



OROVILLE PLANNING COMMISSION

Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

March 24, 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 Planning Commission may approve the minutes of February 24, 2022.

RECOMMENDATION

Approve the minutes of February 24, 2022

REGULAR BUSINESS

2. TENTATIVE PARCEL MAP WAIVER 2112-002

The Oroville Planning Commission will review and consider approving a Parcel Map Waiver for a lot split to facilitate the next phase of the Olive Ranch housing development along Table Mountain Boulevard at the end of Tuscan Villa Drive. The map will split one lot into two lots.

RECOMMENDATION

Approve the recommended Parcel Map Waiver subject to any conditions imposed by the City Engineer;

Adopt Resolution No. P2022-06

3. CREATIVE SIGNS AT THE PACIFIC COAST PRODUCERS PLANT LOCATED AT 1601 MITCHELL AVENUE

The Oroville Planning Commission will review and consider approving sign permit B2203-022 for the painting of two creative signs at the Pacific Coast Producers Plant at 1601 Mitchell Ave.

RECOMMENDATION

Adopt the recommended Findings for Sign Permit No. B2203-022.

Adopt Resolution No. P2022-05

4. SANK PARK PERIMETER FENCE OPTIONS LOCATED AT 1067 MONTGOMERY STREET

The Oroville Historic Advisory Commission will review and consider forwarding a recommendation of fencing to the City Council.

RECOMMENDATION

Recommendation to City Council of fencing type and height.

5. HISTORIC PRESERVATION AWARD PROGRAM OF THE OROVILLE HISTORIC ADVISORY COMMISSION

The Oroville Historic Advisory Commission may consider creating an annual award to honor outstanding achievement in Oroville historic revitalization.

RECOMMENDATION

Adopt the attached award program and implement it for 2022.

REPORTS / DISCUSSIONS / CORRESPONDENCE

6. Commissioner Reports
7. Historical Advisory Commission Reports
8. Staff Reports

ADJOURN THE MEETING

The meeting will be adjourned. A regular meeting of the Oroville Planning Commission will be held on April 28, 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.



Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

**February 24, 2022
REGULAR MEETING
6:00 PM
AGENDA**

This agenda was posted on Saturday, February 19, 2022. This meeting was recorded and can be viewed at cityoforoville.org or on YouTube.

CALL TO ORDER / ROLL CALL

Chairperson Durling opened the meeting at 6pm.

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

ABSENT: Commissioners Glenn Arace and Marissa Hallen

STAFF: Assistant Community Development Director Dawn Nevers, Principal Planner Wes Ervin, Assistant Planner Connor Musler, Assistant Planner Daniel Kopshever, Planner Connie Spade, Assistant City Clerk Jackie Glover, City Engineer Matt Thompson

OPEN SESSION

Pledge of Allegiance – Led by Chairperson Durling

PUBLIC COMMUNICATION - HEARING OF NON-AGENDA ITEMS

There were 0 Public Comments provided for non-agenda items.

CONSENT CALENDAR

1. APPROVAL OF THE MINUTES

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

Motion by Commissioner Jenkins and second by Commissioner Jensen to approve the minutes of January 27, 2022. Motion passed.

AYES: Jenkins, Sheard, Jensen, Durling

NOES: None

ABSTAIN: None

ABSENT: Arace, Hallen

PUBLIC HEARINGS

2. MINOT USE PERMIT UP22-01 FOR A 950 SQUARE FOOT DUTCH BROS COFFEE WITH ASSOCIATED SITE IMPROVEMENTS AT 2366 FEATHER RIVER BLVD (APN 035-030-110)

The Oroville Planning Commission conducted a public hearing and reviewed and considered approving Use Permit No. UP22-01 for the construction of a new 950 square foot Dutch Bros Coffee with double drive-thru lanes, walk-up service window, and associated site improvements at 2366 Feather River Blvd.

Motion by Commissioner Sheard and second by Commissioner Jenkins to Adopt the Notice of Exemption as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA); and Adopt the recommended Findings for Use Permit No. UP22-01; and Approve Use Permit UP22-01 and recommended Conditions of Approval; and Adopt Resolution No. P2022-02. Motion passed.

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

The Commissioners consented to hear item 6 next and then return to the regular order in the agenda.

REGULAR BUSINESS

6. TENTATIVE PARCEL MAP 22-01

The Commission reviewed and considered approving Tentative Parcel Map 22-01 (TPM 22-01) for a lot split of commercial property on Feather River Boulevard. The map will split two lots into four lots.

Motion by Commissioner Jenkins and second by Commissioner Jensen to approve the recommended findings for Tentative Parcel Map 22-01 and recommended Conditions of Approval; and adopt Resolution No. P2022-01. Motion passed.

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

PUBLIC HEARINGS

3. MINOR USE PERMIT UP22-02 FOR A USED VEHICLE DEALERSHIP AT 1450 ORO DAM BLVD E, SUITE F (APN 035-450-009)

The Oroville Planning Commission conducted a public hearing and reviewed and considered approving Use Permit No. UP22-02 to permit Paradise Motors, a used vehicle dealership, at 1450 Oro Dam Blvd E, Suite F within the Golden State Auto Center

Motion by Commissioner Jensen and second by Commissioner Sheard to adopt the Notice of Exemption as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA); and adopt the recommended Findings for Use Permit No. UP22-02; and approve Use Permit UP22-02 and recommended Conditions of Approval; and adopt Resolution No. P2022-03. Motion passed.

