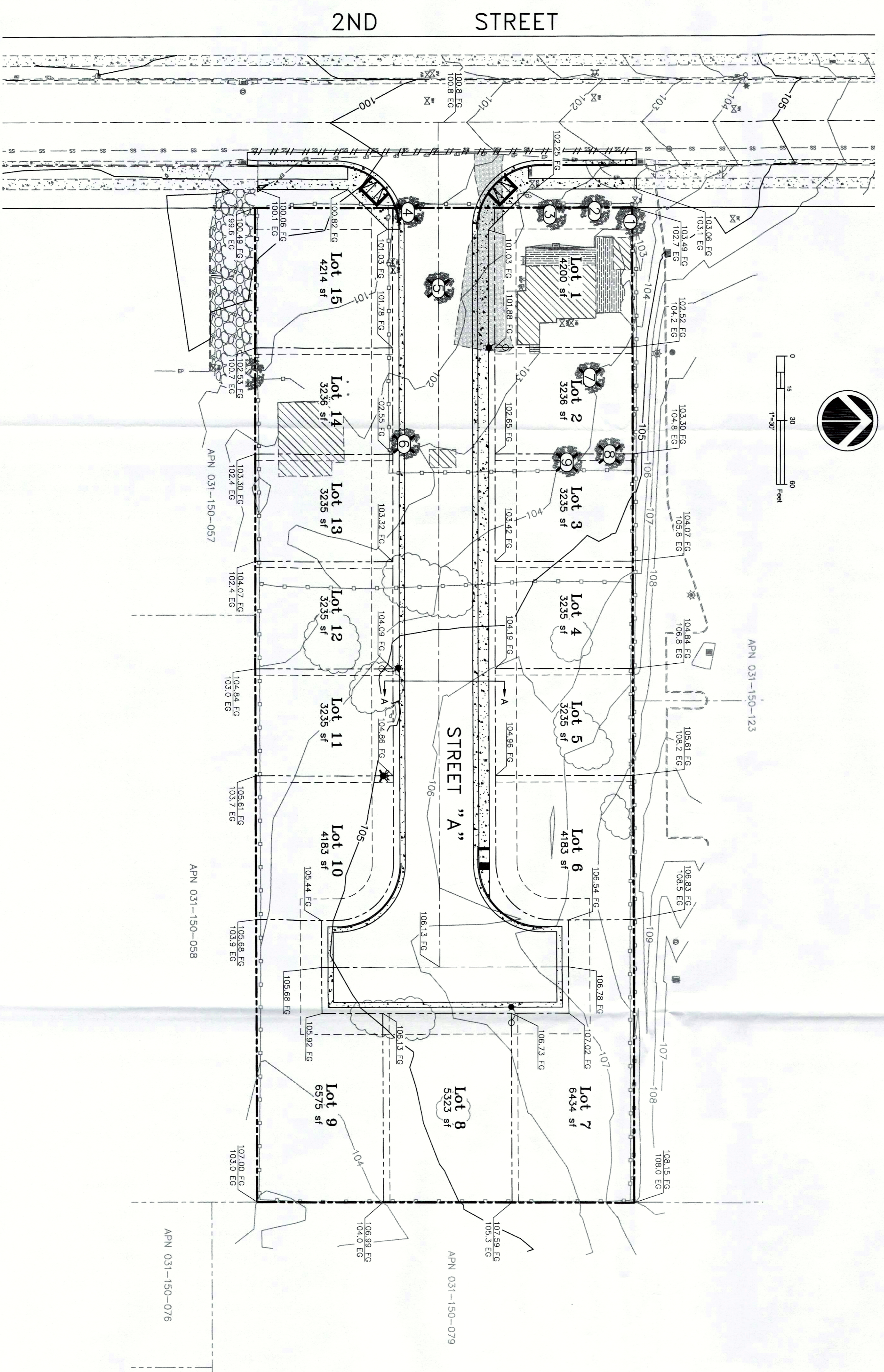
MCGREEN ESTATES SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP

BEING THE NORTH ONE-HALF OF LOT 6 AND THE NORTH ONE-HALF OF LOT 7 OF BLOCK 8 AS SHOWN ON THAT CERTAIN MAP ENTITLED, "THERMALITO, BUTTE COUNTY, CALA." CITY OF OROVILLE, COUNTY OF BUTTE STATE OF CALIFORNIA

W. GILBERT ENGINEERING
140 YELLOWSTONE DRIVE, SUITE 110
CHICO, CALIFORNIA 95973
(530) 809-1515

FEBRUARY 4, 2019

SHEET 1 OF 3



TREE TABLE*

TREE NO.	TREE SPECIES	TREE DIAMETER	ORIGINE RADIUS	PROTECT/ REMOVE	DIAMETER SUBJECT TO REPLACEMENT/IN-LIEU FEES
1		10"	6'	PROTECT	
2		6"	6'	PROTECT	
3		22"	10'	PROTECT	
4		12"	15'	REMOVE	
5		24"	9'	REMOVE	
6		12"	9'	REMOVE	
7		12"	16'	REMOVE	
8		12"	16'	REMOVE	
9		24"	7'	REMOVE	

*ARBORIST REPORT IN PROGRESS. TO BE SUBMITTED WHEN AVAILABLE.

TOTAL INCHES REQUIRING MITIGATION = DIVIDED BY TREES REQUIRED.

