



# City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

Donald Rust  
DIRECTOR

1735 Montgomery Street  
Oroville, CA 95965-4897  
(530) 538-2430 FAX (530) 538-2426  
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## *City of Oroville PLANNING COMMISSION*

CHAIR: Damon Robison  
VICE-CHAIR: Carl Durling  
MEMBERS: Adonna Brand; Randy Chapman; Tua Vang; Wyatt Jenkins

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### **PLANNING COMMISSION MEETING** **AGENDA**

Monday, April 28, 2014 at 7:00 p.m.  
MEETING AGENDA

OROVILLE CITY HALL  
1735 MONTGOMERY STREET, OROVILLE, CA 95965  
ALL MEETINGS ARE RECORDED

*This meeting may be broadcast remotely via audio and/or video conference at the following address:  
Cota Cole, LLP, 2261 Lava Ridge Court, Roseville, California 95661.*

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#### **ADMINISTRATIVE AGENDA**

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1. **CALL TO ORDER**

2. **ROLL CALL**

Commissioners Adonna Brand, Randy Chapman, Tua Vang, Wyatt Jenkins, Vice Chairperson Carl Durling, Chairperson Damon Robison

3. **PLEDGE OF ALLEGIANCE**

4. **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.

5. **PUBLIC COMMENTS**

This is an opportunity for members of the public to address the Planning Commission on any subject relating to the Planning Commission, but not relative to items on the present agenda. The Planning Commission reserves the right to impose a reasonable limit on time afforded to any individual speaker.

6. **CORRESPONDENCE**

None

7. **APPROVAL OF MINUTES**

Approve the minutes of the March 24, 2014 Planning Commission Meeting.

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**REGULAR AGENDA**

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8. **PUBLIC HEARINGS**

- 8.1 **UP 14-03: Voodoo Tattoo & Brew** – The City of Oroville Planning Commission will conduct a public hearing to consider a use permit request from Connie Parks and Steve Vandervort for the operation of Voodoo Tattoo & Brew, which will be a restaurant/brewery/tattoo parlor with minor retail sales at 2053 Montgomery Street (APN: 012-035-017).

Staff Report: Luis A. Topete, Associate Planner

**Staff Recommendation:**

**Adopt Resolution No. P2014-07:** A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING USE PERMIT NO. 14-03 TO ALLOW VOODOO TATTOO AND BREW TO OPERATE A RESTAURANT / BREWERY / TATTOO PARLOR WITH MINOR RETAIL SALES AT 2053 MONTGOMERY STREET (APN: 012-035-017)

- 8.2 **ZC 14-02: Distributive Antenna Systems** – The City of Oroville Planning Commission will conduct a public hearing to consider sending a recommendation to the City Council to amend Section 26-04.020 of the Oroville Municipal Code (OMC) and add Section 26-16.175 for the purpose of specifying the City's regulations for Distributed Antenna Systems (DAS) as an alternative telecommunications technology within the City of Oroville.

Staff Report: Luis A. Topete, Associate Planner

**Staff Recommendation:**

**Adopt Resolution No. P2014-08:** A RESOLUTION OF INTENTION BY THE OROVILLE PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL ADOPT THE PROPOSED AMENDMENTS TO CHAPTER 26 OF THE OROVILLE MUNICIPAL CODE FOR THE PURPOSE OF SPECIFYING CITY REGULATIONS REGARDING DISTRIBUTIVE ANTENNA SYSTEMS IN THE CITY RIGHT OF WAY

- 8.3 **VAR 14-01: Oroville Ford Signage** – The City of Oroville Planning Commission will conduct a public hearing to consider a variance to the City's sign regulations as found in Section 26-19 of the Oroville Municipal Code. Oroville Ford has applied for a variance to exceed the maximum allowable total sign area by approximately 80.5 square feet and to exceed the maximum size of a freestanding sign by approximately 66 square feet. Additionally, the applicant is requesting approval from the Planning Commission to exceed the maximum allowable sign height of wall signs by approximately 2 feet.

Staff Report: Luis A. Topete, Associate Planner

**Staff Recommendation:**

**Adopt Resolution No. P2014-06:** A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING VARIANCE NO. 14-01 GRANTING OROVILLE FORD A VARIANCE FROM THE CITY'S SIGN REGULATIONS TO EXCEED THE MAXIMUM ALLOWABLE TOTAL SIGN AREA, TO EXCEED THE MAXIMUM ALLOWABLE AREA OF A FREESTANDING SIGN, AND TO EXCEED THE MAXIMUM ALLOWABLE HEIGHT OF WALL SIGNS

9. **DISCUSSION ITEMS**

None

10. **DIRECTOR'S REPORT**

March 2014, Monthly Report

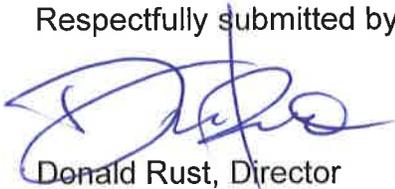
11. **COMMISSION REPORTS**

Reports by commission members on information they have received and meetings they have attended which would be of interest to the commission or the public.

12. **ADJOURNMENT**

Adjourn to Monday, May 27, 2014 at 7:00 P.M. at Oroville City Hall.

Respectfully submitted by,



Donald Rust, Director  
Community Development Department

**\*\*\* NOTICE \*\*\***

*If requested, this agenda can be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 and the Federal Rules and Regulations adopted in implementation thereof. Persons seeking an alternative format should contact Donald Rust, Director for further information. In addition, a person with a disability who requires a modification or accommodation, including auxiliary aids or services, in order to participate in a public meeting should telephone or otherwise contact Donald Rust, Director as soon as possible and preferably at least 24 hours prior to the meeting. Donald Rust, Director may be reached at 530-538-2433, or at e-mail [rustdl@cityoforoville.org](mailto:rustdl@cityoforoville.org), or at the following address: City of Oroville Planning and Development Services Department, 1735 Montgomery Street, Oroville, CA 95965.*

**\*\*\* NOTICE \*\*\***

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

**CITY OF OROVILLE PLANNING COMMISSION MEETING MINUTES  
MARCH 24, 2014**

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These minutes detail the action which was taken related to each particular agenda item and do not reflect any discussion that may have occurred. For information regarding what was discussed related to a particular item, if anything, you can obtain a copy of the audio recording for this meeting by sending an email to [cityclerk@cityoforoville.org](mailto:cityclerk@cityoforoville.org) or by calling the Clerk's office at 530-538-2535.

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The agenda for the March 24, 2014 regular meeting of the Oroville Planning Commission was posted on the bulletin board at the front of City Hall on Thursday, March 20, 2014 at 11:30 a.m.

**1. CALL TO ORDER**

The March 24, 2014, regular meeting of the Oroville Planning Commission was called to order by Vice Chairperson Durling at 6:05 p.m.

**2. ROLL CALL**

Present: Commissioners Brand, Chapman, Jenkins, Vice Chairperson Durling  
Absent: Commissioners Vang (excused), Commissioner Singh (excused),  
Chairperson Robison (excused)

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Staff Present:

Donald Rust, Director of Community Development	Luis Topete, Associate Planner
Dawn Nevers, Administrative Assistant	Gary Layman, Building Official

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**3. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Vice Chairperson Durling.

**4. RECOGNITION OF INDIVIDUALS WISHING TO SPEAK ON AGENDA ITEMS - None**

**5. PUBLIC COMMENT - None**

**6. CORRESPONDENCE - None**

**7. APPROVAL OF MINUTES**

A motion was made by Commissioner Chapman, seconded by Commissioner Brand, to:

**Approve the minutes of the February 24, 2014 Planning Commission meeting.**

The motion was passed by the following vote:

Ayes: Commissioners Brand, Chapman, Jenkins, Vice Chairperson Durling  
Noes: None  
Abstain: None  
Absent: Commissioners Vang, Singh, Chairperson Robison

## 8. PUBLIC HEARINGS

### 8.1 UP 14-02 Amendment: Lundberg Family Farms Research Center –

The City of Oroville Planning Commission conducted a public hearing and considered amending Use Permit 14-02, for the purpose of amending the permitted hours of operation during the initial launching of a new product. Applicant is requesting to operate Monday through Sunday, 24 hours per day during these initial production runs which may continue for up to one year. **(Staff Report: Luis A. Topete, Associate Planner)**

Vice Chairperson Durling opened the Public Hearing. Hearing no comments or questions from the public, Vice Chairperson Durling closed the Public Hearing.

Following discussion, a motion was made by Commissioner Chapman, seconded by Commissioner Jenkins, to:

**Adopt Resolution No. P2014-05:** A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION AMENDING CONDITION OF APPROVAL #11 FOR USE PERMIT NO. 14-02 MODIFYING THE PERMITTED HOURS OF OPERATION DURING THE INITIAL LAUNCHING OF A NEW PRODUCT.

The motion was passed by the following vote:

Ayes: Commissioners Chapman, Jenkins, Brand, Vice Chairperson Durling  
Noes: None  
Abstain: None  
Absent: Commissioners Vang, Singh, Chairperson Robison

### 8.2 ZC 14-01: Housing Element Code Amendments:

The Oroville Planning Commission conducted a public hearing and considered sending a recommendation to the City Council to adopt certain amendments to Chapter 26 of the Oroville Municipal Code for the purpose of fulfilling City objects as specified in the 2009-2014 Housing Element of the General Plan. **(Staff Report: Luis A. Topete, Associate Planner)**

Vice Chairperson Durling opened the Public Hearing. Hearing no comments or questions from the public, Vice Chairperson Durling closed the Public Hearing.

Following discussion, a motion was made by Commissioner Brand, seconded by Commissioner Jenkins, to:

**Adopt Resolution No. P2014-04:** A RESOLUTION OF INTENTION BY THE OROVILLE PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL ADOPT THE PROPOSED AMENDEMENTS TO CHAPTER 26 OF THE OROVILLE MUNICIPAL CODE FOR THE PURPOSE OF FULFILLING CITY OBJECTIVES AS SPECIFIED IN THE 2009-2014 HOUSING ELEMENT OF THE GENERAL PLAN.

The motion passed by the following vote:

Ayes: Commissioners Brand, Jenkins, Chapman, Vice Chairperson Durling  
Noes: None  
Abstain: None  
Absent: Commissioners Vang, Singh, Chairperson Robison

9. **DISCUSSION ITEMS** - None

10. **DIRECTOR'S REPORT**

Director of Community Development, Donald Rust, provided an update on the following:

- Planning Commission applications were provided to Commissioners Jenkins, Vang and Vice Chairperson Durling for consideration of re-appointment to the Planning Commission.
- Design Review Committee has a vacant seat. This item will be considered at the 4/28/14 regular Planning Commission meeting.
- Staff update – Gary Layman, New Building Official for the City
- CalTrans has given permission to install the Gateway sign.

11. **COMMISSION REPORTS** - None

12. **ADJOURNMENT**

The meeting was adjourned at 7:06 p.m. The next regular meeting of the Oroville Planning Commission will be held on Monday, April 28, 2014, at 7:00 p.m.