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

4. ADOPTION OF A NEW CITY ORDINANCE REGULATING MASSAGE ESTABLISHMENTS

Item 1.

The Oroville Planning Commission conducted a public hearing and reviewed and considered recommending that the City Council adopt an ordinance relating to the regulation of massage establishments and persons providing massage in the City of Oroville.

Motion by Commissioner Jensen and second by Commissioner Sheard to adopt Resolution P2022-01 -- A RESOLUTION OF INTENTION OF THE OROVILLE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL ADOPT ZONING CHANGE ZC 22-01 RELATING TO THE CITY'S REGULATIONS OF MASSAGE ESTABLISHMENTS AND INDIVIDUALS THAT PRACTICE MASSAGE AND THERAPEUTIC BODY WORK; and allow staff to make grammar and formatting edits that are minor in nature. Motion passed.

AYES: Jenkins, Sheard, Jensen, Durling
NOES: None
ABSTAIN: None
ABSENT: Arace, Hallen

REGULAR BUSINESS

5. HISTORIC PRESERVATION AWARD PROGRAM OF THE OROVILLE HISTORIC ADVISORY COMMISSION

The Oroville Historic Advisory Commission considered creating an annual award to honor outstanding achievement in Oroville historic revitalization. The Commission consented to bring this item back to the committee and bring it back to the Commission at a future date.

REPORTS / DISCUSSIONS / CORRESPONDENCE

1. Commissioner Reports - None
2. Historical Advisory Commission Reports – None
3. Staff Reports –
 - Ervin – DRC Feb 10 – Discussed Dutch Brothers, a Trinity River Log Deck being moved from Cal Oak to 7th Ave, and a 780 Sq Ft Dethatched Garage on Foothill Blvd; – Housing Element draft is underway; To Council March 1 – Ruddy Creek Special District Addition, March 15th – Placeworks Contract, Fence Ordinance
 - Nevers – Maverick still waiting for approval from Caltrans for encroachment permit.

ADJOURN THE MEETING

Adjourned at 7:53pm.

APPROVED:

ATTESTED:

Chairperson Carl Durling

Assistant City Clerk Jackie Glover



City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

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

PLANNING COMMISSION STAFF REPORT

Thursday, March 24, 2022

RE: TENTATIVE PARCEL MAP WAIVER 2112-002

SUMMARY: The Oroville Planning Commission will review and consider approving a Parcel Map Waiver for a lot split to facilitate the next phase of the Olive Ranch housing development along Table Mountain Boulevard at the end of Tuscan Villa Drive. The map will split one lot into two lots.

RECOMMENDATION: Staff recommends the following actions:

1. **Approve** the recommended Parcel Map Waiver subject to any conditions imposed by the City Engineer;
2. **Adopt** Resolution No. P2022-06

APPLICANTS: K & M Butte Developers LLC

LOCATION: Table Mountain Boulevard at the end of Tuscan Villa Drive , Oroville, California (APN 031-110-037 {portion} & - 038).

GENERAL PLAN: MU (Mixed Use)
ZONING: MXN (Neighborhood Mixed Use)
FLOOD ZONE: Zone X

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 development 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 Department

A. DISCUSSION

The Planning Commission will review an application for a Parcel Map waiver to separate a 6.284-acre parcel into two parcels -- Parcel 1 at 2.388 acres and Parcel 2 at 3.896 acres.

The request is to separate an existing parcel into two separate parcels to further facilitate the Olive Ranch housing project. The Development Review approval for the project – a 3-story 51-unit affordable housing project – occurred on June 24, and the project was approved by right with conditions.

This is not a full Tentative Parcel Map, but a waiver. OMC 16.12.040 B sets the conditions allowing a waiver:

B. When a Parcel Map May Be Waived.

1. The planning commission may waive the requirement for a parcel map in any case where the proposed subdivision is a division into 4 or fewer parcels, and:
 - a. Where the land being divided consists of a parcel shown on a recorded parcel map or final subdivision map or a legally created parcel and the full street improvements have been constructed and monumentation is evident; or
 - b. Where each has a gross area of 40 acres or more or each of which is a quarter-quarter section or larger; or
 - c. Upon making a finding that the proposed division of land complies with the requirements of the city code and Subdivision Map Act as to area, improvement and design, floodwater drainage control, appropriately improved public roads, sanitary disposal facilities, water supply availability, environmental protection and any other requirements that may apply.
2. A waiver may be granted only if:
 - a. The subdivider files an application with the zoning administrator stating the existence of monuments and improvements prior to consideration of the waiver by the planning commission;
 - b. The submitted material conforms to the requirements of the zoning administrator as to form and content;
 - c. The application contains a legal description for each parcel;
 - d. The land is monumented on the ground, and a record of survey is recorded;
 - e. The planning commission finds that the proposed division of land complies with the requirements of the California Environmental Quality Act, the zoning code of the city, city ordinances, improvement standards

as set forth by resolution of the city, the general plan and applicable specific plans of the city.

The City Engineer has certified that the proposed map satisfies Conditions 1 a, c, and 2 a-e above, or has conditioned his approval on meeting them prior to recordation.

Planning staff confirms that the proposed division complies with the California Environmental Quality Act. The attached Zoning Compliance letter documents that a Zoning Change and General Plan amendment will be required to conform the new parcel lines existing zones, and to avoid dual zoning of any parcel.

B. RECOMMENDATION

Staff recommends the Planning Commission review and approve the Parcel Map Waiver along with any conditions and exceptions as determined by the City Engineer.

