WEDNESDAY NOVEMBER 10, 2010 6:00 P.M.
CITY OF OROVILLE PLANNING COMMISSION
SPECIAL MEETING AGENDA

CITY COUNCIL CHAMBERS
1735 MONTGOMERY STREET, OROVILLE, CA 95965

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 invite anyone in the audience wishing to address the Commission on a matter that is on the agenda to state your name and the agenda item on which you wish to speak. When that item comes up on the agenda, you will be asked to step to the podium, repeat your name for the record, and make your presentation. **Presentations are limited to 3 minutes.** Under Government Code Section 54954.3 the time allotted for presentations 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. USE PERMIT N0. 10- 04 / PAMPERED PETS – SPA AND BOUTIQUE

The Planning Commission will conduct a public hearing to consider the approval of a dog grooming business in the Currier Square shopping center at 2325 Myers Street, Suite B. The property is zoned Limited Commercial (C1) and has a General Plan land use designation of Mixed Use.

Staff Report: Nathan Anderson, Planner

Staff Recommendation:

Staff recommends that the Planning Commission approve Resolution P2010-17 – A RESOLUTION OF THE OROVILLE PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING USE PERMIT NO. 10-04 FOR PAMPERED PETS – SPA AND BOUTIQUE AT 2359 MYERS STREET, #B - (AP#013-170-063).

2. ZONE CHANGE NO. 10-08 ACCESSORY BUILDING REQUIREMENTS

The Planning Commission will conduct a public hearing to consider amend to Zoning Code Sections 26-13.090, 26-16.010, 26-53.010, and 26-10.110 regarding allowances and limitations of accessory buildings.

Staff Report: Mikah Salsi

Staff Recommendation:

Staff recommends that the Planning Commission approve Resolution P2010-18 - A Resolution of Intention of the Oroville Planning Commission recommending that zoning regulations be amended for Sections 26-13.090, 26-16.010, and 26-53.020 of the Code of the City of Oroville; and

Recommend that the City of Oroville City Council adopt the zoning regulations contained in Resolution No. P2010-18.

3. OROVILLE WALMART PROJECT (UP 09-02; UP 10-06; UP 10-07; UP 10-08; DRB 09-07; VAR 10-01; SP 10-01)

The subject project requires the following discretionary approvals from the City:

- Use Permit 09-02 to allow general retail in the Intensive Industrial (M-2) zone
- Use Permit 10-06 to allow more than 500 square feet of outdoor storage in the M-2 zone
- Use Permit 10-07 to allow more than 125 percent of the minimum required parking
- Use Permit 10-08 to allow outdoor display and sales greater than six feet in height
- Development Review 09-07 approval for new commercial construction
- Variance 10-01 to allow deviations from the signage regulations
- Sign Permit 10-01 approval for proposed project signage

This project also requires several administrative actions/approvals including a parcel merger to merge ten parcels into one buildable lot, a tree removal permit (Section 26-50.070(B) of the Zoning Code), an administrative permit approval for sales of seasonal holiday agricultural products (Section 26.16-060(C)(3) of the Zoning Code), and an administrative permit approval for permanent outdoor displays and sales (Section 26.16.130(B)(1) of the Zoning Code). These ministerial actions/approvals do not require Planning Commission approval and will be addressed at the staff level after final action on the discretionary portions of the project.

Staff Report: Heidi Tschudin

Staff Recommendations:

Adopt Resolution P2010-19 **-** A RESOLUTION OF THE OROVILLE PLANNING COMMISSION CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT, INCLUDING ERRATA, ADOPTING CEQA FINDINGS OF FACT AND A STATEMENT OF OVERRIDING CONSIDERATIONS, AND APPROVING A MITIGATION AND MONITORING REPORTING PROGRAM FOR THE OROVILLE WALMART PROJECT; and

Adopt Resolution P2010-20: A RESOLUTION OF THE OROVILLE PLANNING COMMISSION APPROVING USE PERMIT 09-02, USE PERMIT 10-06, USE PERMIT 10-07, USE PERMIT 10-08, DEVELOPMENT REVIEW 09-07, VARIANCE 10-01 AND SIGN PERMIT 10-01 FOR THE OROVILLE WALMART PROJECT

STAFF / COMMISSION COMMUNICATIONS:

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 MONDAY, DECEMBER 13, 2010 AT 6:00 P.M.