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Donald Rust, Director  
Community Development

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Carl Durling, Vice Chairperson





# City of Oroville

Donald Rust  
DIRECTOR

## COMMUNITY DEVELOPMENT DEPARTMENT

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### PLANNING COMMISSION STAFF REPORT

April 28, 2014

**UP 14-03: Voodoo Tattoo & Brew** – The City of Oroville Planning Commission will conduct a public hearing to consider a use permit request from Connie Parks and Steve Vandervort for the operation of Voodoo Tattoo & Brew, which will be a restaurant/brewery/tattoo parlor with minor retail sales at 2053 Montgomery Street (APN: 012-035-017).

**APPLICANT:** Connie Parks and Steve Vandervort  
2053 Montgomery Street  
Oroville, CA 95965  
(530) 680-7066

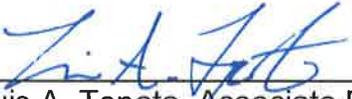
**LOCATION:** 2053 Montgomery Street  
(APN: 012-035-017) (**Attachment A**)

**GENERAL PLAN:** Mixed Use  
**ZONING:** Limited Commercial (C-1)  
**FLOOD ZONE:** ZONE X: Areas determined to be outside the 0.2% annual chance floodplain (500-year floodplain).

#### ENVIRONMENTAL DETERMINATION:

Class 1 Categorical Exemption – Existing Facilities; CCR, Title 14, §15301

#### REPORT PREPARED BY:

  
Luis A. Topete, Associate Planner  
Community Development Department

#### REVIEWED BY:

  
Donald Rust, Director  
Community Development Department

#### RECOMMENDED ACTIONS:

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

1. **HOLD** a public hearing and receive testimony on the proposed Use Permit No. 14-03 for the operation of Voodoo Tattoo & Brew at 2053 Montgomery Street (APN: 012-035-017); and
2. **ADOPT** the Class 1 Categorical Exemption – Existing Facilities; CCR, Title 14, §15301 (**Attachment B**), as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines; and

3. **ADOPT** the recommended Findings for Use Permit No. 14-03 (**Attachment C**);
4. **ADOPT** Resolution No. P2014-07 (**Attachment D**); and
5. **APPROVE** the Conditions of Approval for Use Permit No. 14-03 (**Attachment E**).

## **SUMMARY**

The City of Oroville Planning Commission will conduct a public hearing to consider a use permit request from Connie Parks and Steve Vandervort for the operation of Voodoo Tattoo & Brew, which will be a restaurant/brewery/tattoo parlor with minor retail sales at 2053 Montgomery Street (APN: 012-035-017).

## **DISCUSSION**

The subject property has a zoning designation of Limited Commercial (C-1) and a General Plan land use designation of Mixed Use. Per the City of Oroville Municipal Code (OMC) Table 26-33.010-1, the restaurant and retail uses of the property are permitted by right, subject to a zoning clearance. However, the brewery (alcoholic beverage sales), and tattoo parlor (moderate-impact personal service) are defined per the OMC Section 26-04.020 as uses that require a use permit in C-1 zones.

## **ISSUES**

There may be concerns regarding the combination of land uses being proposed. The City of Oroville's Zoning Code (Chapter 26 of the OMC), applies to all land uses, structures and development within the City of Oroville with the purpose to provide specific guidelines for the development of the City in such a manner as to achieve progressively the general arrangement of land uses and implement the policies depicted in the General Plan. An objective of the Zoning Code is to protect and preserve the general public health, safety and welfare. The subject property has a zoning designation of C-1 and per the OMC Table 26-33.010-1; alcoholic beverage sales and moderate-impact personal service are permitted uses, subject to the approval of a use permit. Per the OMC Section 26-04.020, a brewery is defined as alcoholic beverage sales and a tattoo parlor is defined as a moderate-impact personal service. As states in Table 26-33.010-1, the proposed land uses are allowed uses, subject to a use permit.

### Regulation of Tattooing & Body Piercing

The State of California has adopted regulations which govern the activities of tattooing, body piercing, and other forms of permanent cosmetics. AB 186 (Brown) requires the Department of Health Services (DHS) establish and adopt safety standards for persons engaged in the business of tattooing, body piercing, and permanent cosmetics; requires persons engaged in the business of tattooing, body piercing and permanent cosmetics to register with and pay a fee to their county health department; requires annual inspections by county health departments; and establishes a task force to recommend legislation to address the health of persons seeking tattooing, body piercing, and permanent cosmetics. Specifically, this bill requires DHS to establish sterilization, sanitation and safety standards; requires DHS to consult and adopt, to the extent appropriate, the Bloodborne Pathogen Standard of the Division of Occupational Safety and Health; requires the standards to be directed at establishment and maintenance of

sterile conditions and safe disposal of instruments, and to be modified as appropriate to protect consumers from transmission of contagious diseases; requires every person engaged in the business of tattooing or body piercing to be registered with the county health department in the county in which the business is conducted; requires persons engaged in the business of tattooing or body piercing to obtain a copy of the department's standards and commit to meet them; requires county health departments to conduct annual inspections; and permits a county to adopt regulations that either do not conflict with or are more comprehensive than those provided by AB 186 (Brown) or by the standards adopted by DHS.

In addition to AB186, the State of California has adopted other regulations regarding the profession of tattooing including California Penal Code Section 653, AB 300 (Safe Body Art Act) and other pieces of legislation. The Butte County Public Health Department, Environmental Health Division, is designated as the local enforcement agency under the Safe Body Art Act that became effective on July 1, 2012. The Safe Body Art Act is an excerpt from the California Health and Safety Code and regulates the performance of tattooing, body piercing and permanent cosmetics in permanent facilities, vehicles and temporary events. As a condition of approval, the applicant shall be required to ascertain and comply with the requirements of the Butte County Public Health Department and other City, County, State, Federal or other local agencies as applicable to the proposed project.

#### Regulation of Alcohol Sales

The duty of regulating the manufacture and sale of alcoholic beverages is held by the Department of Alcoholic Beverage Control (ABC). The mission of the Department of Alcoholic Beverage Control is to administer the provisions of the Alcoholic Beverage Control Act in a manner that fosters and protects the health, safety, welfare, and economic well-being of the people of the State. The Department's workload is divided into three elements: administration, licensing, and compliance. ABC Agents are peace officers under Section 830.2 of the California Penal Code and are empowered to investigate and make arrests for violations of the Business and Professions Code that occur on or about licensed premises. Agents are further empowered to enforce any penal provisions of the law any place in the State. Licensees who violate State laws or local ordinances are subject to disciplinary action and may have their licenses suspended or revoked. As a condition of approval, the applicant shall be required ascertain and comply with the requirements of the California Department of Alcoholic Beverage Control and other City, County, State, Federal or other local agencies as applicable to the proposed project.

#### **ENVIRONMENTAL REVIEW**

This action has been determined to be exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, California Code of Regulations, Section 15301 "Existing Facilities." A Class 1 categorical exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no

expansion of an existing use. This project involves the use of a property intended to provide commercial uses within the City where less-intensive retail sales and service activities may be accommodated. This property was most recently used as restaurant space and the new use will require minor interior and exterior alterations with no expansion of the building's floor area.

## FISCAL IMPACT

The total fees associated with Use Permit No. 14-03 are as follows:

Item	Price	Tech Fee	Total	Paid
Use Permit Application (Deposit)	\$2,822.00	\$169.32	\$2,991.32	Yes
Filing of Notice of Exemption				
Butte County Clerks Filing Fee	\$50.00	-	\$50.00	No

Pursuant to Public Resources Code Section 21089, and as defined by the Fish and Wildlife Code Section 711.4, fees (\$50) are payable by the project applicant to file the Notice of Exemption with Butte County by the City of Oroville – Community Development Department within five working days of approval of this project.

## PUBLIC NOTICE

A request for comments was prepared and circulated to the local agencies and surrounding property owners within 300 feet of the property (**Attachment H**). Additionally, the meeting date, time, and project description were published in the Oroville Mercury Register (**Attachment I**) and posted at City Hall.

## ATTACHMENTS

- A – Vicinity Map
- B – Notice of Exemption
- C – Findings
- D – Resolution No. P2014-07
- E – Conditions of Approval
- F – Proposed Exterior Changes
- G – Floor Plan
- H – Property Owner Notice
- I – Newspaper Notice

# VICINITY MAP



## CITY OF OROVILLE PLANNING DIVISION

<i>Applicant:</i> Connie Parks & Steve Vandervort		<i>Project Title:</i> Voodoo Tattoo and Brew		
<i>Project Location:</i> 2053 Montgomery Street, Oroville, CA 95965				
<i>Hearing Date:</i> April 28, 2014	<i>Zoning Designation:</i> Limited Commercial (C-1)	<i>General Plan Land Use Designation:</i> Mixed Use		
<i>TRAKiT #</i> Project#: PL1403-003	<i>Assessor's Parcel #:</i> 012-035-017		<i>File #:</i> UP 14-03	





# City of Oroville

Donald Rust  
DIRECTOR

## COMMUNITY DEVELOPMENT DEPARTMENT

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[www.cityoforoville.org](http://www.cityoforoville.org)

### NOTICE OF EXEMPTION

**TO:** Butte County Clerk  
25 County Center Drive  
Oroville CA, 95965

**FROM:** City of Oroville  
1735 Montgomery Street  
Oroville, CA, 95965

Project Title: UP 14-03: Voodoo Tattoo & Brew

Project Location – Specific: 2053 Montgomery Street (APN: 012-035-017)

Project Location – City: City of Oroville

Project Location – County: Butte

Description of Nature, Purpose, and beneficiaries of project: The project applicants, Connie Parks and Steve Vandervort, have applied for a use permit for the operation of Voodoo Tattoo & Brew, which will be a restaurant/brewery/tattoo parlor with minor retail sales at 2053 Montgomery Street (APN: 012-035-017). The subject property has a zoning designation of Limited Commercial (C-1) and a General Plan land use designation of Mixed Use. Per the City of Oroville Municipal Code (OMC) Table 26-33.010-1, the restaurant and retail uses of the property are permitted by right, subject to a zoning clearance. However, the brewery (alcoholic beverage sales), and tattoo parlor (moderate-impact personal service) are defined per the OMC Section 26-04.020 as uses that require a use permit in C-1 zones.

Name of Public Agency Approving Project: City of Oroville – Community Development Department

Name of Person or Agency Carrying out Project: Connie Parks and Steve Vandervort

Exempt Status (Check One):

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption: State type & section number: Existing Facilities; Title 14, CCR, §15301
- Statutory Exemption: State code number:

Reasons why project is exempt: This action has been determined to be exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, California Code of Regulations, Section 15301 "Existing Facilities." A Class 1 categorical exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use. This project involves the use of a property intended to provide commercial uses within the City where less-intensive retail sales and service activities may be accommodated. This property was most recently used as restaurant space and the new use will require minor interior and exterior alterations with no expansion of the building's floor area.

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?  Yes  No

Lead Agency Contact Person: Luis A. Topete

Telephone: (530) 538-2408

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

- Signed by Lead Agency
- Signed by Applicant



# FINDINGS

## UP 14-03: Voodoo Tattoo & Brew

### A. INTRODUCTION

The project applicants, Connie Parks and Steve Vandervort, have applied for a use permit for the operation of Voodoo Tattoo & Brew, which will be a restaurant/brewery/tattoo parlor with minor retail sales at 2053 Montgomery Street (APN: 012-035-017). The subject property has a zoning designation of Limited Commercial (C-1) and a General Plan land use designation of Mixed Use. Per the City of Oroville Municipal Code (OMC) Table 26-33.010-1, the restaurant and retail uses of the property are permitted by right, subject to a zoning clearance. However, the brewery (alcoholic beverage sales), and tattoo parlor (moderate-impact personal service) are defined per the OMC Section 26-04.020 as uses that require a use permit in C-1 zones.