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". Since this is part of another project that was permitted by right, no Exemption Certificate is required.

D. CONDITIONS OF APPROVAL

Public improvements will be conditions of approval for applicable building permits. Dedications of public utility easements will occur prior to the final approval of the waiver by the City Engineer. Lots will be created and recorded by deed prior to the final approval of the waiver by the City Engineer.

E. FISCAL IMPACT

The total fees associated with this project are as follows:

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

ATTACHMENTS

1. Waiver of Parcel Map Application
2. Proposed Map for Olive Ranch Apartments II LP
3. Preliminary Title Report
4. Resolution No. 2021-xx
5. Zoning Compliance letter

RESOLUTION NO. 2022-06

A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION CONDITIONALLY APPROVING A TENTATIVE PARCEL MAP WAIVER TO FACILITATE THE DEVELOPMENT OF OLIVE RANCH 3 AFFORDABLE APARTMENTS.

WHEREAS, the City of Oroville staff recommends Tentative Parcel Map Waiver No. 2112-002; and

WHEREAS, the tentative map to separate a 6.284-acre parcel into two parcels -- Parcel 1 at 2.388 acres and Parcel 2 at 3.896 acres is created to facilitate the development of 51 3-story Olive Ranch Phase 3 affordable apartments.

WHEREAS, the proposed map meets the criteria of Oroville Municipal Code 16.12.040 B to allow a waiver.

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

WHEREAS, the requested waiver of a tentative parcel map will be in conformance with the General Plan and the City's zoning ordinance after a minor adjustment to conform to new parcel lines and to avoid dual zoning of any parcel.

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

WHEREAS, all required services and access to the proposed parcels are available and meet City standards, or will be required prior to recordation,

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

1. 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 15315 "MINOR LAND DIVISIONS"
2. The Planning Commission approves the waiver of a parcel map to separate a 6.284-acre parcel into two parcels -- Parcel 1 at 2.388 acres and Parcel 2 at 3.896

acres to facilitate the development of 51 3-story Olive Ranch Phase 3 affordable apartments.

CONDITIONS OF APPROVAL

- 1. To be determined by the City Engineer to comply with building permit requirements.

--- 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 22nd of July 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

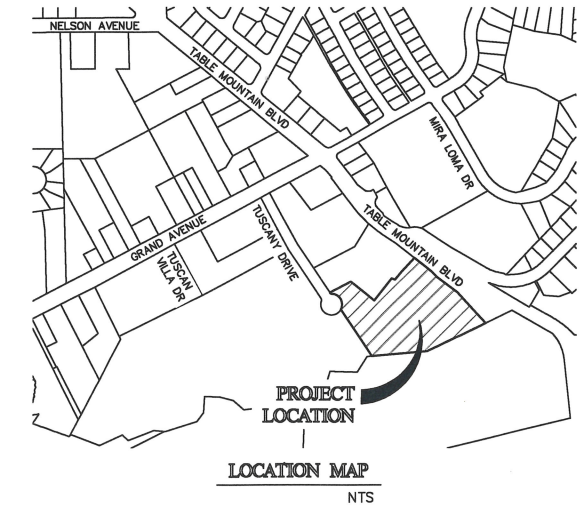
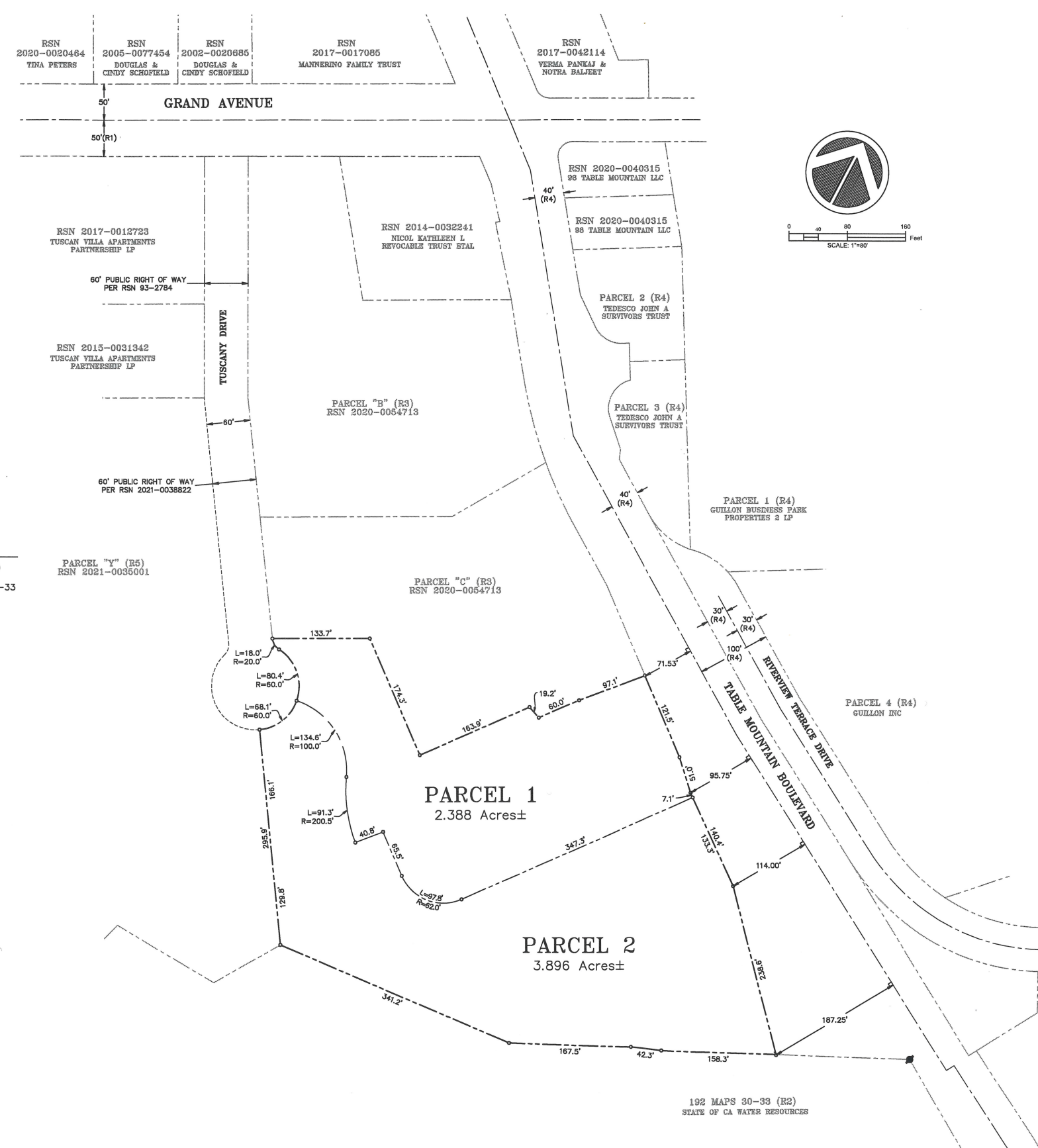
ABSENT:

