



**CITY OF OROVILLE PLANNING COMMISSION
MONDAY, SEPTEMBER 13, 2010, 6:00 P.M.
REGULAR MEETING AGENDA**

**CITY COUNCIL CHAMBERS
1735 MONTGOMERY STREET, OROVILLE, CA 95965-4897**

ALL MEETINGS ARE RECORDED

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY DISABLED PERSON NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THE COMMISSION PROCEEDINGS IS REQUESTED TO CALL THE PLANNING DEPARTMENT, (530) 538-2430, PRIOR TO THE MEETING AND ARRANGEMENTS WILL BE MADE TO ASSIST YOU.

ROLL CALL

Commissioners Adonna Brand, Ronda Brunson, Randy Chapman, Chris Lambert, Hardeep Singh, Vice Chairperson Dan Gordon, Chairperson Damon Robison.

PLEDGE OF ALLEGIANCE

INSTRUCTIONS TO INDIVIDUALS WHO WISH TO SPEAK ON AGENDA ITEMS

This is the time the Chairperson will remind persons in the audience who wish to address the Commission on a matter that is on the agenda to fill out one of the cards located in the lobby and hand it to the clerk of the meeting. The Chairperson will also remind persons in the audience that under Government Code Section 54954.3, the time allotted for each presentation may be limited.

PUBLIC HEARING PROCEDURE

- A. Chairperson asks Staff to introduce agenda item.
- B. Chairperson opens item to public comment (proponents/opponents).
- C. Chairperson closes public comment period.
- D. Commission discussion and action.

PUBLIC HEARINGS

1. ZONING ORDINANCE AMENDMENT ZC 10-04

The Planning Commission will conduct a public hearing to consider proposed amendments to the Oroville Municipal Code to add five (5) new zoning districts in accordance with the City's recently updated 2030 General Plan. The new zoning districts are Downtown Mixed Use (MXD), Neighborhood Mixed Use (MXN), Corridor Mixed Use (MXC), Urban Density Residential (R4), and Office (OF). The Commission will also consider amendments to the City's sign regulations.

Staff Report: Nathan Anderson

Staff Recommendation:

Adopt Resolution P2010 - 11 – A RESOLUTION OF INTENTION OF THE OROVILLE PLANNING COMMISSION RECOMMENDING THAT ZONING REGULATIONS BE AMENDED FOR SECTIONS 26-02.040, 26-10.010, 26-13.020, 26-13.050, 26-16.030, 26-16.140, 26-19.120, 26-19.070, 26-19.120, ARTICLE III, 26-30, 26-30.140, 26-33, 26-33.010, 26-33.020, TABLES 26-9.120-2, 26-19.120-3, 26-30-10-1, 26-30-20-2, 26-33.010-1 AND 26-33.020-1 OF THE CODE OF THE CITY OF OROVILLE AND ADDING SECTIONS 26-33.080, 26-33.090, 26-33.100 AND 26-33.110 TO THE CODE OF THE CITY OF OROVILLE; and

Recommend that the City of Oroville City Council adopt the zoning regulations contained in Resolution No. P2010 – 11.

2. APN'S 012-034-010 AND 012-034-020 - ZC 10-05

The Planning Commission will conduct a public hearing to consider a proposed zoning change for two parcels located at 1985 Montgomery Street and 1368 Myers Street (APN's: 012-034-010 & 020). These properties are currently zoned Limited Commercial (C-1) and have been proposed to be rezoned to the Downtown Mixed Use (MXD) zoning designation.

Staff Report: Mikah Salsi

Staff Recommendation:

Adopt Resolution P2010-12 - A RESOLUTION OF THE CITY OF OROVILLE PLANNING COMMISSION MAKING FINDINGS AND APPROVING REZONE NO. 10-05 FOR ASSESSOR PARCEL NUMBERS 012-034-010 and 012-034-020.

3. EZ-DRB 10-05 / TPM 10-02

The Planning Commission will conduct a public hearing to consider the adoption of an Initial Study/Mitigated Negative Declaration (IS/MND) to allow Sierra Silica Resources (SSR) to construct and operate a sand processing plant. The Planning Commission will also consider a recommendation to the Zoning Administrator to approve Enterprise Zone-Development Review Board (EZ-DRB) application No. 10-05 subject to the drafted conditions of approval.

Staff Report: Mikah Salsi

Staff Recommendation:

Adopt Resolution No. P 2010-13 - A RESOLUTION OF THE OROVILLE PLANNING COMMISSION MAKING FINDINGS AND ADOPTING AN INITIAL STUDY/MIITAGATED NEGATIVE DECLARATION FOR AND CONDITIONALLY APPROVING TENTATIVE PARCEL MAP NO. 10-02, DIVIDING AN 18± ACRE PARCEL INTO FOUR PARCELS, LOCATED AT 650 GEORGIA PACIFIC WAY (AP# 035-440-017); and

Recommend that the Zoning Administrator approve EZ- DRB No. 10-05 to allow construction of a sand processing plant subject to the conditions of this report.

4. DISCUSSION OF ACCESSORY BUILDING REQUIREMENTS

The Planning Division is requesting that the Commission review and provide input on possible changes to the Section 26-13.090 of the Zoning Code, regarding allowances and limitations of accessory buildings.

Staff Report: Nathan Anderson

Staff Recommendation:

Staff recommends that the Planning Commission provide direction to staff regarding whether to revise Section 26-13.090 of the Oroville Zoning Code to require a DRB approval for accessory building over 15-feet in height.

ITEMS FOR CONSIDERATION:

HEARING OF INDIVIDUALS ON NON-AGENDA ITEMS

This is the time the Chairperson will invite anyone in the audience to address the Commission on a matter that is not listed on the agenda to step to the podium, state your name and address for the record, and make your presentation. Presentations will be limited to five minutes. The Commission is prohibited by State law from taking action or possible discussion on any item presented if it is not listed on the agenda, except under special circumstances as defined in the Government Code.

ADJOURN to **TUESDAY, SEPTEMBER 28, 2010** FOR A SPECIAL MEETING OF THE OROVILLE PLANNING COMMISSION AT 6 P.M.