APPROVED BY
PLANNING COMMISSION
APRIL 25, 2019

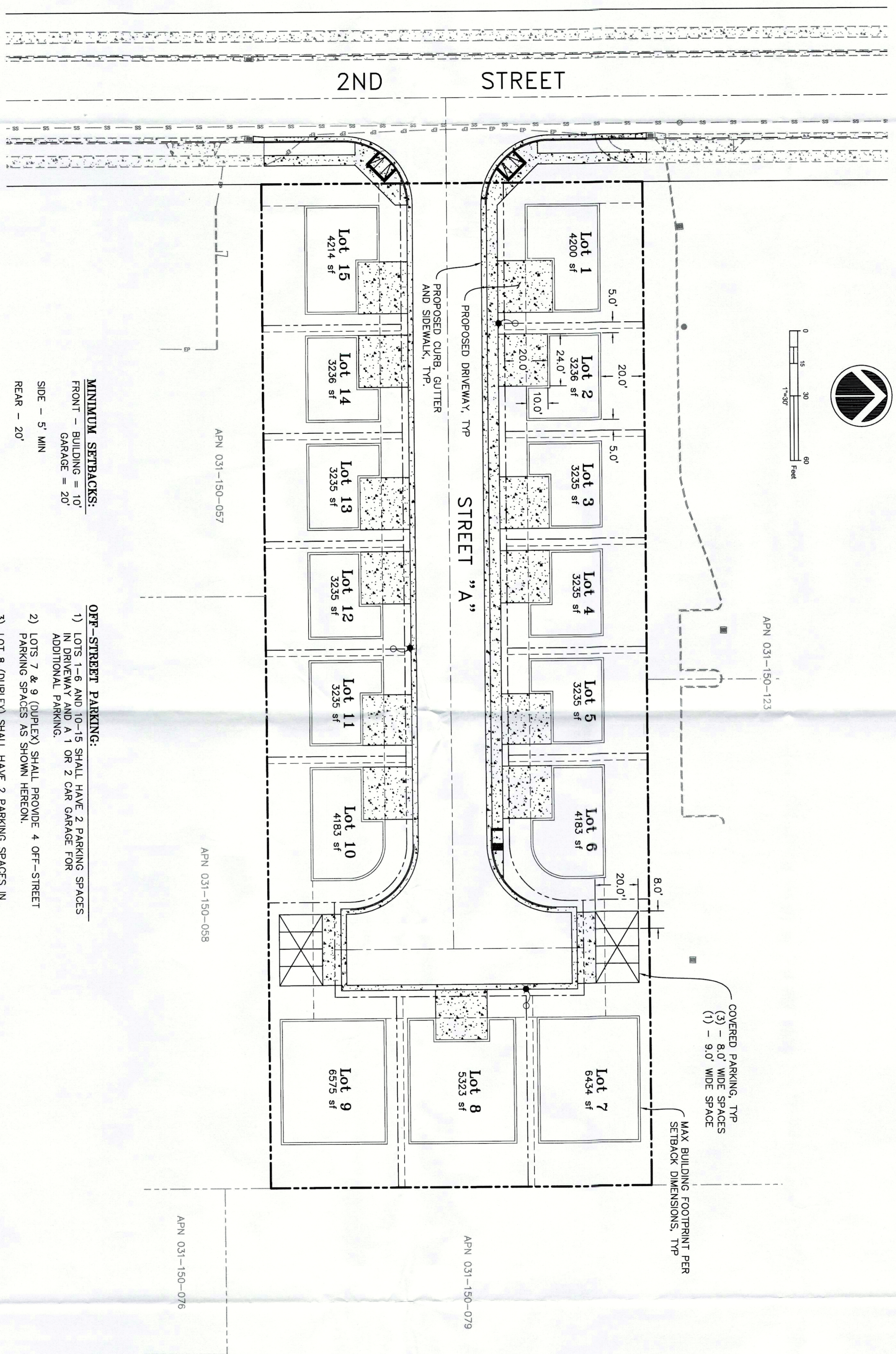
McGREEN ESTATES SUBDIVISION
 VESTING TENTATIVE SUBDIVISION MAP
 S _____

for
 McGREEN PROPERTIES

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FEBRUARY 4, 2019



MINIMUM SETBACKS:
 FRONT - BUILDING = 10'
 GARAGE = 20'
 SIDE - 5' MIN
 REAR - 20'

OFF-STREET PARKING:
 1) LOTS 1-6 AND 10-15 SHALL HAVE 2 PARKING SPACES IN DRIVEWAY AND 1 OR 2 GAR GARAGE FOR ADDITIONAL PARKING.
 2) LOTS 7 & 9 (DUPLICATE) SHALL PROVIDE 4 OFF-STREET PARKING SPACES AS SHOWN HEREON.
 3) LOT 8 (DUPLICATE) SHALL HAVE 2 PARKING SPACES IN DRIVEWAY & A 1 CAR GARAGE FOR ADDITIONAL PARKING.

COVERED PARKING, TYP
 (3) - 8.0' WIDE SPACES
 (1) - 9.0' WIDE SPACE
 MAX BUILDING FOOTPRINT PER SETBACK DIMENSIONS, TYP

**McGREEN ESTATES SUBDIVISION
 VESTING TENTATIVE SUBDIVISION MAP**

**APPROVED BY
 PLANNING COMMISSION
 APRIL 25, 2019**

for
 McGREEN PROPERTIES
 BEING THE NORTH ONE-HALF OF LOT 6 AND THE NORTH ONE-HALF OF LOT 7 OF BLOCK 8 AS SHOWN ON THAT CERTAIN MAP ENTITLED, "THERMALITO, BUTTE COUNTY, CALA." CITY OF OROVILLE, COUNTY OF BUTTE STATE OF CALIFORNIA
 W. GILBERT ENGINEERING
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 FEBRUARY 4, 2019



City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

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

PLANNING COMMISSION STAFF REPORT

Thursday, May 26, 2022

RE: Former Oroville Ford Dealership Interior and Exterior Improvements

SUMMARY: The Historic Advisory Commission will review proposed façade improvements to 1726 & 1790 Montgomery Street, and at Oak & Safford, all at the former Ford Dealership (APN's 012-028-010, -014, and -016). This is the first piece of a larger renovation project on the block. The other parts of the project will be reviewed as applicant finishes planning and files appropriate applications.

RECOMMENDATION:

1. That the Historic Advisory Commission review the proposed façade changes and make any recommended changes or conditions.

APPLICANTS: Mark Mendez

LOCATION: 1726 Montgomery
 Oroville, CA 95965

GENERAL PLAN: Mixed Use

ZONING: MXD (Downtown Mixed Use) and PQ (Public-Quasi Public)

FLOOD ZONE: X @ 0.2% annual chance flood

ENVIRONMENTAL DETERMINATION: This ministerial project is exempt from CEQA under PRC 21083, and as a minor alteration to an existing structure under Section 15301 of the CEQA Guidelines.

REPORT PREPARED BY:

REVIEWED BY:

 Wes Ervin, Senior Planner
 Community Development Department

 Dawn Nevers, Assistant Director
 Community Development Director

DISCUSSION

Façade changes to any building at the former Ford dealership on Montgomery Street requires development review per OMC 17.52.020.A.2 because it is in the Downtown

Historic Overlay district¹. Applicant proposes façade upgrades at 1726 Montgomery, 1729 Montgomery, and the building at the corner of Oak and Safford.

In this case the structures are not designated city Landmarks. However, under OMC 17.44.040 F, the Historic Advisory Commission is charged with determining whether these improvements are a contributing feature of the Downtown Historic District. The Historic Advisory Commission may comment and/or impose conditions on the project.

The proposed façade changes are attached. The applicant was at the May 12 DRC meeting and jointly with the DRC developed the façade in the latest elevation. Applicant will be present to answer any questions about color, materials, and trim.