ATTEST:

APPROVE:

JACKIE GLOVER, ASSISTANT CITY CLERK

CARL DURLING, CHAIRPERSON



RECORD REFERENCES:

- R1 - PARCEL MAP, BOOK 185 OF MAPS, PAGES 18 AND 19
- R2 - RECORD OF SURVEY, BOOK 192 OF MAPS, PAGES 30-33
- R3 - RSN 2021-0054713
- R4 - PARCEL MAP, BOOK 150 OF MAPS, PAGES 96-98
- R5 - RSN 2021-0035001

OWNER AND SUBDIVIDER:

K&M BUTTE DEVELOPERS LLC
 1011 PARKVIEW AVENUE, SUITE A
 REDDING, CA 96001
 (530) 244-0596

ENGINEER:

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

ASSESSOR'S PARCEL NUMBERS:

031-110-037 (PTN)
 031-110-038

LAND USE:

PRESENT: VACANT
 FUTURE: MULTI-FAMILY RESIDENTIAL

ZONING:

PRESENT: R-4
 FUTURE: R-4

UTILITIES:

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

SUBDIVISION NOTES:

- 1) PARCEL MAP INFORMATION:
 TOTAL ACREAGE: 6.284 ACRES±
 TOTAL NUMBER OF LOTS: 2
 AVERAGE LOT SIZE: 3.142 ACRES±
- 2) THE PARCEL MAP LIES IN FLOOD ZONE "X" AS SHOWN ON FIRM MAP NUMBER 06007C0795E DATED JANUARY 6, 2011.
- 3) NO WELLS OR SEPTIC SYSTEMS ARE KNOWN TO EXIST ON THE PROPERTY.

THIS TENTATIVE PARCEL MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.

BY: Wesley E. Gilbert DATE: 12/21/2021

WESLEY E. GILBERT
 R.C.E. 31689
 EXPIRES: 12/31/22



PRELIMINARY TENTATIVE PARCEL MAP

FOR
 K&M BUTTE DEVELOPERS LLC
 PARCEL "X" PER CERTIFICATE OF COMPLIANCE
 RECORDED AT RSN 2021-0035001
 CITY OF OROVILLE, COUNTY OF BUTTE
 STATE OF CALIFORNIA

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



City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

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PLANNING COMMISSION STAFF REPORT

Thursday, March 24, 2022

RE: CREATIVE SIGNS AT THE PACIFIC COAST PRODUCERS PLANT LOCATED AT 1601 MITCHELL AVENUE

SUMMARY: The Oroville Planning Commission will review and consider approving sign permit B2203-022 for the painting of two creative signs at the Pacific Coast Producers Plant at 1601 Mitchell Ave.

RECOMMENDATION: Staff recommends the following actions:

1. **Adopt** the recommended Findings for Sign Permit No. B2203-022.
2. **Adopt** Resolution No. P2022-05

APPLICANTS: Paul Fairbanks, Pacific Coast Producers

LOCATION: 1601 Mitchell Ave
 (APN: 035-450-018)

GENERAL PLAN: MU (Mixed Use)
ZONING: MXC (Corridor Mixed Use)
FLOOD ZONE: Zone X, Area of Minimal Flood Hazard

ENVIRONMENTAL DETERMINATION: Categorically Exempt per Section 15311 of Title 14, California Code of Regulations, Accessory Structures

REPORT PREPARED BY:

 Connor Musler, Assistant Planner
 Community Development Department

REVIEWED BY:

 Dawn Nevers, Assistant Director
 Community Development Department

DISCUSSION

The Pacific Coast Producers Oroville Plant is a prominent building in the City at the corner of Mitchell Ave and Veatch St. Currently the exterior of the building are blank blue metal walls typical of an industrial facility. Existing signage is mostly limited to small signs identifying entrances and exits. The company is proposing to paint two signs on the exterior of the building. One would be a large vintage looking “Fruit Cocktail” sign and logo facing Mitchell Ave. The other would be the company’s logo, name of the plant and

founding date, and a large American flag on Veatch St. Staff have determined that the signage as proposed meets the criteria for classification as a creative sign within the City's sign code due to the differing nature of the signage when compared to traditional signs. The purpose of OMC Section 17.20.160 Creative Signs is to:

1. Encourage signs of unique design, and that exhibit a high degree of originality, thoughtfulness, imagination, inventiveness, and creativity; and
2. Provide a process for the application of sign regulations in ways that will allow creatively designed signs that make a positive visual contribution to the property, the surrounding area, and the overall image of the city, while mitigating the impacts of large or unusually designed signs.