### B. CATEGORICAL EXEMPTION

This action has been determined to be exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, California Code of Regulations, Section 15301 "Existing Facilities." A Class 1 categorical exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use. This project involves the use of a property intended to provide commercial uses within the City where less-intensive retail sales and service activities may be accommodated. This property was most recently used as restaurant space and the new use will require minor interior and exterior alterations with no expansion of the building's floor area.

### C. USE PERMIT FINDINGS

The Planning Commission may grant a use permit only upon making all of the following findings, based on substantial evidence:

- a. The granting of the permit will not be incompatible with or detrimental to the general health, safety or public welfare of the surrounding area or of the City as a whole.

*Per City Code 26-50.010, the intent of use permits is to provide an opportunity to review the location, site development or conduct of certain land uses, activities and structural features that generally have a distinct impact on the area in which they are located or are capable of creating special problems for bordering properties unless given careful attention. For this reason, such uses are permitted through discretionary review and the powers granted to the Planning*

*Commission include attaching any conditions to the use permit that are deemed necessary to achieve the purpose of the Zoning Code, and also promote the general health, safety, and public welfare of the City.*

*After a thorough review of the project, the approval of this use permit has been conditioned to ensure that under no circumstance will the project be incompatible with or detrimental to the general health, safety or public welfare of the surrounding area or of the City as a whole without there being an appropriate course of action to remedy any potential issues or revoke the permit in accordance with section 26-50.010 of the City Code. Additionally, this project will be required to comply with all City zoning, engineering, building, landscaping, and public work standards in addition to any other federal, State, or local regulations that may be applicable.*

- b. The proposed use follows sound principles of land use by having a suitable location relative to the community as a whole, as well as to transportation facilities, public services and other land uses in the vicinity.

*The applicant will be occupying an existing building located at 2053 Montgomery Street which is in a Limited Commercial (C-1) zone. All tattoo parlors (moderate-impact personal services) and all establishments classified as an "alcoholic beverage sales" land use in a C-1 zone are required to obtain a use permit. All of the surrounding parcels are zoned either Limited Commercial (C-1) or Intensive Commercial (C-2). The applicant will therefore be following sound principles of land use by being located in an area of similar land uses, and in a zoning district where the City Code has planned for this type of land use to be located.*

- c. Public utilities and facilities, including streets and highways, water and sanitation, are adequate to serve the proposed use or will be made adequate prior to the establishment of the proposed use.

*The project site is already being adequately served by utilities and transportation facilities. As part of this permit, the applicant is required to obtain a zoning clearance/occupancy inspection from the Building Division prior to building occupancy. If at the time of inspection any inadequacies in the conditions of water, sanitation or utility supply to the site are found, the applicant will be required to make the site adequate prior to the issuance of the certificate of occupancy. In addition, the site has direct access to Montgomery Street which is the primary commercial and civic street within the Historic Downtown, giving the site great connectivity to the local transportation network.*

- d. The location, size, design and operating characteristics of the proposed use will be harmonious and compatible with the surrounding neighborhood and will not adversely affect abutting properties.

*The operating characteristics of the proposed use will not conflict with the*

*surrounding neighborhood, nor will the proposed use adversely impact any of the surrounding properties. Pursuant to section 26-50.010(F) of the Zoning Code the Planning Commission may take action to revoke a use permit if any of the following occur: any of the conditions of approval have not been satisfied within 1 year after it was granted; any of the terms or conditions of the permit have been violated; a law, including any requirement in this chapter, has been violated in connection with the permit; and finally, if the permit was obtained by fraud. The building is existing and the proposed use is harmonious with the surrounding land uses that are identically zoned or have a higher intensity zoning designation. The subject property, zoned C-1, is an appropriate location for this requested land use per the City Code, subject to a use permit.*

- e. The subject site is physically suitable for the type and intensity of land use being proposed.

*The proposed site is physically suitable for the proposed land use. The applicant has submitted a floor plan demonstrating that the subject site has adequate space for the desired uses of the proposed business. Additionally, a parking survey conducted by Wood Rogers (transportation planning, traffic analysis and civil engineer) in 2013 found that there is currently a significant oversupply of parking in the Historic Downtown.*

- f. The size, intensity, and location of the proposed use will provide services that are necessary or desirable for the neighborhood and community as a whole.

*The proposed business will be occupying an existing building which is currently vacant. Both business partners currently have ongoing businesses within the City of Oroville which have been successfully operating in a professional manner with no documented instances of non-compliance with applicable regulations. As a result, both business partners have an existing customer base and have demonstrated their ability to operate a successful business in the City of Oroville. Allowing this new business to locate into a vacant building will bring a new business into a building that is not being utilized. With the City's goal (Goal LU-2 of the City's 2030 General Plan) to develop an economically vital Historic Downtown, this proposed business helps the City towards achieving this land use goal of the General Plan. Additionally, as stated above, the size, intensity and location of the proposed use will not have any negative impact on the neighborhood or community as a whole and is a suitable use for the property and zoning district in which it is located.*

- g. The permit complies with all applicable laws and regulations, including the requirements of the General Plan, Zoning Code, and of the City's Municipal Code.

*The permit application has been reviewed by staff and the project has been found to comply with all applicable laws and regulations, including the applicable*

*requirements of the City's 2030 General Plan, Zoning Code, and other applicable portions of the City's Municipal Code. As a condition of this permit, the applicant shall be required to ascertain and comply with the requirements of all Federal, State, County, City and other local agencies as applicable to the proposed use and project site. In addition, section 26.50-010(F)(2) of the City Code provides guidelines for modifying or revoking use permits that have been granted if it can be proven, upon substantial evidence, that, any of the conditions of the permit have not been satisfied within 1 year after it was granted, any of the terms or conditions of the permit have been violated, if a law has been violated in connection with the permit, or if the permit was obtained by fraud.*

## RESOLUTION NO. P2014-07

**A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING USE PERMIT NO. 14-03 TO ALLOW VOODOO TATTOO AND BREW TO OPERATE A RESTAURANT / BREWERY / TATTOO PARLOR WITH MINOR RETAIL SALES AT 2053 MONTGOMERY STREET (APN: 012-035-017)**

**WHEREAS**, the subject property has a zoning designation of Limited Commercial (C-1); and

**WHEREAS**, per the City of Oroville Municipal Code (OMC) Table 26-33.010-1, the restaurant and retail uses of the property are permitted by right, subject to a zoning clearance; and

**WHEREAS**, the brewery (alcoholic beverage sales), and tattoo parlor (moderate-impact personal service) are defined per the OMC Section 26-04.020 as uses that require a use permit in C-1 zones; and

**WHEREAS**, at a 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 use permit described herein, and also considered City staff's report regarding the project.

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

1. This action has been determined to be exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, California Code of Regulations, Section 15301 "Existing Facilities." A Class 1 categorical exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use. This project involves the use of a property intended to provide commercial uses within the City where less-intensive retail sales and service activities may be accommodated. This property was most recently used as restaurant space and the new use will require minor interior and exterior alterations with no expansion of the building's floor area.
2. According to the City's Municipal Code section 26-50.010(E)(4), the Planning Commission may grant this use permit only upon making all of the following findings, based on substantial evidence, as described below.
  - a. The granting of the permit will not be incompatible with or detrimental to the

general health, safety or public welfare of the surrounding area or of the City as a whole.

*Per City Code 26-50.010, the intent of use permits is to provide an opportunity to review the location, site development or conduct of certain land uses, activities and structural features that generally have a distinct impact on the area in which they are located or are capable of creating special problems for bordering properties unless given careful attention. For this reason, such uses are permitted through discretionary review and the powers granted to the Planning Commission include attaching any conditions to the use permit that are deemed necessary to achieve the purpose of the Zoning Code, and also promote the general health, safety, and public welfare of the City.*

*After a thorough review of the project, the approval of this use permit has been conditioned to ensure that under no circumstance will the project be incompatible with or detrimental to the general health, safety or public welfare of the surrounding area or of the City as a whole without there being an appropriate course of action to remedy any potential issues or revoke the permit in accordance with section 26-50.010 of the City Code. Additionally, this project will be required to comply with all City zoning, engineering, building, landscaping, and public work standards in addition to any other federal, State, or local regulations that may be applicable.*

- b. The proposed use follows sound principles of land use by having a suitable location relative to the community as a whole, as well as to transportation facilities, public services and other land uses in the vicinity.

*The applicant will be occupying an existing building located at 2053 Montgomery Street which is in a Limited Commercial (C-1) zone. All tattoo parlors (moderate-impact personal services) and all establishments classified as an "alcoholic beverage sales" land use in a C-1 zone are required to obtain a use permit. All of the surrounding parcels are zoned either Limited Commercial (C-1) or Intensive Commercial (C-2). The applicant will therefore be following sound principles of land use by being located in an area of similar land uses, and in a zoning district where the City Code has planned for this type of land use to be located.*

- c. Public utilities and facilities, including streets and highways, water and sanitation, are adequate to serve the proposed use or will be made adequate prior to the establishment of the proposed use.

*The project site is already being adequately served by utilities and transportation facilities. As part of this permit, the applicant is required to obtain a zoning clearance/occupancy inspection from the Building Division prior to building occupancy. If at the time of inspection any inadequacies in*

*the conditions of water, sanitation or utility supply to the site are found, the applicant will be required to make the site adequate prior to the issuance of the certificate of occupancy. In addition, the site has direct access to Montgomery Street which is the primary commercial and civic street within the Historic Downtown, giving the site great connectivity to the local transportation network.*

- d. The location, size, design and operating characteristics of the proposed use will be harmonious and compatible with the surrounding neighborhood and will not adversely affect abutting properties.

*The operating characteristics of the proposed use will not conflict with the surrounding neighborhood, nor will the proposed use adversely impact any of the surrounding properties. Pursuant to section 26-50.010(F) of the Zoning Code the Planning Commission may take action to revoke a use permit if any of the following occur: any of the conditions of approval have not been satisfied within 1 year after it was granted; any of the terms or conditions of the permit have been violated; a law, including any requirement in this chapter, has been violated in connection with the permit; and finally, if the permit was obtained by fraud. The building is existing and the proposed use is harmonious with the surrounding land uses that are identically zoned or have a higher intensity zoning designation. The subject property, zoned C-1, is an appropriate location for this requested land use per the City Code, subject to a use permit.*

- e. The subject site is physically suitable for the type and intensity of land use being proposed.

*The proposed site is physically suitable for the proposed land use. The applicant has submitted a floor plan demonstrating that the subject site has adequate space for the desired uses of the proposed business. Additionally, a parking survey conducted by Wood Rogers (transportation planning, traffic analysis and civil engineer) in 2013 found that there is currently a significant oversupply of parking in the Historic Downtown.*

- f. The size, intensity, and location of the proposed use will provide services that are necessary or desirable for the neighborhood and community as a whole.