The buildings are located just outside and adjacent to the Historic Preservation District (HPD), which is a smaller area within the Historic District, and is thus not technically required to conform to the “turn of the 20th Century” theme. Two of the buildings are located across the street from City Hall (which is inside the HPD), whose fire house is a city designated landmark. 1726 is also caddy-corner from the historic Carnegie Library. As such, the new façades should be compatible with if not conforming to the theme.

The proposed floor plan for 1726 Montgomery can be found on Sheet A4 of the attached drawings. The façade changes are intended to make the existing 5,950 square-foot building attractive to future tenants. The office portion is 2,200 square feet. The rear 3,750 square feet is currently occupied by a nonconforming machine shop.

Note therefore that the proposed 3,030 square-foot “new enclosed warehouse” expansion to be used by the machine shop is NOT A PART OF THIS REVIEW. That project will require a Use Permit to legally expand the existing nonconforming machine shop. Machine shops are not an allowed use in the MXD zone. In addition, the proposed expansion is on a different parcel than the existing building and will first require a lot merger of parcels 012-028-013 and -014.

Ozone Entertainment proposes to use the building at Oak and Safford for recreational hatchet throwing and possible Segway rentals, but the business cannot open until receiving a Use Permit from the Planning Commission, expected on June 23.

Additional parts of applicant’s renewal project on that block will be brought before the Planning Commission as the appropriate applications and lot line adjustments are filed. Separately, to encourage redevelopment the city has initiated a rezoning of 21 parcels in that area to Downtown Mixed Use (MXD) from PQ (Public-quasi public).

FISCAL IMPACT

None.

ATTACHMENTS

- 1. Existing façades
- 2. Proposed façade changes.
- 3. Development Review application

¹ Notwithstanding any other provision of this section, development review shall be required for any new construction in a downtown historic overlay (DH-O) district that requires a building permit to alter a structure’s exterior appearance.



Existing facade at 1790 Montgomery

Existing facade at 1726 Montgomery before boarding up



Existing facade where Ozone would go



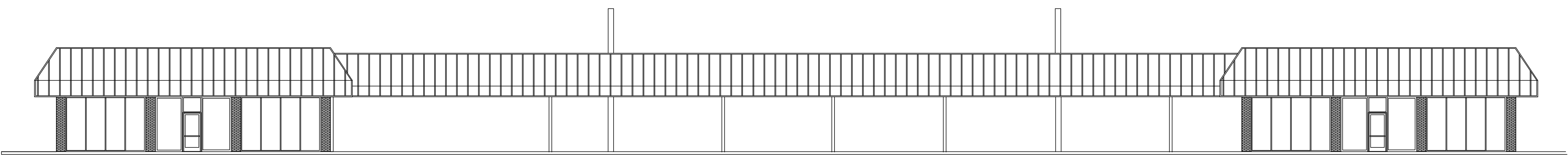


David G. Anderson, Architect
41 Butte Woods Drive, Oroville, California 95966
Phone (530) 698-4546, Cell (530) 520-0211, E-mail dgaarchitect@sbcglobal.net