As part of the approval process for all creative signs, the Planning Commission must ensure that the proposed signage meets the following design criteria. Staff's findings are in *italics*.

1. **Design Quality.** The sign shall:

- a. Constitute a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area;

The signage as proposed would have a positive visual impact on the building and surrounding areas by providing visual relief from the existing large, blank blue metal walls of the facility.

- b. Be of unique design and exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and

The design of the signage is unique, utilizing a design style for the "Fruit Cocktail" that is reminiscent of vintage fruit crate label art. In addition, the company's logo and accompanying American flag have been designed so as to provide visual relief on the large, blank wall space without appearing as out of context or scale for the building.

- c. Provide strong graphic character through the imaginative use of graphics, color, texture, quality material, scale, and proportion.

The "Fruit Cocktail" use of font, color, and design style contribute to an overall strong graphic character. The company's logo is designed at a scale that is appropriate for the large blank wall and the American flag provides visual balance, so the design does not appear as disproportionately weighted towards one end of the building. The renderings submitted show that the signage fits into the scale of the building.

2. **Contextual Criteria.** The sign shall contain at least one of the following elements:

- a. Classic historic design style.

The design of the "Fruit Cocktail" sign is reminiscent of vintage fruit crate container art. The logo facing Veatch St mentions that the facility was built in 1914, and the design of the "Fruit Cocktail" fits in with the historic nature of the use.

- b. Creative image reflecting the current or historic character of the city.

The signage reflects the long running history of the plant in the Oroville community and the City's history as an agricultural center in the region and state.

- c. Inventive representation of the use, name or logo of the structure or business.

Other Pacific Coast Producers Plants, such as the Lodi Plant and Woodland Plant, have similar artwork signage on their exterior. The "Fruit Cocktail" sign shows some of the products that the Oroville Plant produces. The large company logo and American flag identify the plant and some of the produce that is grown in Butte County and surrounding counties and represents an inventive use of the structure by providing visual relief on an otherwise large blank wall space. The signs would identify the plant, its long-standing history within the Oroville community and the products that are produced and sent throughout the state and country.

3. Architectural Criteria. The sign shall:

- a. Utilize and/or enhance the architectural elements of the building(s); and

The Mitchell Ave wall is 6,727 square feet, and the Veatch St wall is roughly 11,359 square feet. These walls are currently blank metal surfaces that reach up to 31 feet in height. The signage enhances the architectural elements of the building by taking large blank metal walls and breaking them up with a creative use of signage that fits the large scale of the building.

- b. Be placed in a logical location in relation to the overall project or composition of the building's façade and not cover any key architectural features/details of the façade.

The signage would be placed logically on the building that would serve to both identify the building and be visible to the public as artwork. There are not any key architectural features or details on the façade and the signs will serve to enhance the visual interest in the building.

4. Impacts on Surrounding Uses. The sign shall be located and designed not to cause light and glare impacts on surrounding uses, especially residential uses.

The signage will be painted on the walls by a professional artist and would not be lighted.

ENVIRONMENTAL IMPACT

This project is Categorical exempt per CEQA Guidelines 15311, which exempts the construction or placement of minor structures accessory to existing commercial, industrial, or institutional facilities.

FISCAL IMPACT

None. The project is subject to all applicable fees.

ATTACHMENTS

- Attachment A: Resolution P2022-05 Approving the Sign Permit
- Attachment B: Renderings of the proposed sign
- Attachment C: Examples of similar style sign and art

RESOLUTION NO. P2022-05

A RESOLUTION OF THE OROVILLE PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING SIGN PERMIT B2203-022 FOR TWO CREATIVE SIGNS AT THE PACIFIC COAST PRODUCERS PLANT AT 1601 MITCHELL AVENUE (APN 035-450-018)

WHEREAS, the City has received an application to paint two signs on the exterior walls of the Pacific Coast Producers plant; and

WHEREAS, the signage as proposed meets the criteria for a creative sign as outlined in the Oroville Municipal Code (OMC) Section 17.20.160; and

WHEREAS, the Planning Commission shall review and approve applications for creative signs; and

WHEREAS, the Planning Commission must review the application for a creative sign against design criteria outlined in OMC 17.20.160(D); 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 sign 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 approves the findings required by Section 17.20.160 of the Oroville Municipal Code, as described in this Resolution.
2. The conditions of approval below have been deemed necessary to achieve the purpose of the Zoning Code and to promote the general health, safety, and public welfare of the City.
3. The Planning Commission approves Sign Permit B2203-022, subject to the conditions in this resolution.

Required Findings for Creative Signs (OMC 17.12.160)

1. **Design Quality.** The sign shall:

- a. Constitute a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area;

The signage as proposed would have a positive visual impact on the building and surrounding areas by providing visual relief from the existing large, blank blue metal walls of the facility.