*The proposed business will be occupying an existing building which is currently vacant. Both business partners currently have ongoing businesses within the City of Oroville which have been successfully operating in a professional manner with no documented instances of non-compliance with applicable regulations. As a result, both business partners have an existing customer base and have demonstrated their ability to operate a successful business in the City of Oroville. Allowing this new business to locate into a*

*vacant building will bring a new business into a building that is not being utilized. With the City's goal (Goal LU-2 of the City's 2030 General Plan) to develop an economically vital Historic Downtown, this proposed business helps the City towards achieving this land use goal of the General Plan. Additionally, as stated above, the size, intensity and location of the proposed use will not have any negative impact on the neighborhood or community as a whole and is a suitable use for the property and zoning district in which it is located.*

- g. The permit complies with all applicable laws and regulations, including the requirements of the General Plan, Zoning Code, and of the City's Municipal Code.

*The permit application has been reviewed by staff and the project has been found to comply with all applicable laws and regulations, including the applicable requirements of the City's 2030 General Plan, Zoning Code, and other applicable portions of the City's Municipal Code. As a condition of this permit, the applicant shall be required to ascertain and comply with the requirements of all Federal, State, County, City and other local agencies as applicable to the proposed use and project site. In addition, section 26.50-010(F)(2) of the City Code provides guidelines for modifying or revoking use permits that have been granted if it can be proven, upon substantial evidence, that, any of the conditions of the permit have not been satisfied within 1 year after it was granted, any of the terms or conditions of the permit have been violated, if a law has been violated in connection with the permit, or if the permit was obtained by fraud.*

#### CONDITIONS OF APPROVAL

**Approved project:** The Planning Commission hereby conditionally approves Use Permit No. 14-03, permitting the operation of Voodoo Tattoo & Brew to operate as a restaurant/brewery/tattoo parlor with minor retail sales at 2053 Montgomery Street (APN: 012-035-017). The subject property has a zoning designation of Limited Commercial (C-1) and a General Plan land use designation of Mixed Use. Per the City of Oroville Municipal Code (OMC) Table 26-33.010-1, the restaurant and retail uses of the property are permitted by right, subject to a zoning clearance. However, the brewery (alcoholic beverage sales), and tattoo parlor (moderate-impact personal service) are defined per the OMC Section 26-04.020 as uses that require a use permit in C-1 zones.

1. 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.

2. 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.
3. The applicant shall pay for and obtain a zoning clearance / occupancy inspection from the Building Division and Fire Department prior to building occupancy.
4. The applicant shall have a current City of Oroville business license and any other applicable permit/license that may be required as part of their operations.
5. Pursuant to Section 26-13.010, the proposed use of the site shall conform to the performance standards of the code of the City of Oroville to minimize any potential negative effects that the building, structure or use could have on its surroundings, and to promote compatibility with surrounding uses and areas.
6. Pursuant to Section 26-19.040 the applicant is required to apply for sign permits for any new signs to be installed on the property.
7. Applicable construction plans, calculations, specifications, applications, forms, etc shall be submitted to the Building Department for review prior to start of any tenant improvements / construction activities requiring a building permit. All applicable plan review fees shall be paid at time of submittal.
8. Pursuant to Public Resources Code Section 21089, and as defined by the Fish and Wildlife Code Section 711.4, fees (\$50) are payable by the project applicant to file the Notice of Exemption with Butte County by the City of Oroville – Community Development Department within five working days of approval of this project by the Planning Commission.
9. The applicant shall ascertain and comply with the requirements of the Butte County Public Health Department.
10. Applicant shall ascertain and comply with all applicable sterilization, sanitation, and safety standards.
11. The applicant shall ascertain and comply with the requirements of the California Department of Alcoholic Beverage Control.
12. The applicant shall ascertain and comply with the requirements of all City, County, State, Federal, and other local agencies as applicable to the proposed project.
13. Pursuant to Section 26-50.010 (F), the Planning Commission, upon its own motion, may modify or revoke any use permit that has been granted pursuant to the

provisions of this section upon finding any of the following, based on substantial evidence:

- a. Any of the conditions of the permit have not been satisfied within 1 year after it was granted.
- b. Any of the terms or conditions of the permit have been violated.
- c. A law, including any requirement in the Municipal Code Chapter 26, has been violated in connection with the permit.
- d. The permit was obtained by fraud.

**--- 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 28<sup>h</sup> of April, 2014 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVE:

\_\_\_\_\_  
DONALD L. RUST, SECRETARY

\_\_\_\_\_  
DAMON ROBISON, CHAIRPERSON

## CONDITIONS OF APPROVAL

**Approved project:** The Planning Commission hereby conditionally approves Use Permit No. 14-03, permitting the operation of Voodoo Tattoo & Brew to operate as a restaurant/brewery/tattoo parlor with minor retail sales at 2053 Montgomery Street (APN: 012-035-017). The subject property has a zoning designation of Limited Commercial (C-1) and a General Plan land use designation of Mixed Use. Per the City of Oroville Municipal Code (OMC) Table 26-33.010-1, the restaurant and retail uses of the property are permitted by right, subject to a zoning clearance. However, the brewery (alcoholic beverage sales), and tattoo parlor (moderate-impact personal service) are defined per the OMC Section 26-04.020 as uses that require a use permit in C-1 zones.

1. 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.
2. 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.
3. The applicant shall pay for and obtain a zoning clearance / occupancy inspection from the Building Division and Fire Department prior to building occupancy.
4. The applicant shall have a current City of Oroville business license and any other applicable permit/license that may be required as part of their operations.
5. Pursuant to Section 26-13.010, the proposed use of the site shall conform to the performance standards of the code of the City of Oroville to minimize any potential negative effects that the building, structure or use could have on its surroundings, and to promote compatibility with surrounding uses and areas.
6. Pursuant to Section 26-19.040 the applicant is required to apply for sign permits for any new signs to be installed on the property.
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11. The applicant shall ascertain and comply with the requirements of the California Department of Alcoholic Beverage Control.
12. The applicant shall ascertain and comply with the requirements of all City, County, State, Federal, and other local agencies as applicable to the proposed project.
13. Pursuant to Section 26-50.010 (F), the Planning Commission, upon its own motion, may modify or revoke any use permit that has been granted pursuant to the provisions of this section upon finding any of the following, based on substantial evidence:
  - a. Any of the conditions of the permit have not been satisfied within 1 year after it was granted.
  - b. Any of the terms or conditions of the permit have been violated.
  - c. A law, including any requirement in the Municipal Code Chapter 26, has been violated in connection with the permit.
  - d. The permit was obtained by fraud.

**--- End of Conditions ---**

PROPOSED CHANGES  
TO EXTERIOR OF  
2053 MONTGOMERY ST.

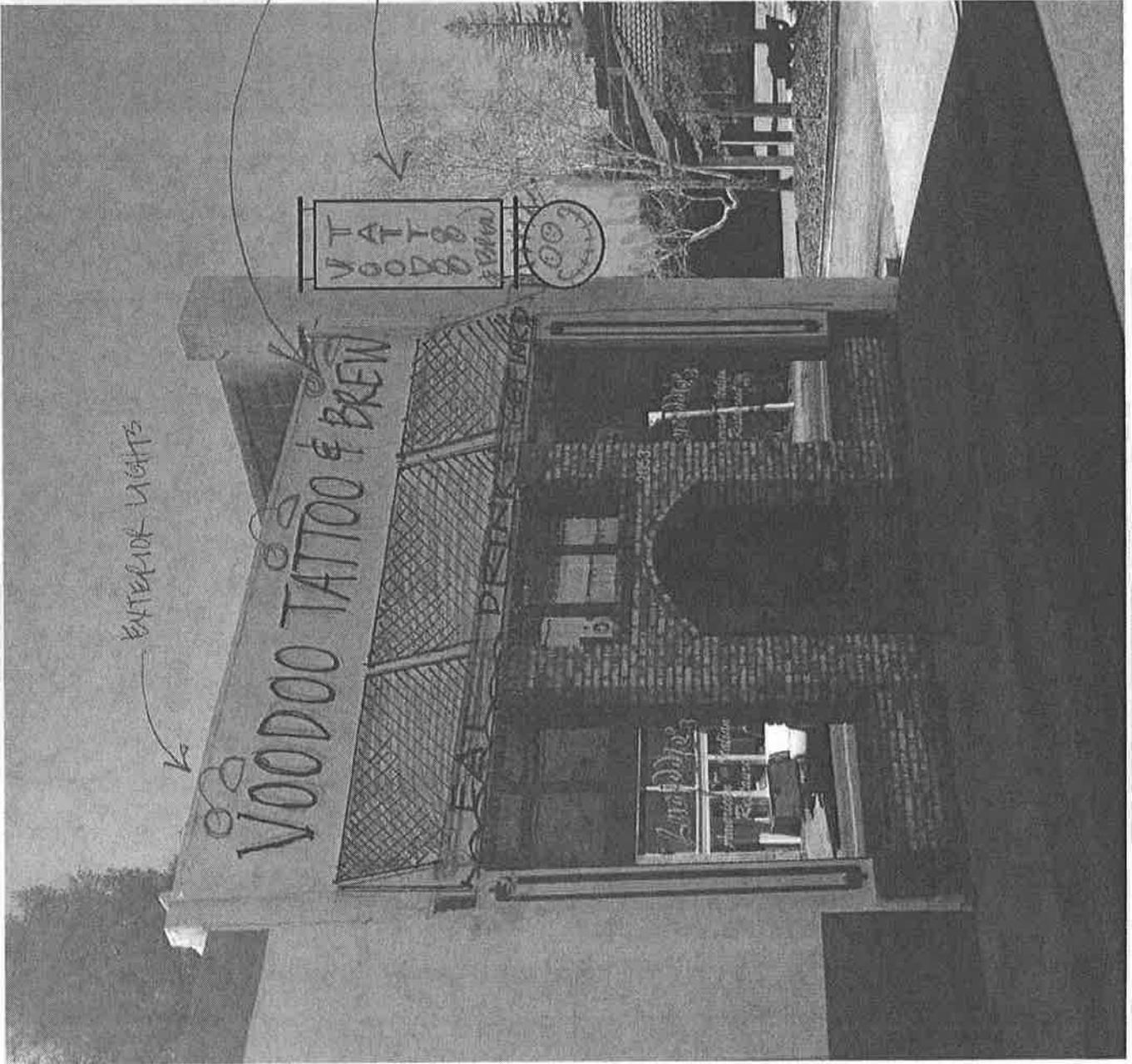
RAISED LETTERING  
AFFIXED TO FAÇADE

NEW SIGN MADE OF  
PLYWOOD (PAINTED)  
& PERIMETER METAL  
W/ MIPASCOTT OF  
LASER CUT METAL

NEW 3 PART  
AWNING (BLACK)  
WITH WHITE  
LETTERING @  
VANANNE

"EAT, DRINK & GET INKED"

EXTERIOR LIGHTS



RECEIVED

MAR 17 2014

CITY OF GROVILLE  
BUILDING DEPT.