drawn by DGA
checked
date 5/18/2022

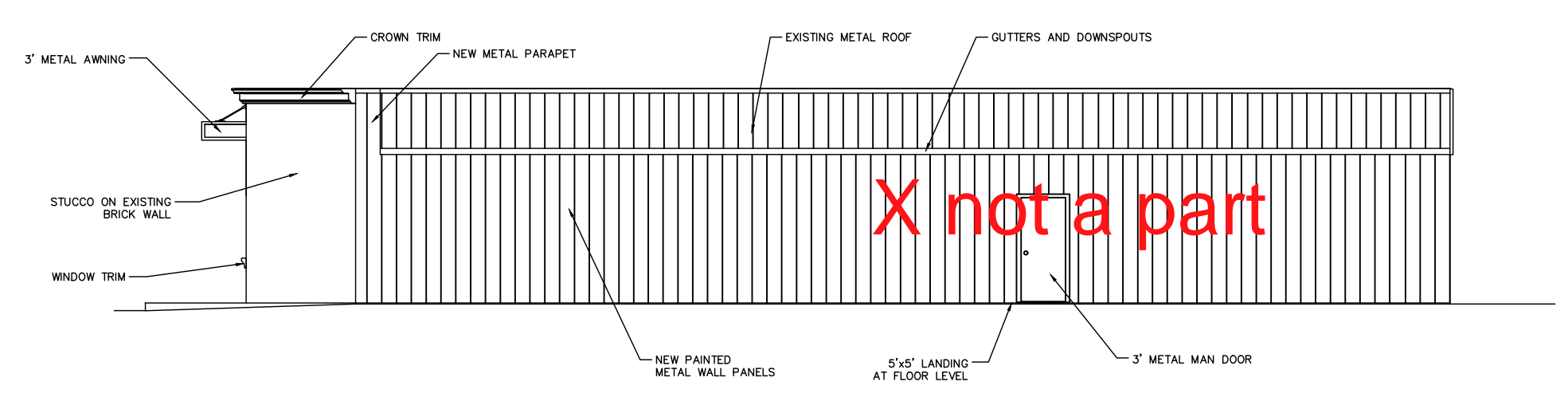
As-Built and Proposed Elevations

JOB NUMBER OROVILLE FORD
SHEET NO. **A5**



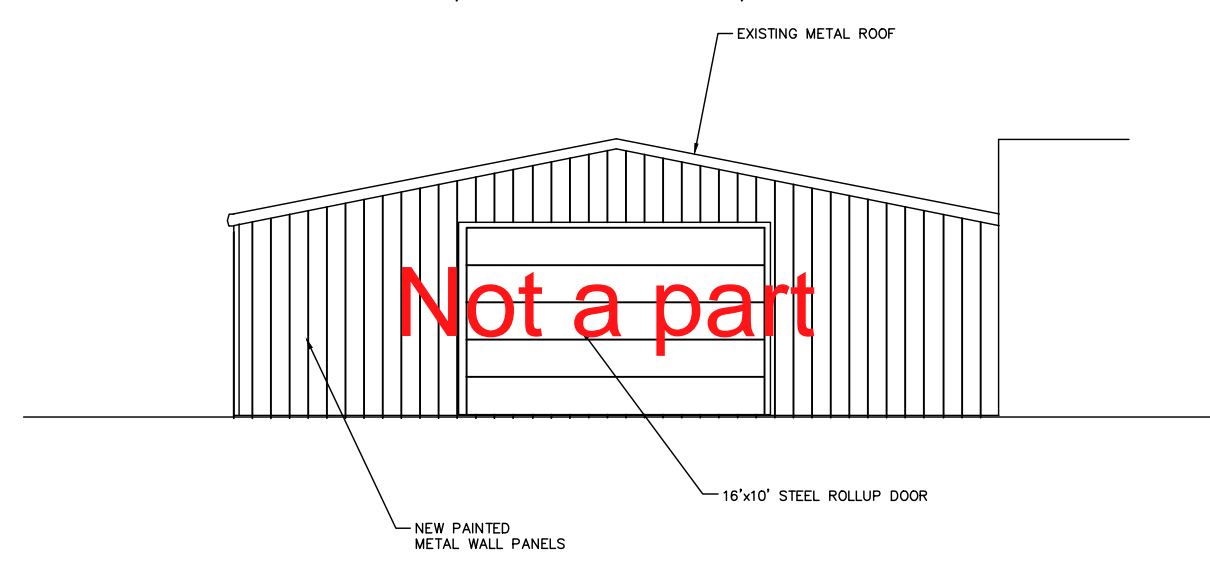
AS-BUILT FRONT ELEVATIONS

SCALE = 1" = 10'
OLD OROVILLE FORD DEALERSHIP
1726 MONTGOMERY STREET, OROVILLE, CA



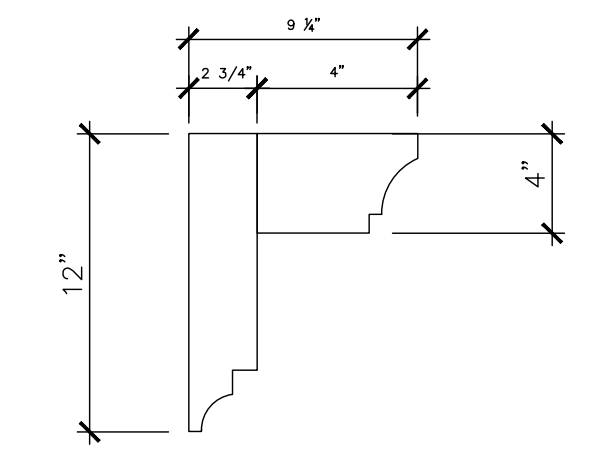
EAST SIDE ELEVATION OF METAL ENCLOSURE

SCALE = 1" = 10'

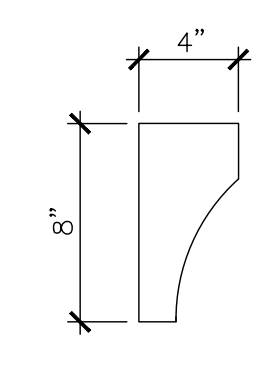


REAR NORTH ELEVATION OF METAL ENCLOSURE

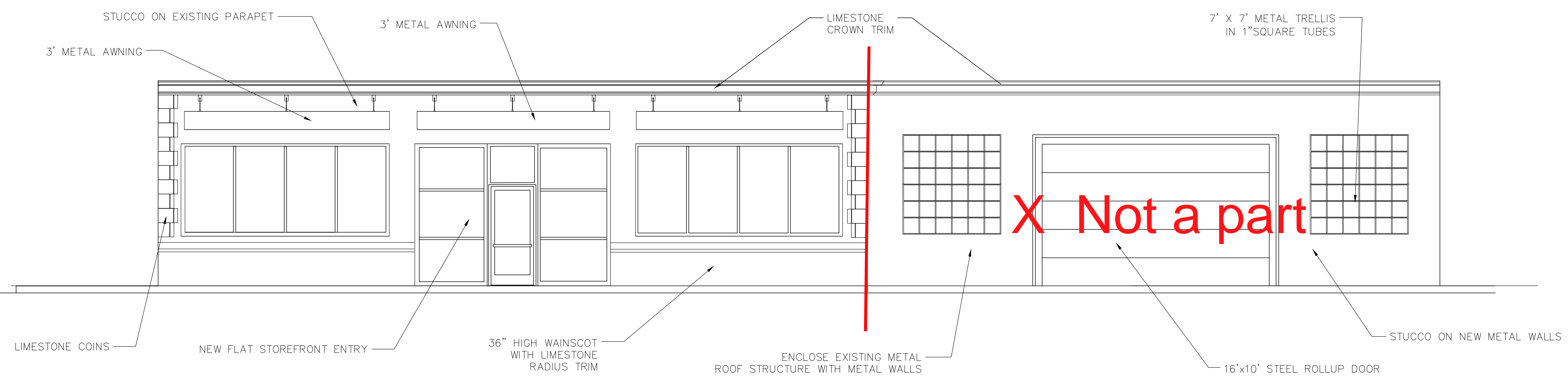
SCALE = 1" = 10'