- b. Be of unique design and exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and

The design of the signage is unique, utilizing a design style for the "Fruit Cocktail" that is reminiscent of vintage fruit crate label art. In addition, the company's logo and accompanying American flag have been designed so as to provide visual relief on the large, blank wall space without appearing as out of context or scale for the building.

- c. Provide strong graphic character through the imaginative use of graphics, color, texture, quality material, scale, and proportion.

The "Fruit Cocktail" use of font, color, and design style contribute to an overall strong graphic character. The company's logo is designed at a scale that is appropriate for the large blank wall and the American flag provides visual balance, so the design does not appear as disproportionately weighted towards one end of the building. The renderings submitted show that the signage fits into the scale of the building.

2. **Contextual Criteria.** The sign shall contain at least one of the following elements:

- a. Classic historic design style.

The design of the "Fruit Cocktail" sign is reminiscent of vintage fruit crate container art. The logo facing Veatch St mentions that the facility was built in 1914, and the design of the "Fruit Cocktail" fits in with the historic nature of the use.

- b. Creative image reflecting the current or historic character of the city.

The signage reflects the long running history of the plant in the Oroville community and the City's history as an agricultural center in the region and state.

- c. Inventive representation of the use, name or logo of the structure or business.

Other Pacific Coast Producers Plants, such as the Lodi Plant and Woodland Plant, have similar artwork signage on their exterior. The "Fruit Cocktail" sign shows some of the products that the Oroville Plant

produces. The large company logo and American flag identify the plant and some of the produce that is grown in Butte County and surrounding counties and represents an inventive use of the structure by providing visual relief on an otherwise large blank wall space. The signs would identify the plant, its long-standing history within the Oroville community and the products that are produced and sent throughout the state and country.

3. **Architectural Criteria.** The sign shall:

- a. Utilize and/or enhance the architectural elements of the building(s); and

The Mitchell Ave wall is 6,727 square feet, and the Veatch St wall is roughly 11,359 square feet. These walls are currently blank metal surfaces that reach up to 31 feet in height. The signage enhances the architectural elements of the building by taking large blank metal walls and breaking them up with a creative use of signage that fits the large scale of the building.

- b. Be placed in a logical location in relation to the overall project or composition of the building's façade and not cover any key architectural features/details of the façade.

The signage would be placed logically on the building that would serve to both identify the building and be visible to the public as artwork. There are not any key architectural features or details on the façade and the signs will serve to enhance the visual interest in the building.

4. **Impacts on Surrounding Uses.** The sign shall be located and designed not to cause light and glare impacts on surrounding uses, especially residential uses.

The signage will be painted on the walls by a professional artist and would not be lighted.

CONDITIONS OF APPROVAL

Approved project: The Planning Commission hereby approves the signage proposed under sign permit number B2203-022 for the Pacific Coast Producers Plant located at 1601 Mitchell Ave (APN: 035-450-018), subject to the following:

1. The applicant shall maintain the signage in accordance with the provisions of the City's Sign Regulations as outlined in Chapter 17.12 of the Oroville Municipal Code.
2. The applicant shall hold harmless the City, its Council members, Planning Commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs, and/or fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.
3. The project shall remain in substantial conformance with the Conditions of Approval, as adopted by the Oroville Planning Commission. Any subsequent minor changes in the project (as determined by the Zoning Administrator) may only occur subject to appropriate City review and approval. Any subsequent substantive changes in the project (as determined by the Zoning Administrator) may only occur subject to discretionary review by the Oroville Planning Commission.
4. Pursuant to Section 17.48.010(F) of the City Code, the Planning Commission, upon its own motion, may modify or revoke any 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.
5. Applicant hereby certifies that any and all statements and information provided as part of the application are true and correct to the best of their knowledge and belief. Any misinformation provided, whether intentional or unintentional, that was considered in the issuance of this permit may be grounds for revocation.

--- End of Conditions ---

I HEREBY CERTIFY that the foregoing resolution was duly introduced and passed at a regular meeting of the Planning Commission of the City of Oroville held on the 24th of March 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVE:

JACKIE GLOVER, ASSISTANT CITY CLERK

CARL DURLING, CHAIRPERSON





PACIFIC COAST PRODUCERS

ORVILLE PRODUCTION FACILITY • BUILT IN 1914









Example photos of other Pacific Coast Producers Signs/Murals

Item 3.







City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

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

HISTORIC ADVISORY COMMISSION STAFF REPORT

Thursday, March 24, 2022

RE: SANK PARK PERIMETER FENCE OPTIONS LOCATED AT 1067 MONTGOMERY STREET

SUMMARY: The Oroville Historic Advisory Commission will review and consider forwarding a recommendation of fencing to the City Council.

RECOMMENDATION: Staff recommends the following actions:

1. **Recommendation** to City Council of fencing type and height.

APPLICANTS: City of Oroville

LOCATION: 1067 Montgomery Street
 (APN: 012-074-001)

GENERAL PLAN: Park (Public Park)
ZONING: PQ (Public Quazi)
FLOOD ZONE: Zone X, Area of Minimal Flood Hazard

ENVIRONMENTAL DETERMINATION: Categorically Exempt under the State type & section number: General Rule Exemption; Title 14, CCR, §15061(b)(3)

REPORT PREPARED BY:

 Dawn Nevers, Assistant Director
 Community Development Department

REVIEWED BY:

 Dawn Nevers, Assistant Director
 Community Development Department

DISCUSSION

Following the City Council’s approval on September 7, 2021, of the application for Per Capita funding for fencing to be installed around the perimeter of Sank Park and Rotary Park, staff is seeking input from the Historic Advisory Commission for new fencing. The fencing will replace the deteriorating wood fence surrounding Sank Park with a decorative wrought iron fence. The fence was proposed as a 6’ tall decorative wrought iron fence with decorative gates that would be locked when the park is closed from dusk to dawn. The intent is to prevent further vandalism of the historic home and park grounds during the evening hours.