NOTLEY514@YAHOO.COM

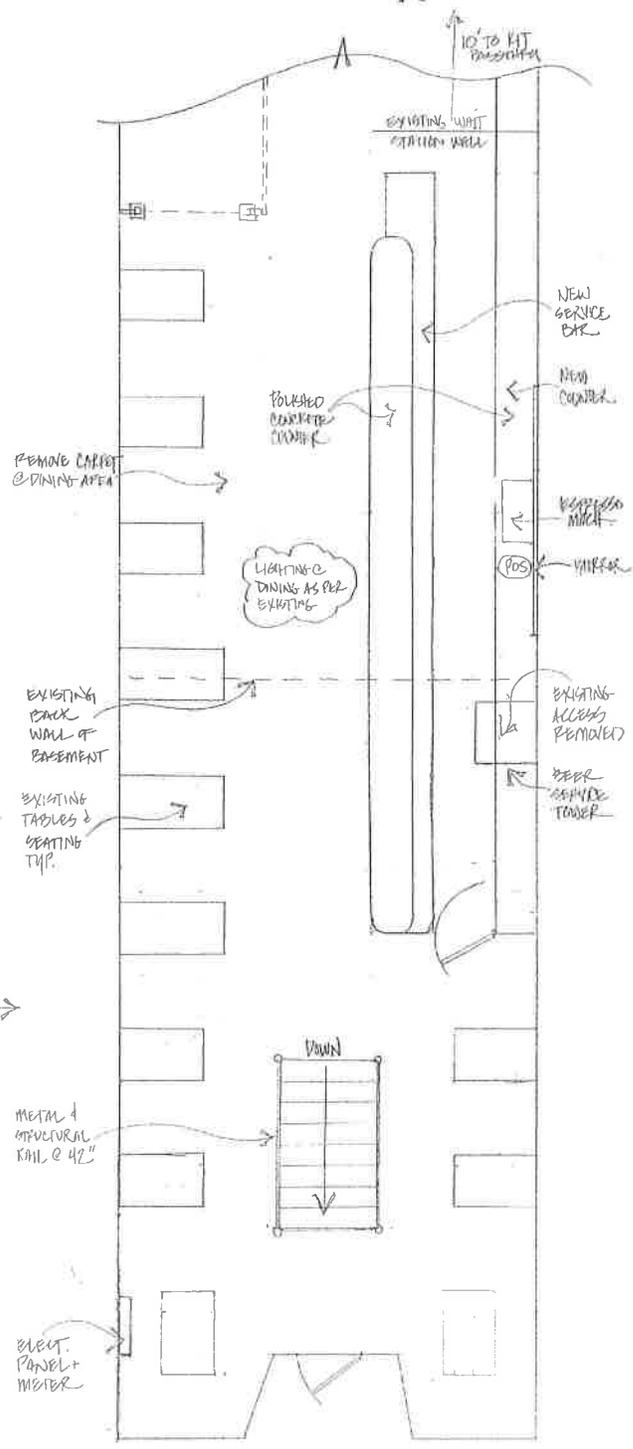
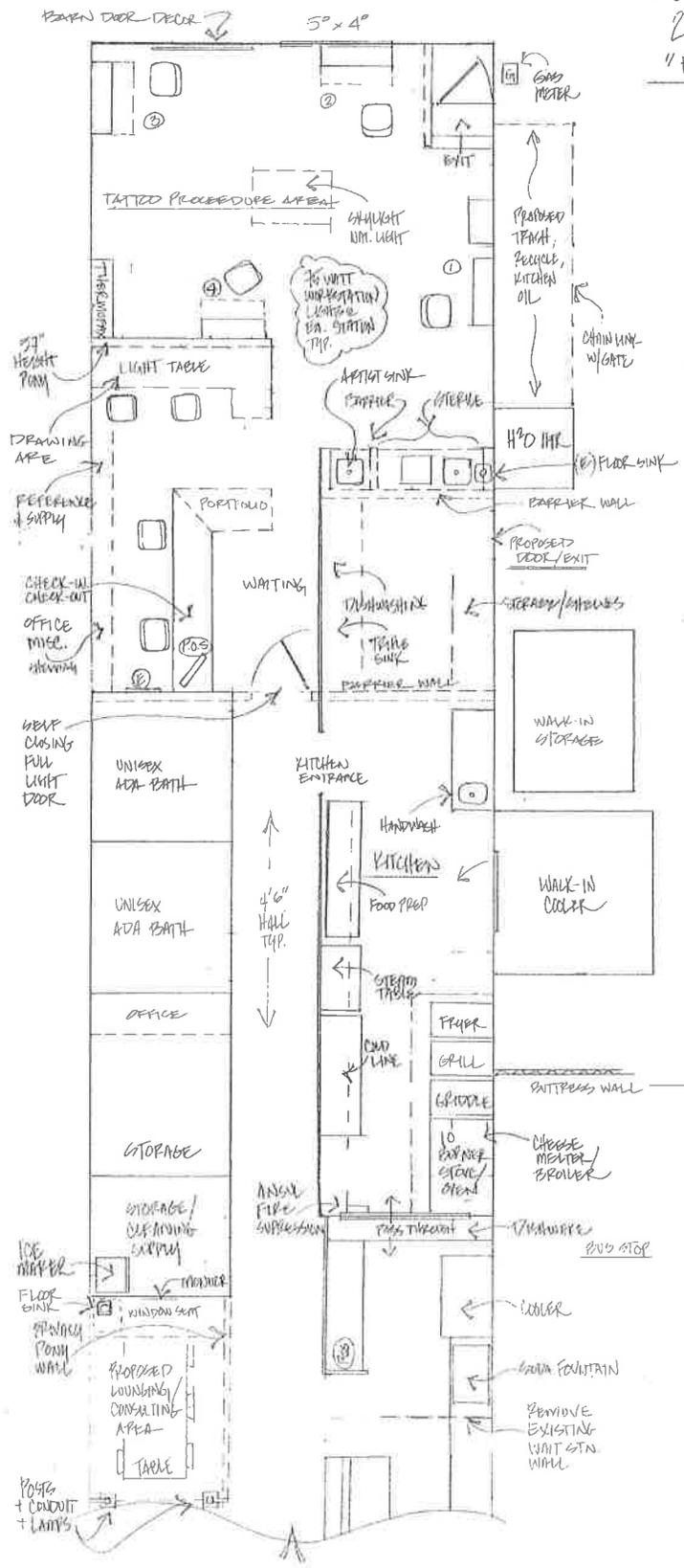
**RECEIVED**

MAR 17 2014

CITY OF OROVILLE  
BUILDING DEPT.

← ALLEY WAY →

VOODOO TATTOO & BREW!  
 2053 MONTGOMERY ST.  
 "EAT, DRINK & GET INK'D"  
 SCALE: 1" = 4'



← MONTGOMERY ST. → RECEIVED





# City of Oroville

## COMMUNITY DEVELOPMENT DEPARTMENT

Donald Rust  
DIRECTOR

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

### ATTENTION: PROPERTY OWNERS AND INTERESTED PARTIES

The project listed below has been filed with the Community Development Department. You are invited to comment because your property is located near the proposed project. Please comment in the space below. You may attach additional pages as necessary.

Please submit your comments to this department no later than **Monday, April 28, 2014** to be sure that they are included in the final project action. However, comments will be taken up to the time of the project decision. If you have no comment, a reply is not necessary.

### VICINITY MAP

**ASSESSOR  
PARCEL  
NUMBER:** 012-035-017

**FILE  
NUMBER:** UP 14-03

**APPLICANT:** Connie Parks and Steve  
Vandervort

**ZONING:** Limited Commercial (C-1)

**LOCATION:** 2053 Montgomery Street

**CONTACT  
PERSON:** Luis A. Topete,  
Associate Planner  
530 538-2408  
530 538-2426 Fax  
[topetela@cityoforoville.org](mailto:topetela@cityoforoville.org)



### PROJECT DESCRIPTION:

**UP 14-03: Voodoo Tattoo & Brew** – The City of Oroville Planning Commission will conduct a public hearing to consider a use permit for the operation of Voodoo Tattoo & Brew, which will be a restaurant/brewery/tattoo shop with minor retail sales at 2053 Montgomery Street (APN: 012-035-017). The subject property has a zoning designation of Limited Commercial (C-1) and a General Plan land use designation of Mixed Use. Per the City of Oroville Municipal Code (OMC) Table 26-33.010-1, the restaurant and retail uses of the property are permitted by right, subject to a zoning clearance. However, the brewery (alcoholic beverage sales), and tattoo shop (moderate-impact personal service) are defined per OMC Section 26-04.020 as uses that require a use permit in C-1 zones.

**NOTICE IS HEREBY GIVEN** that the City of Oroville Planning Commission will hold a public hearing on the project described above. Said hearing will be held at **7:00 p.m. on Monday, April 28, 2014** in the City Council Chambers, 1735 Montgomery Street, Oroville, CA. All interested persons are invited to attend or submit comments in writing.





# City of Oroville

Donald Rust  
DIRECTOR

## COMMUNITY DEVELOPMENT DEPARTMENT

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### NOTICE OF PUBLIC HEARING BEFORE THE CITY OF OROVILLE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the City of Oroville Planning Commission will hold a public hearing on the projects described below. Said hearing will be held at **7:00 p.m. on Monday, April 28, 2014** in the City Council Chambers, 1735 Montgomery Street, Oroville, CA. All interested persons are invited to attend or submit comments in writing.

- VAR 14-01: Oroville Ford Signage** – The City of Oroville Planning Commission will conduct a public hearing to consider a variance to the City's sign regulations as found in Section 26-19 of the Oroville Municipal Code for the proposed signage at the new Oroville Ford auto dealership at 1350 Oro Dam Boulevard (APN: 035-450-008). Oroville Ford has applied for a variance to exceed the maximum allowable total sign area by approximately 80.5 square feet and to exceed the maximum size of a freestanding sign by approximately 66 square feet. Additionally, the applicant is requesting approval from the Planning Commission to exceed the maximum allowable sign height of wall signs by approximately 2 feet.
- UP 14-03: Voodoo Tattoo & Brew** – The City of Oroville Planning Commission will conduct a public hearing to consider a use permit request from Connie Parks and Steve Vandervort for the operation of Voodoo Tattoo & Brew, which will be a restaurant/brewery/tattoo shop with minor retail sales at 2053 Montgomery Street (APN: 012-035-017). The subject property has a zoning designation of Limited Commercial (C-1) and a General Plan land use designation of Mixed Use. Per the City of Oroville Municipal Code (OMC) Table 26-33.010-1, the restaurant and retail uses of the property are permitted by right, subject to a zoning clearance. However, the brewery (alcoholic beverage sales), and tattoo shop (moderate-impact personal service) are defined per the OMC Section 26-04.020 as uses that require a use permit in C-1 zones.
- ZC 14-02: Distributive Antenna Systems** – The City of Oroville Planning Commission will conduct a public hearing to consider sending a recommendation to the City Council to amend Section 26-04.020 of the Oroville Municipal Code (OMC) and add Section 26-16.175 for the purpose of specifying the City's regulations for Distributed Antenna Systems (DAS) as an alternative telecommunications technology within the City of Oroville.

Additional information regarding the projects described in this notice can be obtained from the Oroville Community Development Department at 1735 Montgomery Street, Oroville, CA. Anyone desiring to submit information, opinions or objections is requested to submit them in writing to the Community Development Department prior to the hearing. In accordance with Government Code Section 65009, if you challenge an action on these projects in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public meetings.