Crown Trim

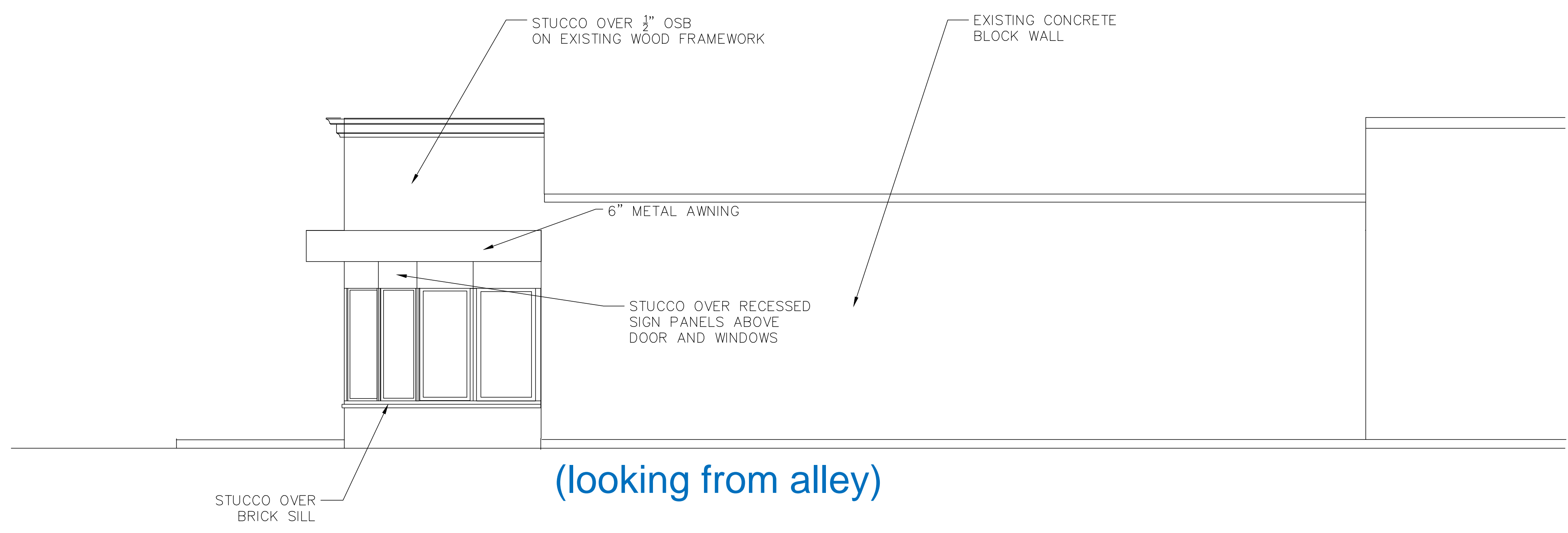


Window Trim



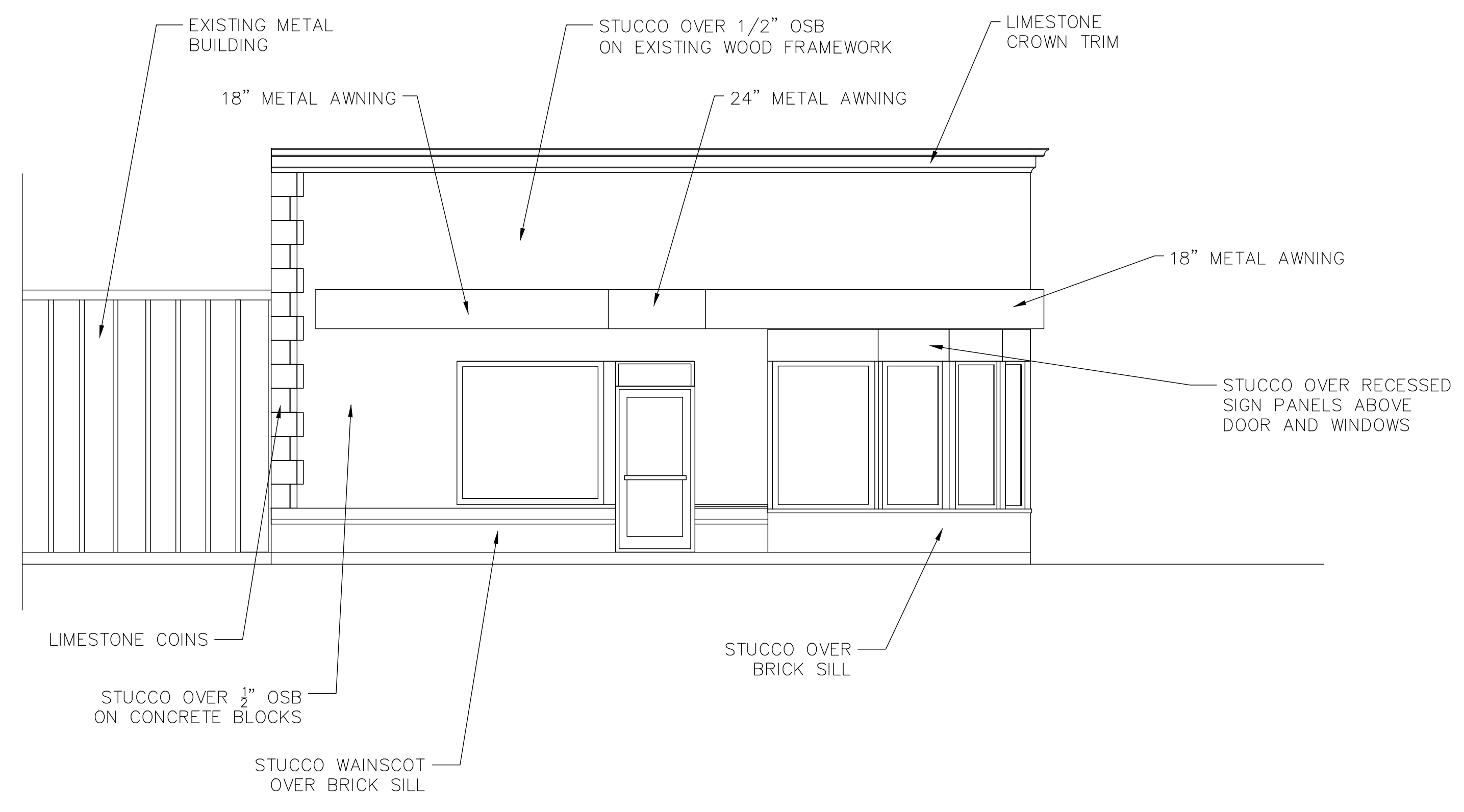
PROPOSED FRONT ELEVATION - OFFICE SUITES

SCALE = 1/4" = 1'
OLD OROVILLE FORD DEALERSHIP
1726 MONTGOMERY STREET, OROVILLE, CA



(looking from alley)

South Elevation



West Elevation



David G. Anderson, Architect
 41 Butte Woods Drive, Oroville, California 95966
 Phone: (530) 693-4546, Cell (530) 520-0211, E-mail: dgaarchitect@pcglobal.net