Additionally, staff is requesting the Park Commission forward recommendation of a 42" chain link fence and new matching baseball field backstop around the perimeter of Rotary Park to eliminate vehicle access and freshen the appearance of the park.

Staff estimates the cost of the fence may exceed the Per Capita allocation of \$177,952.00. A Request for Proposal (RFP) would be published, and the lowest or most qualified bidder will be selected to complete the project.

Municipal Code Section 17.56.050 Historic advisory commission.

The Lott Home located within Sank Park is located in the Downtown Historic Overlay of Oroville. As the Historic Advisory Commission, one of the duties is to advise the City Council of the historic nature and historic value of any landmarks and landmark sites proposed by property owners within DH-O districts. However, the historic home and grounds are not officially designated as a landmark, nor on the registry of historic places.

Municipal Code Section 17.12.020 Fences, walls and screening.

1. Existing Code Language

- a. D. Public Areas. Fences that enclose school grounds, public playgrounds, tennis courts, public swimming pools or other public areas may be erected to a height in excess of 6 feet, subject to development review.

2. Proposed Code Language (approved by Planning Commission on

- a. Historic Areas, Designated Landmarks, Museums, and Parks within the DH-O. Fences that enclose parks and museums within the DH-O, designated landmarks, and other designated historic sites may be erected to a height in excess of 7 feet subject to design and material review by the Planning Commission acting as the Historic Advisory Commission. If the fence requires approval of the City Council, the Planning Commission's action shall only be advisory.

Proposed Designs:

The property is zoned as a public park accompanied by the Lott Home public museum. The following are two options for consideration:

- a. A 6' tall decorative wrought iron fence with decorative gates that would be locked when the park is closed from dusk to dawn. (Attachment A)
- b. A 5' fence to replicate the former Lott Home fence with a clean design and corner posts with finial (Attachment B);

Staff believes either of the proposed fences will enhance the visual character of the park by preserving the original architectural styles reflecting historic character of the Lott Home's history, and by encouraging complementary design and construction for the neighboring buildings.

ENVIRONMENTAL IMPACT

This project is Categorically exempt per CEQA Guidelines under the State type & section number: General Rule Exemption; Title 14, CCR, §15061(b)(3)

FISCAL IMPACT

Staff estimates the cost of the Sank Park fence and Rotary Park fence may exceed the Per Capita allocation of \$177,952.00. Should this be the case a budget appropriation will be requested.

RECOMMENDATION

Forward recommended fencing option to Council.

ATTACHMENTS

- Attachment A: 6' decorative wrought iron fence
- Attachment B: 5' fence to replicate the original Lott Home fence







SMITH & ELLIOTT, LITH. OAKLAND.

RESIDENCE OF JUDGE C.F. LOTT,
MONTGOMERY ST. & THIRD AVE. GROVILLE, BUTTE CO. CAL.



SIDENCE OF JUDGE C.F. LOTT,





City of Oroville

Leonardo DePaola
Community Development Director

COMMUNITY DEVELOPMENT DEPARTMENT

1735 Montgomery Street
Oroville, CA 95965-4897
(530) 538-2436 FAX (530) 538-2426
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PLANNING COMMISSION STAFF REPORT

Thursday, January 27, 2022

RE: Historic Preservation Award Program of the Oroville Historic Advisory Commission

SUMMARY: The Oroville Historic Advisory Commission may consider creating an annual award to honor outstanding achievement in Oroville historic revitalization.

RECOMMENDATION: Staff recommends the following actions:

1. Adopt the attached award program and implement it for 2022.

APPLICANTS: Initiated by the Oroville Historic Advisory Commission

LOCATION: city-wide

GENERAL PLAN: NA

ZONING: NA

FLOOD ZONE: NA

ENVIRONMENTAL DETERMINATION: Not a project under CEQA since it has no possibility of having a direct or indirect effect on the environment.

REPORT PREPARED BY:

REVIEWED BY:

Wes Ervin, Senior Planner
Community Development Department

Dawn Nevers, Assistant Director
Community Development Director

DISCUSSION

The Oroville Historic Advisory Commission may consider instituting the attached award program as a way to celebrate Oroville’s history and to encourage the revitalization of structures in the Downtown and city-wide.

FISCAL IMPACT

None.

PUBLIC NOTICE

NA

ATTACHMENTS

- 1. Historic Preservation Award Program Description

Historic Preservation Award Program of the Oroville Historic Advisory Commission

DRAFT *** DRAFT DRAFT**

The Historic Advisory Commission hereby creates an annual award to honor outstanding achievement in downtown and city-wide historic revitalization.