# City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

Donald Rust  
DIRECTOR

1735 Montgomery Street  
Oroville, CA 95965-4897  
(530) 538-2402 FAX (530) 538-2426  
[www.cityoforoville.org](http://www.cityoforoville.org)

## PLANNING COMMISSION STAFF REPORT

APRIL 28, 2014

**ZC 14-02: Distributive Antenna Systems.** The Oroville Planning Commission will conduct a public hearing to consider sending a recommendation to the City Council to adopt certain amendments to Chapter 26 of the Oroville Municipal Code for the purpose of specifying the City's regulations regarding distribute antenna systems.

**APPLICANT:** City of Oroville  
Planning Division  
1735 Montgomery Street  
Oroville, CA 95965

**LOCATION:** Citywide

**GENERAL PLAN:** N/A  
**ZONING:** N/A  
**SOILS:** N/A  
**FLOOD ZONE:** N/A

### ENVIRONMENTAL DETERMINATION:

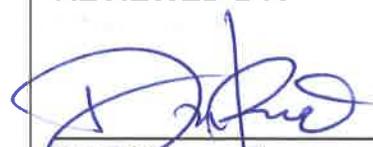
Class 5 Categorical Exemption - Minor Alterations in Land Use Limitations; Title 14, CCR, §15305; and

Class 3 Categorical Exemption - New Construction or Conversion of Small Structures; Title 14, CCR, §15303.

### REPORT PREPARED BY:

  
Luis A. Topete, Associate Planner  
Community Development Department

### REVIEWED BY:

  
Donald L. Rust, Director  
Community Development Department

## RECOMMENDED ACTIONS

That the Planning Commission take the following actions:

1. **HOLD** a public hearing and receive testimony on the proposed amendments to the City's Zoning Code regulations;
2. **ADOPT** the Class 5 and Class 3 Categorical Exemptions as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines (**Attachment A**);

3. **ADOPT** Resolution No. P2014-08, a resolution of intention by the Planning Commission recommending the City Council adopt the proposed amendments to the Oroville Municipal Code, Chapter 26.

## **SUMMARY**

The Planning Commission may consider sending a recommendation to the City Council to amend Section 26-04.020 of the Oroville Municipal Code (OMC) and add Section 26-16.175 for the purpose of specifying the City's regulations for Distributed Antenna Systems (DAS) as an alternative telecommunications technology within the City of Oroville.

## **BACKGROUND**

DAS is a hybrid collection of smaller wireless antennas, commonly referred to as nodes (usually located on existing or replacement utility poles, light poles or similar structures) spread over a specific geographic area and connected by fiber optic lines to a centrally located distribution source (hub) to provide mobile and land based telecommunication services for a variety of individual carriers. Specifically, the node contains a series of pole mounted low-powered universal antennas that may be used by all telecommunications carriers. These antennas receive and transfer a signal by fiber optic lines to a ground-mounted hub site where the individual carriers' telecommunication equipment is housed and the signal is processed before being distributed to the individual carriers' network. The hub site may be a standalone facility or a component of an existing telecommunication facility generally associated with a larger monopole supporting multiple carriers. DAS provide an effective means of filling signal gaps for better delivery which may help avoid the installation of larger antennas.

Until recently, DAS was originally used to provide service in high use areas such as public arenas, office buildings, convention centers, shopping malls, airports and college campuses. Telecommunications companies are now expanding the use of DAS to public right of ways. While the City's current code has been effective in regulating the location of cell towers, DAS are not specifically regulated by the City. Staff believes that specifying the City's regulations regarding DAS would strengthen its existing Wireless Communication Facilities Ordinance. Accordingly, staff has prepared the attached Ordinance for your review and consideration.

## **DISCUSSION**

The advantages DAS can provide include better distribution and consistency of cellular coverage and signal strength throughout the community, with smaller scale and less powerful, but more frequently occurring, equipment. A DAS network provides an ability to deliver greater wireless service within residential areas in a manner that is more aesthetically compatible than macro sites. As a result, the City could avoid fewer large scale telecommunication facilities, such as monopoles, in exchange for smaller, less visible and easier to conceal equipment.

The proposed Ordinance has been drafted with a strong emphasis on aesthetics, understanding that specific designs and heights vary by location and number of carriers. All accessory equipment would be located on the poles, within the poles, or adjacent to the facility in an above-ground cabinet or underground vault. Additionally, DAS provides alternatives for installation of wireless services in geographically challenging areas where topography and obstructions interfere with signal propagation and/or in areas where a less

visually obstructive telecommunications network is desirable. The proposed Ordinance would permit the establishment of a DAS as a by-right use in all zoning districts subject to all applicable regulations.

## **ENVIRONMENTAL REVIEW**

This action has been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to the California Code of Regulations, Title 14, Section 15305, "Minor Alterations in Land Use Limitations" and Section 15303, "New Construction or Conversion of Small Structures." Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

## **FISCAL IMPACT**

Potential revenue source for the City through lease agreements with telecommunication providers for rental space on City owned streetlights.

## **PUBLIC NOTICE**

The meeting date, time, and project description were published in the Oroville Mercury Register (**Attachment C**) and posted at City Hall. Staff has not received any public comments in response to the meeting notice.

## **ATTACHMENTS**

- A – Notice of Exemption
- B – Resolution No. P2014-08
- C – Newspaper Notice





# City of Oroville

Donald Rust  
DIRECTOR

## COMMUNITY DEVELOPMENT DEPARTMENT

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

### NOTICE OF EXEMPTION

**TO:** Butte County Clerk  
25 County Center Drive  
Oroville CA, 95965

**FROM:** City of Oroville  
1735 Montgomery Street  
Oroville, CA, 95965

Project Title: ZC 14-02: Distributive Antenna Systems

Project Location – Specific: Citywide

Project Location - City: City of Oroville

Project Location – County: Butte County

Description of Nature, Purpose, and beneficiaries of project: The City of Oroville is proposing to amend Section 26-04.020 of the Oroville Municipal Code and add Section 26-16.175 for the purpose of specifying the City's regulations for Distributed Antenna Systems as an alternative telecommunications technology within the City of Oroville.

Name of Public Agency Approving Project: City of Oroville

Name of Person or Agency Carrying Out Project: City of Oroville – Community Development Department

Exempt Status (Check One):

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption: State type & section number: Class 5 Categorical Exemption - Minor Alterations in Land Use Limitations; Title 14, CCR, §15305; and Class 3 Categorical Exemption - New Construction or Conversion of Small Structures; Title 14, CCR, §15303.
- Statutory Exemption: State code number:

Reasons why project is exempt: This action has been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to the California Code of Regulations, Title 14, Section 15305, "Minor Alterations in Land Use Limitations" and Section 15303, "New Construction or Conversion of Small Structures." Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?  Yes  No

Lead Agency Contact Person: Luis A. Topete

Telephone: (530) 538-2408

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

- Signed by Lead Agency
- Signed by Applicant



## **RESOLUTION NO. P2014-08**

**A RESOLUTION OF INTENTION BY THE OROVILLE PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL ADOPT THE PROPOSED AMENDMENTS TO CHAPTER 26 OF THE OROVILLE MUNICIPAL CODE FOR THE PURPOSE OF SPECIFYING CITY REGULATIONS REGARDING DISTRIBUTIVE ANTENNA SYSTEMS IN THE CITY RIGHT OF WAY**

**WHEREAS**, the Federal Telecommunications Act authorizes the City to regulate the placement of wireless telecommunication towers and facilities through proper zoning procedures, so long as wireless service coverage is not prohibited; and

**WHEREAS**, Federal Telecommunications Act allows local governments to provide for reasonable regulations over the location, expansion, height, and maintenance of telecommunications structures; and

**WHEREAS**, advances in wireless telecommunication facilities include a network of small wireless Distributive Antenna Systems (“DAS”); and

**WHEREAS**, the City finds that in order to ensure proper installation and operation of DAS facilities and preserve the structural soundness thereof, as well as preserve the safety and welfare of the citizens, compliance with regulations regarding the installation and use of DAS facilities in the right of way is desired; and

**WHEREAS**, pursuant to Section 26-56.090 of the Oroville Municipal Code, an amendment to the Zoning Code may be initiated by resolution of the Planning Commission; and

**WHEREAS**, at a 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 code amendments described herein, and also considered the City’s staff report regarding the project.

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

### **SECTION I. Environmental Assessment:**

This action has been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to the California Code of Regulations, Title 14, Section 15305, “Minor Alterations in Land Use Limitations” and Section 15303, “New Construction or Conversion of Small Structures.” Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment

and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

**SECTION II.** Section 26-04.020 of the Oroville Municipal Code is hereby amended as follows, with all additions shown in an underlined format:

**A. Definitions, “A”.**

Antenna Hub Site. An equipment structure that serves telecommunication antennas when there are no antennas located on the same lot as the equipment structure.

**D. Definitions, “D”.**

Distributive Antenna Systems (“DAS”). A single, or network of spatially separated antenna nodes connected to a common source via transport medium that provides wireless service within a geographic area or structure.

**SECTION III.** Section 26-16.175 of the Oroville Municipal Code is hereby added as follows, with all additions shown in an underlined format:

**26-16.175 Distributive Antenna Systems**

**A. General Requirements**

Distribute Antenna Systems (“DAS”) shall be a permitted use in all zoning districts, subject to all applicable regulations, including, but not limited to the requirements in this section:

1. Applicant must demonstrate that a “significant gap” in service exists to necessitate the proposed system.
2. A lease/right of way agreement shall be required for all utilization of street lights within the Oroville City limits for the placement of DAS networks.
3. No lighting or other forms of illumination shall not be permitted on any DAS network in residential districts.
4. All DAS networks shall fully comply with the City’s Noise Ordinance, as found in Chapter 13A of the Oroville Municipal Code.
5. No commercial advertising shall be allowed on any antenna or associated equipment.
6. Installation of all systems shall require a City issued building permit.
7. Any DAS system on private property shall be subject to the requirements specified in Section 26-16.170 of the Oroville Municipal Code.

**B. Design Requirements**

1. DAS networks shall not exceed a maximum height of 50 feet without

discretionary approval from the Planning Commission.

2. DAS network components/equipment shall be minimized or “stealthed” as much as feasibly possible.
3. Preference of the City is to place ground equipment in underground vaults whenever feasible. While undergrounding the equipment would be the baseline requirement, there may be cases where undergrounding is not feasible due to soil, water table, or space constraints. Ground mounted equipment may be housed in cabinets that can have a variety of architectural treatments to blend in as best as possible with the surroundings.
4. Applicant must demonstrate that no viable design alternatives of the proposed system exist that would provide for a more compatible design with the surroundings.
5. Applicant shall make a good faith effort to properly design all components/equipment, which best conceals the components for least visual disturbance possible.
6. Designs shall require approval of the Development Review Committee.

### **C. Antenna Hub Sites**

Antenna hub sites may be developed subject to the performance standards below.

1. Antenna hub sites shall be classified as a “utility building or substation” for land use related purposes.
2. Antenna hub sites shall comply with the development standards of the applicable district in which they are located.
3. Antenna hub sites shall be compatible with development in the vicinity with regards to the setting, color, lighting, design and materials. To the maximum extent feasible, related unmanned equipment at antenna hub sites shall be enclosed within a structure.
4. Related unmanned equipment not housed within a structure shall be screened by a solid fence, wall or berm. If equipment is added to an existing screened enclosure that contains telecommunication uses and/or structures, the screening requirements may be satisfied with the existing screening.
5. Designs shall require approval of the Development Review Committee.