drawn by
DGA
checked
date
5/18/2022

**ELEVATION
RENOVATION**

JOB NUMBER
OROVILLE FORD
SHEET NO.
A2

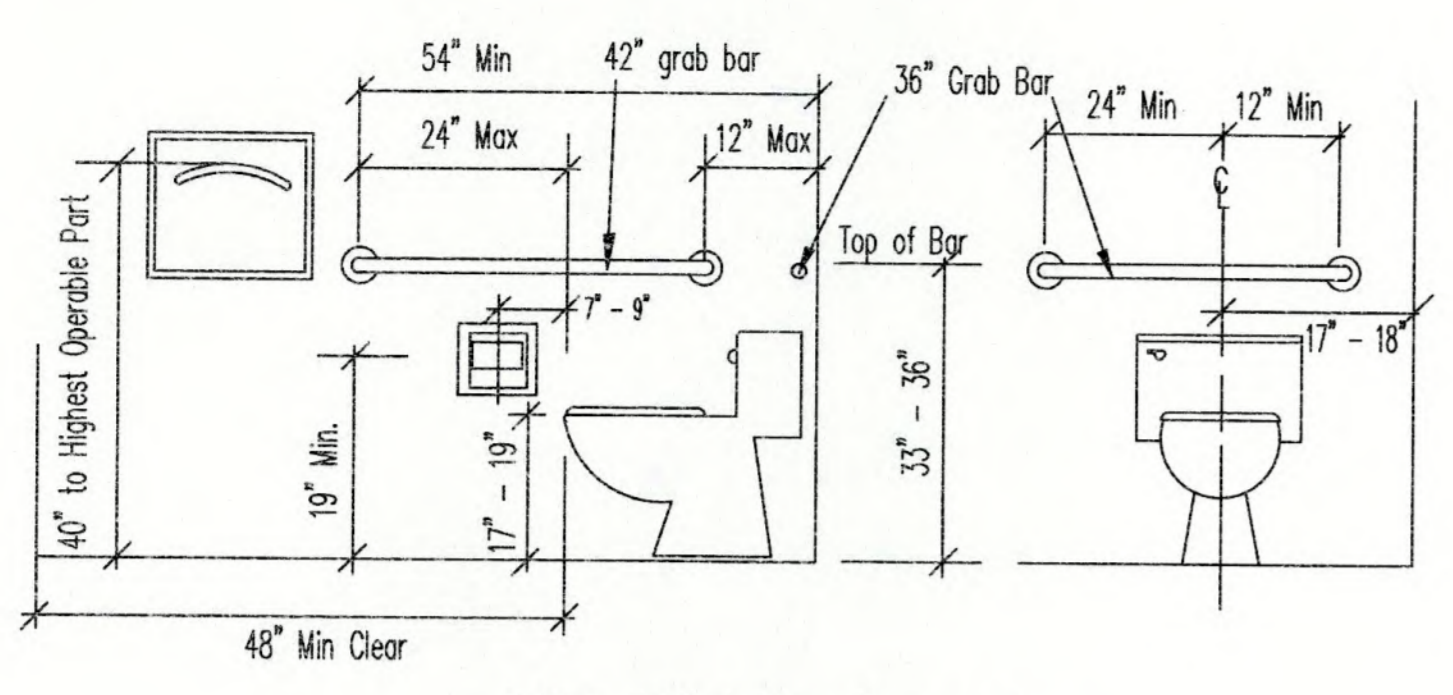


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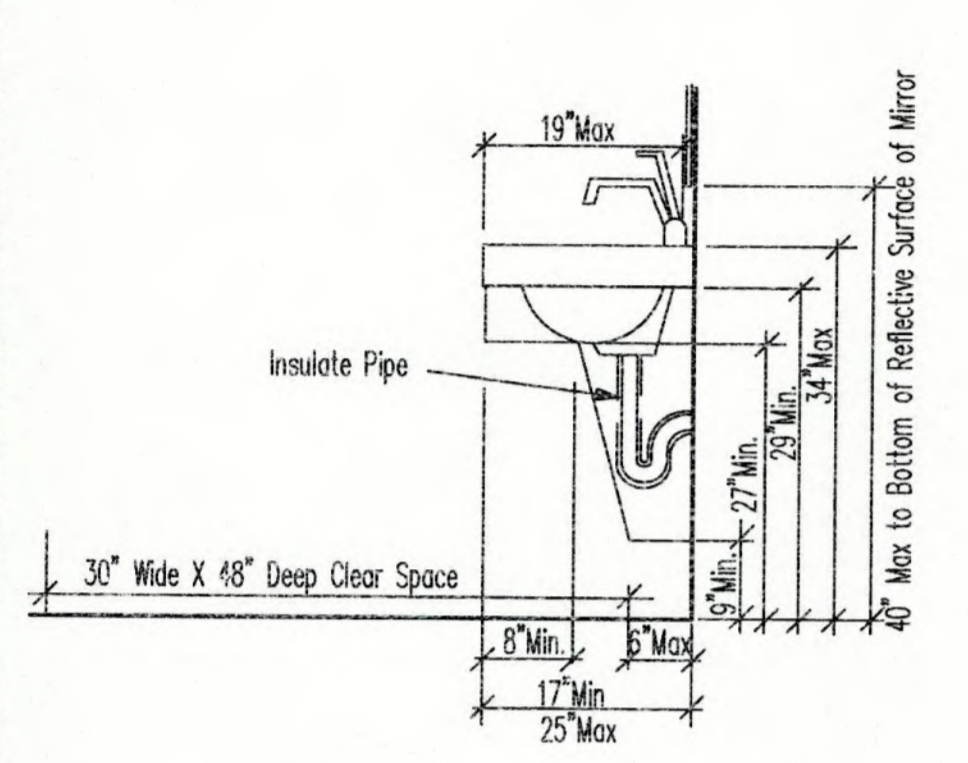
drawn by DGA
 checked
 date 3/14/2022