1. Duties of the Commission. This award is intended to advance the mission and duties of the Commission, to wit:

- a. Duties of the Commission. The historic advisory commission shall have the following duties (from OMC 17.56.050):
- b. To advise the city council of the historic nature and historic value of any landmarks and landmark sites proposed by property owners within DH-O districts.
- c. To recommend specific guidelines, subject to city council approval, for designation and development of landmarks and landmark areas.
- d. To promote and conduct educational and interpretational programs on historic properties within DH-O districts, subject to approval by the city council.
- e. To provide the city council with an inventory of existing landmarks and landmark sites, as well as an inventory of possible future landmarks and landmark sites, within the city.
- f. To provide the city council with an inventory of contributing and noncontributing features within existing DH-O districts.
- g. To perform any other duties, responsibilities and functions enumerated in this chapter. (Ord. 1749 § 4; Ord. 1790 § 2)

2. Historic Preservation Award Program Goals.

- a. To honor outstanding achievement in architecturally period-appropriate rehabilitation and economically stimulating adaptive reuse of Oroville's historic properties.
- b. To preserve and glorify Oroville's historic heritage and values.
- c. To encourage building owners to rehabilitate and maintain historic structures stewarding their best and highest use.

3. Award Criteria

- a. The property must exhibit:
- b. Outstanding period appropriate architectural and landscape restoration.
- c. Evidence of an understanding of and dedication to the history of the structure within the context of Oroville's history.
- d. A commitment to excellence in ongoing stewardship of the property.
- e. Sustainable reuse that brings economic vitality to the City of Oroville by stimulating the local economy.
- f. Compliance with the general plan, city codes, zoning and ordinances.

4. Administration

- a. The awards are sponsored by the City of Oroville and are administered by the Historical Advisory Committee and presented by the City Council.
- b. The Historic Advisory Committee will choose a minimum of one property per year to receive this award.
- c. The award will be consistent with the criteria of the California Office of Historic Preservation.
- d. The Commission will solicit corporate sponsorships to help promote and support the award, its implementation, its promotion, and its longevity.
- e. Awardees will receive a plaque, be invited to host a reception and tour, recognition in local press, and may receive additional support from the City.

5. Potential cost

- a. Plaque Design TBD
- b. Plaque Cost -- \$300 to \$500
- c. Reception refreshments and signage -- \$500
- d. Promotion – By Commissioners and City staff.

Handouts at Meeting 03.24.22

My Last Will & Testament.

To my sister Emma May Lowe of Mich Falls, Texas I give One Thousand Dollars (\$1000.00) she having been already provided for in Trust B. T. 67 Bank Bank of America, Chico, Calif. created by my beloved wife Bernelia L. Sank.

To our friend Mary Elta Peirce of Oroville, Calif. I give Five Thousand Dollars (\$5000.00).

To our friend Christina Branne Rasmussen of Oroville, Calif. I give Twenty Thousand Dollars (\$20,000.00) and any automobiles that I may own at my death.

To our friend Ethel Wichtell of Oroville, Calif. I give One Thousand Dollars (\$1000.00).

To my first cousin Isabel Van Sant of Topeka, Kansas I give One Thousand Dollars (\$1000.00) she also having been provided for in the above mentioned trust.

To my first cousin once removed, Heli Warfield Hood of Mt. Airy, Md. I give One Thousand Dollars (\$1000.00).

To my friend Earnest Lindsey of Los Angeles, Calif. I give One Thousand Dollars (\$1000.00).

To the Auxillary of the American Legion Post #95 Oroville, Calif. I give Five Hundred Dollars (\$500.00) in memory of my beloved wife Bernelia.

Oroville, Calif.
Feb. 7, 1961.

Jesse Sank

Page #2

To St. Paul's Episcopal Church, Oroville, Calif. I give One Thousand Dollars (\$1000.00) in memory of my beloved wife Bernelia and to be used to complete the Parish Hall.

Any amount owing on a Six Thousand Dollar (\$6,000.00) note given by the Butte Co. Pioneers Memorial Assn. Oroville, Calif. on my death I wish canceled and the note returned marked "paid".

Should any of these legatees die or corporations or associations that I have given money or other property to be liquidated before I die their bequests shall be void and remain a part of my estate.

I desire my estate to pay any taxes on the above bequests so that each one will receive the stated amount.

To the City of Oroville I give Block #9 of the said city to be maintained as a park forever under the following conditions - for ninety nine (99) years they shall maintain the pergola fountain and not remove the fire place from the property. Within one year after my death they shall provide at least five (5) picnic tables each having a primitive stove and maintain them for ninety nine (99) years. The city shall never transfer title to this property by deed, lease or contract to the Recreation Dept. or any corporation or association. Nothing in the above shall be construed as a limitation on the said city making any use of the houses

FILED

FEB 13 1961

HARRIETT W. W. COLE
By J. P. [Signature]

First part of Jess Sank's will, which donates property to city

FENCES FOR DIFFERENT ARCHITECTURAL STYLES

Understanding how fences evolved from logs to pickets and then changed with the ebb and flow of architectural styles can help you choose a successful design.

As the dangers of the wilderness receded, fences became shorter and more refined and were mostly erected to contain livestock and establish property lines. In towns, the fence gave the residential streets a spatial definition with the fence. Fences were a semi-public extension of the dwelling.



Fencing for a **Gothic Revival** house (1850-1880) can reflect medieval influences with pointed-arch pickets and posts, or with palings and rails carved to resemble open tracery. For a more elaborate touch, finials might be carved like spires, and the gate could mimic a pointed arch with quatrefoil and trefoil patterns carved into its posts. Finishing with a dark-color paint or stain would also be appropriate.



Wrought iron fences are often installed on low masonry chain walls less than 18" tall. Also note that the fence is relatively simple and made from narrow pickets, while the cast iron entrance gate posts are fairly ornate.