\*\*\*\*\*

**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 28<sup>th</sup> day of April, 2014 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVE:

\_\_\_\_\_  
DONALD L. RUST, SECRETARY

\_\_\_\_\_  
DAMON ROBISON, CHAIRPERSON



# City of Oroville

Donald Rust  
DIRECTOR

## COMMUNITY DEVELOPMENT DEPARTMENT

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

### NOTICE OF PUBLIC HEARING BEFORE THE CITY OF OROVILLE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the City of Oroville Planning Commission will hold a public hearing on the projects described below. Said hearing will be held at **7:00 p.m. on Monday, April 28, 2014** in the City Council Chambers, 1735 Montgomery Street, Oroville, CA. All interested persons are invited to attend or submit comments in writing.

- VAR 14-01: Oroville Ford Signage** – The City of Oroville Planning Commission will conduct a public hearing to consider a variance to the City's sign regulations as found in Section 26-19 of the Oroville Municipal Code for the proposed signage at the new Oroville Ford auto dealership at 1350 Oro Dam Boulevard (APN: 035-450-008). Oroville Ford has applied for a variance to exceed the maximum allowable total sign area by approximately 80.5 square feet and to exceed the maximum size of a freestanding sign by approximately 66 square feet. Additionally, the applicant is requesting approval from the Planning Commission to exceed the maximum allowable sign height of wall signs by approximately 2 feet.
- UP 14-03: Voodoo Tattoo & Brew** – The City of Oroville Planning Commission will conduct a public hearing to consider a use permit request from Connie Parks and Steve Vandervort for the operation of Voodoo Tattoo & Brew, which will be a restaurant/brewery/tattoo shop with minor retail sales at 2053 Montgomery Street (APN: 012-035-017). The subject property has a zoning designation of Limited Commercial (C-1) and a General Plan land use designation of Mixed Use. Per the City of Oroville Municipal Code (OMC) Table 26-33.010-1, the restaurant and retail uses of the property are permitted by right, subject to a zoning clearance. However, the brewery (alcoholic beverage sales), and tattoo shop (moderate-impact personal service) are defined per the OMC Section 26-04.020 as uses that require a use permit in C-1 zones.
- ZC 14-02: Distributive Antenna Systems** – The City of Oroville Planning Commission will conduct a public hearing to consider sending a recommendation to the City Council to amend Section 26-04.020 of the Oroville Municipal Code (OMC) and add Section 26-16.175 for the purpose of specifying the City's regulations for Distributed Antenna Systems (DAS) as an alternative telecommunications technology within the City of Oroville.

Additional information regarding the projects described in this notice can be obtained from the Oroville Community Development Department at 1735 Montgomery Street, Oroville, CA. Anyone desiring to submit information, opinions or objections is requested to submit them in writing to the Community Development Department prior to the hearing. In accordance with Government Code Section 65009, if you challenge an action on these projects in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public meetings.





# City of Oroville

Donald Rust  
DIRECTOR

## COMMUNITY DEVELOPMENT DEPARTMENT

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Oroville, CA 95965-4897  
(530) 538-2430 FAX (530) 538-2426  
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### PLANNING COMMISSION STAFF REPORT

April 28, 2014

**VAR 14-01: Oroville Ford Signage** – The City of Oroville Planning Commission will conduct a public hearing to consider a variance to the City’s sign regulations as found in Section 26-19 of the Oroville Municipal Code. Oroville Ford has applied for a variance to exceed the maximum allowable total sign area by approximately 80.5 square feet and to exceed the maximum size of a freestanding sign by approximately 66 square feet. Additionally, the applicant is requesting approval from the Planning Commission to exceed the maximum allowable sign height of wall signs by approximately 2 feet.

**APPLICANT:** Hupp Signs & Lighting, Inc. (representative of Oroville Ford)  
70 Loren Avenue  
Chico, CA 95928

**LOCATION:** 1350 Oro Dam Boulevard  
Oroville, CA 95965  
APN: 035-450-008

**GENERAL PLAN:** Mixed Use  
**ZONING:** Commercial/Light Manufacturing (CLM)  
**FLOOD ZONE:** ZONE X: Areas determined to be outside the 0.2% annual chance floodplain (500-year floodplain).

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption; General Rule Exemption; Title 14, CCR, § 15061(b)(3)

**REPORT PREPARED BY:**

**REVIEWED BY:**

Luis A. Topete, Associate Planner  
Community Development Department

Donald Rust, Director  
Community Development Department

### RECOMMENDED ACTIONS:

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

1. **HOLD** a public hearing and receive testimony on the proposed variance to the City’s sign regulations associated with the development of a new Oroville Ford auto dealership to be located at 1350 Oro Dam Boulevard E (APN: 035-450-008);

2. **ADOPT** the General Rule Exemption (**Attachment C**) as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) Statute and Guidelines;
3. **ADOPT** the Findings for VAR 14-01 (**Attachment D**);
4. **ADOPT** Resolution No. P2014-06 (**Attachment E**);
5. **APPROVE** the Conditions of Approval for VAR 14-01 (**Attachment F**); and

## SUMMARY

The Planning Commission will conduct a public hearing to consider a variance to the City's sign regulations as found in Section 26-19 of the Oroville Municipal Code. Oroville Ford has applied for a variance to exceed the maximum allowable total sign area by approximately 80.5 square feet and to exceed the maximum size of a freestanding sign by approximately 66 square feet. Additionally, the applicant is requesting approval from the Planning Commission to exceed the maximum allowable sign height of wall signs by approximately 2 feet.

## DISCUSSION

Per City Code Table 26-19.120-3, the maximum allowable signage for a property zoned CLM with a building gross floor area between 20,000 – 40,000 square feet is 1.5 square feet per linear foot of building frontage, or 350 square feet, whichever is less. The proposed dealership will have an approximate gross floor area of 21,049 square feet, with a building frontage of 179 lineal feet. As a result, the maximum total area for all signs is 268.5 square feet. The proposed signage is as follows:

Sign ID	Sign Type	Sign Height	Max Sign Height	Square Feet <i>(Rounded Up to Nearest Whole Number)</i>
1	Wall	21.32 ft	20 ft*	28 ft <sup>2</sup>
2	Wall	21.99 ft	20 ft*	40 ft <sup>2</sup>
3	Wall	21.59 ft	20 ft*	95 ft <sup>2</sup>
4	Wall	15.15 ft	20 ft*	20 ft <sup>2</sup>
5	Freestanding	36.71 ft	40 ft**	166 ft <sup>2</sup>
<b>TOTAL</b>				<b>349 ft<sup>2</sup></b>

\* Per City Code Table 26-19.120-3, maximum height of wall signs shall be 20 feet. Maximum height of 20 feet may be exceeded subject to the approval of the Planning Commission.

\*\* Per City Code Section 26-19.070(D), the maximum height of a freestanding freeway-oriented sign shall be 40 feet.

## ISSUES

As seen above, the proposed signage exceeds the maximum allowable sign area by approximately 80.5 square feet. Additionally, per City Code Section 26-19.070(D), the maximum freestanding sign area for a site with a street frontage over 400 feet shall be 100 square feet per side. The applicant is proposed a freestanding sign of approximately 166 square feet. Although the height of the wall signs (ID #: 1, 2, and 3) do not require a variance, they do require the approval of the Planning Commission in order to exceed 20 feet in height.

## ENVIRONMENTAL REVIEW

This action has been determined to be exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, California Code of Regulations, Section 15061(b)(3), commonly known as the "general rule." A project is Exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. It has been determined that there is no possibility that the variance request will have a significant effect on the environment. Thus, this action is exempt from CEQA.

## FISCAL IMPACT

The total fees associated with Variance 14-02 are as follows:

Item	Price	Tech Fee	Total
Variance Application	\$2,263.00 (Deposit)	\$135.78	\$2,398.78
Filing of Notice of Exemption Butte County Clerks Filing Fee	\$50.00	-	\$50.00

On July 16, 2013, the Oroville City Council adopted Resolution No. 8102, a resolution of the Oroville City Council directing staff to waive all development permit fees (building permit fees, impact fees, etc.). As a result, the above fees will not be collected.

## PUBLIC NOTICE

A Request for Comments was prepared and circulated to surrounding property owners within 300 feet of the property. Additionally, the meeting date, time, and project description were published in the Oroville Mercury Register (**Attachment G**) and posted at City Hall.

## ATTACHMENTS

- A – Vicinity Map
- B – Drawings
- C – Notice of Exemption
- D – Findings for VAR 14-01
- E – Resolution No. P2014-06
- F – Conditions of Approval for VAR 14-01
- G – Newspaper Notice



# VAR 14-01: 1350 Oro Dam Boulevard (APN: 035-450-008)



Produced By: Luis A. Topete  
March 13, 2014

0 0.075 0.15 0.3 0.45 Miles













**MOUNTING HARDWARE CHART**

1/4" THICK PLATED STEEL THREAD-ED WOOD HARD WALL	METAL
3/8" LAG BOLTS WITH SHIELDS	WOOD
3/8" TOGGLE BOLTS	MASONRY
3/8" TOGGLE BOLTS	WOOD

**NOTE:**  
 1) ALL MOUNTING HARDWARE IS TO BE PROVIDED BY THE INSTALLER AS REQ.  
 2) DESIGN INTENDED FOR NOT GREATER THAN 3RD STORY MOUNTING - HIGHER ELEVATIONS REQUIRE REVIEW