Office Renovation

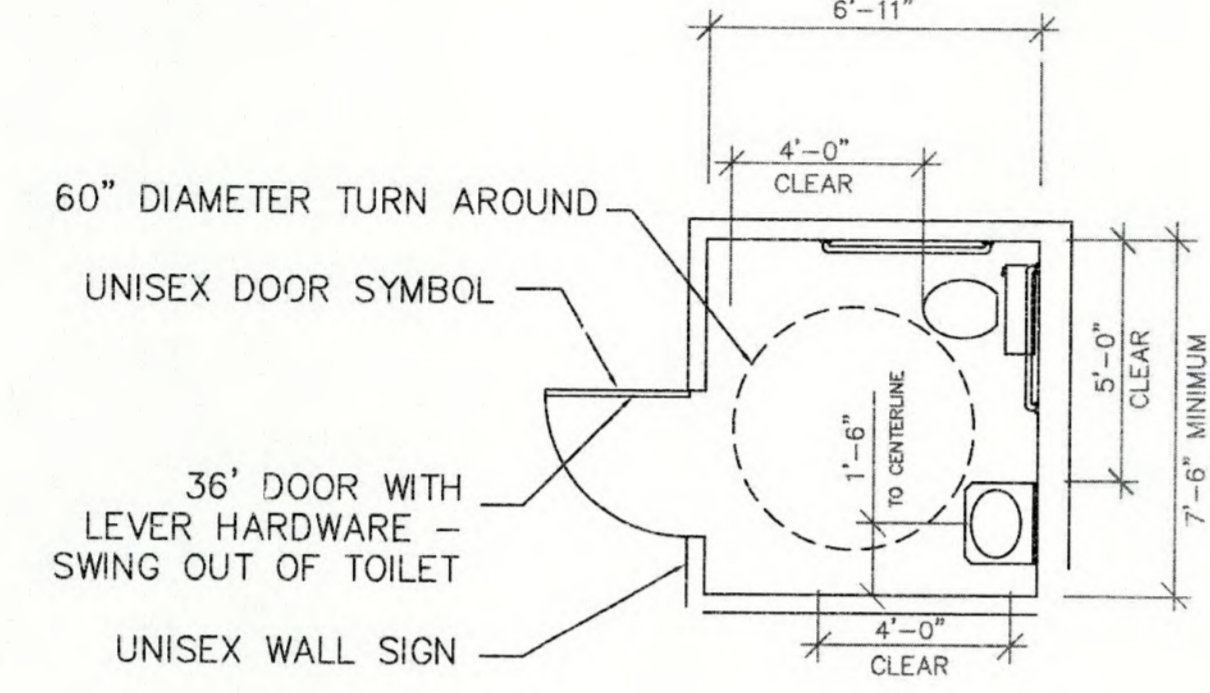
JOB NUMBER
 OROVILLE FORD
 SHEET NO.
A4



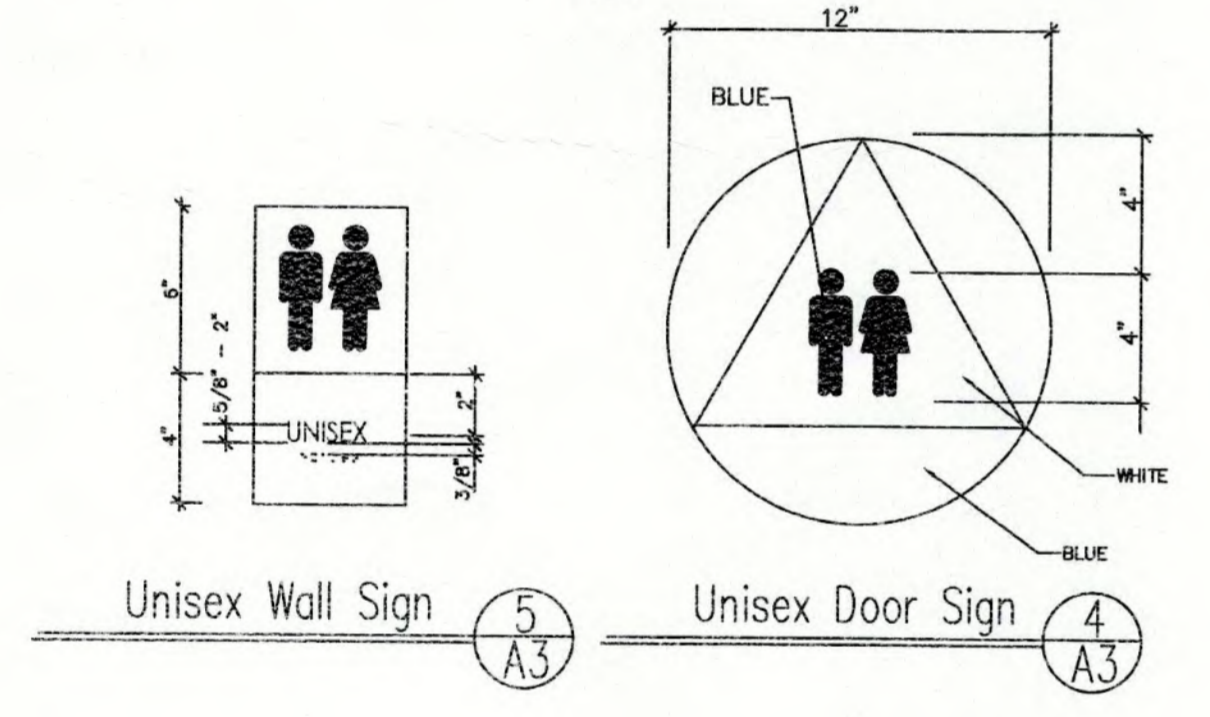
A.D.A. Toilet Elevations 2 A3



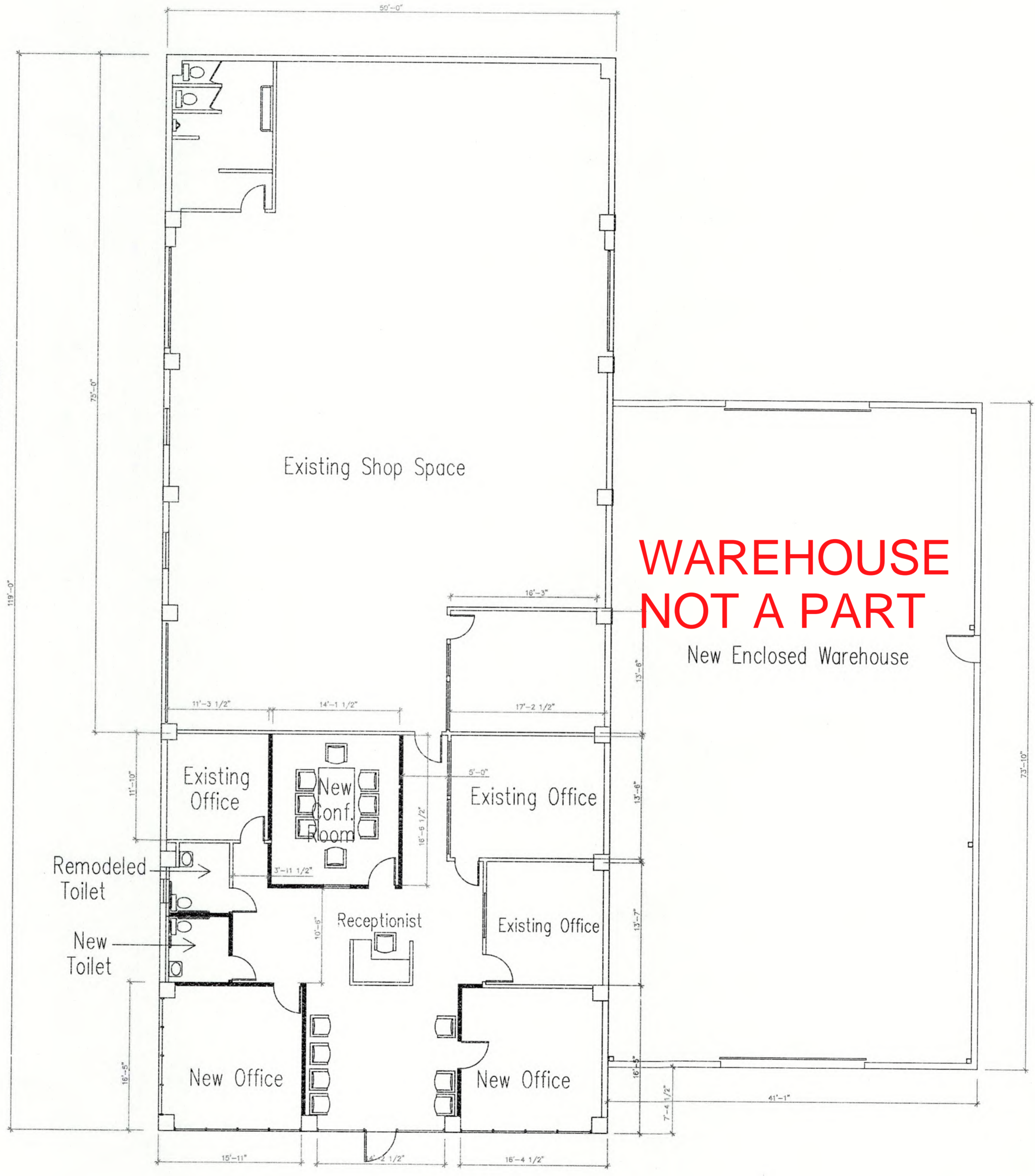
A.D.A. Lavatory Elevations 3 A3



A.D.A. Single Use Toilet 1 A3



- NOTES
- TOILET ROOM WALL SIGN TO HAVE CONTRACTED GRADE 2 BRAILLE CENTERED 3/8" BELOW TEXT. DOTS IN EACH CELL TO BE 1/10" APART AND CELLS TO BE 2/10" APART. DOTS TO BE DOMED OR ROUNDED.
 - TOILET ROOM WALL SIGN TO BE MOUNTED AT 48" TO 60" ABOVE FINISHED FLOOR TO THE BRAILLE OR RAISED CHARACTERS ON THE LATCH SIDE OF THE DOOR OR ROUTE OF EXIT.
 - TOILET DOOR SIGN TO BE MOUNTED IN THE CENTER OF THE DOOR AT 48" TO 60" ABOVE THE FLOOR TO THE RAISED CHARACTERS.



WAREHOUSE NOT A PART
 New Enclosed Warehouse

PROPOSED RENOVATION

SCALE = 1/8" = 1'-0"
 OLD OROVILLE FORD DEALERSHIP
 1726 MONTGOMERY STREET, OROVILLE, CA

SCHEDULE OF SYMBOLS	
	EXISTING FULL HEIGHT WALL
	PARTIAL HEIGHT WALL
	NEW FULL HEIGHT WALL
	WINDOW
	NEW OR EXISTING HINGED DOOR
	SLIDING WARDROBE DOOR
	NEW DOOR NUMBER - SEE SCHEDULE
	NEW WINDOW NUMBER - SEE SCHEDULE
	SECTION OR DETAIL / SHEET LOCATION
	ELEVATION - SHEET LOCATION
	KITCHEN SINK
	BATH SINK IN COUNTER
	WALL HUNG LAVATORY SINK
	JANITOR FLOOR SINK
	ADA ACCESSIBLE TOILET WITH REQUIRED HAND RAILS

Proposed Office Area (B) - 2,200 SF = 15 Occupants
 Existing Shop Area (F1) - 3,750 SF = 19 Occupants
 New Warehouse Area (S2) - 3,030 SF = 6
 Total Occupant Load = 40 Occupants
 Total Required Exits = 1, Total Exits Provided = 2
 Required Toilet Rooms = Office = 2 Single Use, Provided
 Required Existing Toilets for Shop = 1 Single Use



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 3.

TRAKIT#: PL2205001

PLANNING DIVISION GENERAL APPLICATION

(Please print clearly and fill in all that apply)

APPLICANT'S INFORMATION		Project's:	
Name:	MARK MENDEZ	Name:	OFFICE SUITE
Address:	P.O. Box 5686	Company:	2585 Oak Dam LLC
Phone:	(530) 282-4362	Address:	P.O. Box 5686
Email:	mmendez@basswest.com	Phone:	(530) 282-4362
Is the applicant the Owner?	<input type="checkbox"/>	If applicant is Not the owner, please provide owner /agent authorization on the reverse side.	
		Email:	mmendez@basswest.com

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

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

ADMINISTRATIVE PERMITS (Please check all that apply)

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

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

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

PROJECT INFORMATION

Project Name:	OFFICE SUITE RENOVATION	Proposed Structure(s) (Sq Ft.):	EXISTING
Address:	1726 MONTGOMERY ST.	Existing Structure(s) (Sq Ft.):	5,950 SF
Nearest Cross Street:	OAK ST	Water Provider:	EXISTING
Assessor Parcel Number:	012-002-014	School District:	EXISTING
Lot Size (Acres):	.14 AC	Number of Dwelling Units:	1

APPLICANT'S SIGNATURE

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

Signature:		Date:	
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OFFICE USE ONLY

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



City of Oroville

Planning Division - Community Development Department

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 538-2426 www.cityoforoville.org

Item 3.

TRAKIT#: PL2205-001

DEVELOPMENT REVIEW / PRE-APPLICATION

(Please print clearly and fill in all that apply)

REQUIRED FOR A COMPLETE APPLICATION			
<input type="checkbox"/>	Completed and signed Application Forms		
<input checked="" type="checkbox"/>	Application Fee Paid (\$230.42) + 6% Tech Fee = \$244.25 <i>✓ # 3642 pd 5/2/22</i>		
<p>**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.</p>			
• 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?		Yes	
TYPE OF PROJECT (Please check all that apply)			
<input type="checkbox"/> Accessory Structure	<input checked="" type="checkbox"/>	New Construction	<input type="checkbox"/> Site Improvements
<input type="checkbox"/> Fencing	<input checked="" 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 type="checkbox"/> Landscaping	<input type="checkbox"/>	Sign Program	<input type="checkbox"/> Mixed Use
Other: (Please Specify)			
REQUIRED DOCUMENTS (Please provide all that apply)			
<input checked="" type="checkbox"/>	Site Plans		
<input checked="" type="checkbox"/>	Architectural drawings showing proposed building elevations		
<input 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 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			
<ol style="list-style-type: none"> 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>[Handwritten Signature]</i>	Date:	4/3/22
OFFICE USE ONLY			
Approved By:		Date:	
Payment:		Number:	
PROJECT DESCRIPTION			

Detailed Description:

Oroville Ford Dealership is a full block development that was the primary automobile dealership in the downtown Oroville area for many years. It was closed when the new dealerships were constructed on Oro Dam Boulevard. The structures have been primarily empty for several years. Mark Mendez of the real estate development corporation 2585 Oro Dam LLC bought the majority of the block occupied by the Oroville Ford Dealership. Various buildings have been leased for storage uses for the last few years. The northeast corner of the block which was vacant has recently been purchased by Mr. Mendez. The current plan is to continue to use the shop area of the west dealership building as a metal fabrication shop, renovate the front office area into office suites for rental to developing businesses to share the facility reception, conference, and support facilities while renting a private office. The covered parking adjacent to this building will have metal walls erected to enclose the area under this existing roof structure. The balance of this roof structure over the street frontage parking spaces will be removed. Two new pre-engineered metal buildings are to be constructed on the northeast new parcel with parking and paved access roads. The street front of the metal buildings will have stucco stone wainscots. Off-street parking will also be installed next to the new enclosed building. The parking complies with the City of Oroville Development standards, and most areas are currently paved. This project will bring more businesses to the downtown Oroville district, and improve buildings that have been vacant for many years.

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