**Architectural Graphics Incorporated**  
 2655 International Parkway  
 Virginia G. Busby, P.E. 2400  
 (757) 527-1800

**Project Title**  
**FORD MOTOR COMPANY**

**Site Type**  
**SER-25-W**

**SECTION**  
 SER-25-W

**Date** 04.03.13  
**Lead Designer** ELS  
**Drawn By** BLG/TLM  
**Project Mgr.** J. OVERTON

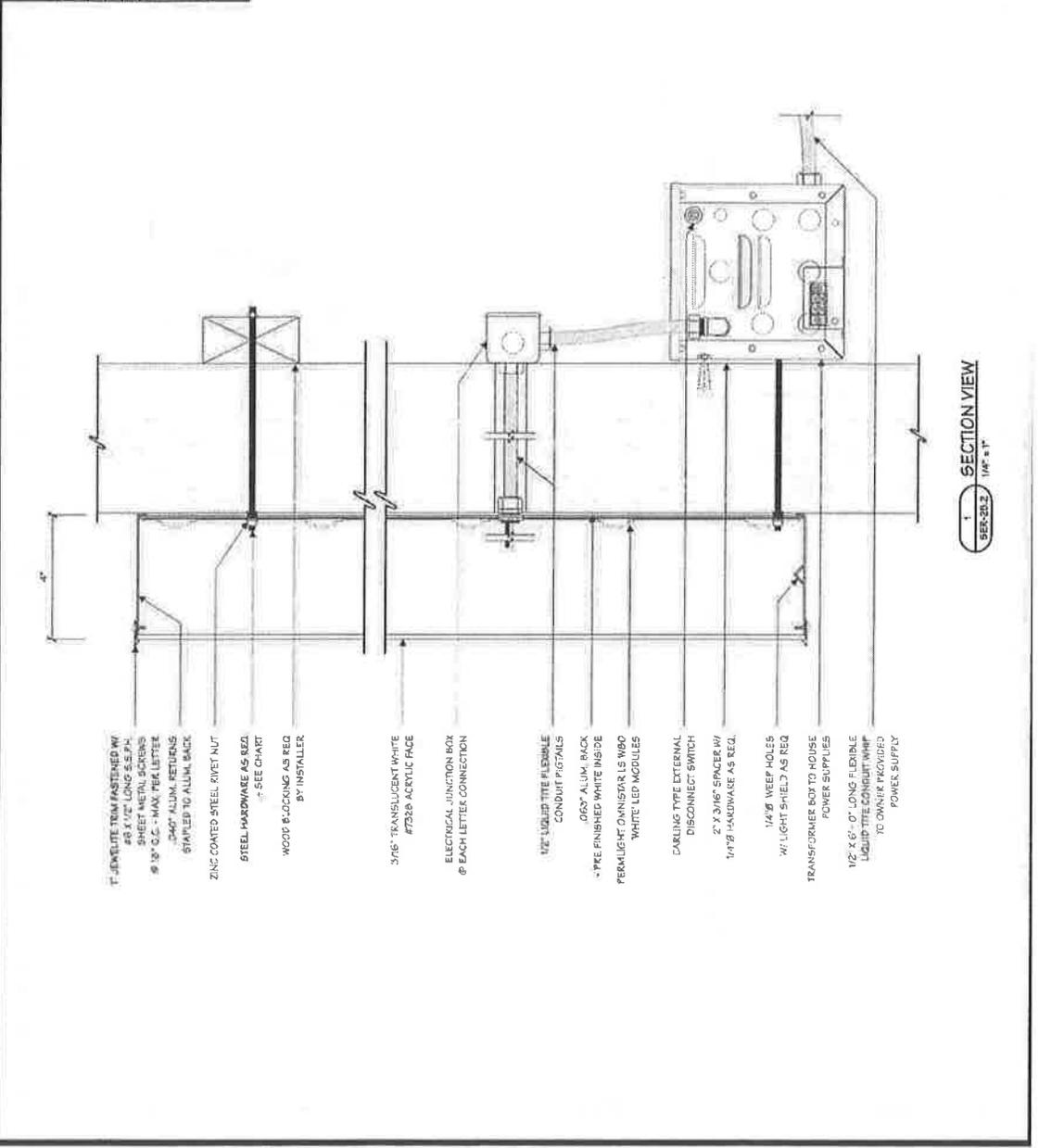
**General Sign Specifications**  
 Interior  Exterior  
 Single Faced  Double Faced  
 Illuminated  
 Non-Illuminated  
 120 Volts  277 Volts  
 Amps/ft.  Amps/ft.  
 U.S. Listed  Non U.S. Listed

**Location**  
 Woodstock  
 Area: Sq. Ft. Weight: Lbs

**Drawings Revisions**  
 Drawn By / Date / Change  
 BLG / 04.03.13 / LED LAYOUT

**Approved By**  
 Date Approved

**Code** F41350  
**Job Number** 13.02.168  
**Sheet Number** SER-25-W.2



**SECTION VIEW**  
 1  
 SER-25-W 1/4" = 1"

**AGI Architectural Graphics Incorporated**  
 2000 W. Highway 101, Ocala, FL 32067  
 Virginia Beach, VA 23450  
 (352) 462-2800

**Project Title**  
 Sign Type: F-COV1-31-WF

**SECTION DETAILS**  
 Drawing Type: SECTION  
 Date: 06.05.13  
 A01 E&A M. SMITH  
 Lead Designer: ELB  
 Project Rep: J. OVERTON

**General Sign Specifications**  
 Interior:  Exterior:  Double Face:   
 Slope:  Flat:  Non-Illuminated:   
 Illumination:  LED:  120 Vols:  240 Vols:  277 Vols:  Amps:  1-4  
 Material:  1/2" Thick:  3/8" Thick:  1/2" Thick:  5/8" Thick:  3/4" Thick:  1" Thick:  1 1/4" Thick:  1 1/2" Thick:  1 3/4" Thick:  2" Thick:  2 1/2" Thick:  3" Thick:  3 1/2" Thick:  4" Thick:  4 1/2" Thick:  5" Thick:  5 1/2" Thick:  6" Thick:  6 1/2" Thick:  7" Thick:  7 1/2" Thick:  8" Thick:  8 1/2" Thick:  9" Thick:  9 1/2" Thick:  10" Thick:  10 1/2" Thick:  11" Thick:  11 1/2" Thick:  12" Thick:  12 1/2" Thick:  13" Thick:  13 1/2" Thick:  14" Thick:  14 1/2" Thick:  15" Thick:  15 1/2" Thick:  16" Thick:  16 1/2" Thick:  17" Thick:  17 1/2" Thick:  18" Thick:  18 1/2" Thick:  19" Thick:  19 1/2" Thick:  20" Thick:  20 1/2" Thick:  21" Thick:  21 1/2" Thick:  22" Thick:  22 1/2" Thick:  23" Thick:  23 1/2" Thick:  24" Thick:  24 1/2" Thick:  25" Thick:  25 1/2" Thick:  26" Thick:  26 1/2" Thick:  27" Thick:  27 1/2" Thick:  28" Thick:  28 1/2" Thick:  29" Thick:  29 1/2" Thick:  30" Thick:  30 1/2" Thick:  31" Thick:  31 1/2" Thick:  32" Thick:  32 1/2" Thick:  33" Thick:  33 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# City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

Donald Rust  
DIRECTOR

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

## NOTICE OF EXEMPTION

**TO:** Butte County Clerk  
25 County Center Drive  
Oroville CA, 95965

**FROM:** City of Oroville  
1735 Montgomery Street  
Oroville, CA, 95965

Project Title: VAR 14-01: Oroville Ford Signage

Project Location – Specific: 1350 Oro Dam Boulevard, E

Project Location - City: City of Oroville

Project Location – County: Butte

Description of Nature, Purpose, and beneficiaries of project: The project applicant, Hupp Signs & Lighting, Inc., a representative of Oroville Ford, has applied for a variance of the City's sign regulations as found in Section 26-19 of the Oroville Municipal Code. The variance requested is to exceed the maximum allowable total sign area by approximately 80.5 square feet and to exceed the maximum size of a freestanding sign by approximately 66 square feet. Additionally, the applicant is requesting approval from the Planning Commission to exceed the maximum allowable sign height of wall signs by approximately 2 feet.

Name of Public Agency Approving Project: City of Oroville – Community Development Department

Name of Person or Agency Carrying Out Project: Hupp Signs & Lighting, Inc. (representative of Oroville Ford)

Exempt Status (Check One):

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption: State type & section number: General Rule Exemption; Title 14, CCR, § 15061(b)(3)
- Statutory Exemption: State code number:

Reasons why project is exempt: This action has been determined to be exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, California Code of Regulations, Section 15061(b)(3), commonly known as the "general rule." A project is Exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. It has been determined that there is no possibility that the variance request will have a significant effect on the environment. Thus, this action is exempt from CEQA.

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?  Yes  No

Lead Agency Contact Person: Luis A. Topete

Telephone: (530) 538-2408

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

- Signed by Lead Agency
- Signed by Applicant



# FINDINGS

## VARIANCE 14-01: OROVILLE FORD SIGNAGE

### A. INTRODUCTION

The project applicant, Hupp Signs & Lighting, Inc., a representative of Oroville Ford, has applied for a variance of the City's sign regulations as found in Section 26-19 of the Oroville Municipal Code. The variance requested is to exceed the maximum allowable total sign area by approximately 80.5 square feet and to exceed the maximum size of a freestanding sign by approximately 66 square feet. Additionally, the applicant is requesting approval from the Planning Commission to exceed the maximum allowable sign height of wall signs by approximately 2 feet.

### B. GENERAL RULE EXEMPTION

This action has been determined to be exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, California Code of Regulations, Section 15061(b)(3), commonly known as the "general rule." A project is Exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. It has been determined that there is no possibility that the variance request will have a significant effect on the environment. Thus, this action is exempt from CEQA.

### C. VARIANCE

The Planning Commission shall grant a variance only upon finding all of the following, based on substantial evidence:

- a. The granting of the variance is not inconsistent with the General Plan or any applicable specific plan.

*Per the City's 2030 General Plan, Goal OPS-5, Policy 5.2, it is the intent of the City of Oroville to limit freeway-oriented signs to maintain and enhance the quality of Oroville's scenic and visual resources. The policy requires combining freeway signs listing available accommodations and services, and allow only small identity signs on buildings adjoining freeway. This is the only reference to freeway-oriented signs in the General Plan, which is directed towards signs on scenic highway routes that informs motorists of available accommodations and services in Oroville. Since the signage in question does not fall under this policy, and the portion of Highway 162 where Oroville Ford will be relocating is not a scenic highway but rather the main commercial corridor of the City, the granting of this variance is not inconsistent with the General Plan. There are no specific plans overlaying this property.*

- b. There are exceptional and extraordinary circumstances or conditions applying to the land, building or use referred to in the application that do not generally apply to other land, buildings or uses in the same district.

*The signs being proposed are Ford (corporate) specified for what they believe will best provide for a visible and distinctive dealership, direction and brand recognition. This standard sign package proposed in Oroville is the standard package used throughout the country. The applicant believes that changing the placement or size of the signage will not only result in non-compliance of Trustmark standards but will present a visibility hardship for the Oroville Ford. Oroville Ford believes that granting this variance will not impair the intent or purpose of the City's sign ordinance and will allow the dealer the relief needed to meet Ford Trustmark Design standards.*

- c. The granting of the variance will not grant a special privilege to the property.

*For the reasons given above under item (b), the applicant believes the sign package proposed for the intended use of the site is the appropriate signage for the project that will meet the needs of Oroville Ford and the intent of the City's sign ordinance and simultaneously allow the dealer the relief needed to meet Ford Trustmark Design standards.*

- d. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zoning district, and that would otherwise be denied to the property in question.

*Please reference item (b) above. Additionally, 1250 Oro Dam Blvd received a discretionary approval by the Planning Commission under Use Permit No. 06-12, which was approved on September 11, 2006, for the purpose of consolidating three existing freestanding signs into an existing structure which exceeded the City's code by 72 square feet per face. Prior to this approval, the property had received two variances to have more than one freestanding sign. The history of this property demonstrates the unique requirement of car dealerships to have an appropriate amount of signage that the general requirements of the City's sign regulations may not fully account for.*

- e. The granting of the variance will not be materially detrimental to the public welfare.

*The granting of this variance will not be materially detrimental to the public welfare. Property owners within 300 feet of the project site have been notified, this variance request and date of public hearing was published in the local newspaper, circulated to all City department heads and the City Administrator, and this item has been posted at two public locations at City Hall for the purpose of collecting feedback from the public. No comments in opposition to the project have been received. Additionally, this item has been reviewed per the California*

*Environmental Quality Act (CEQA) statute and guidelines and found to be exempt from CEQA.*

- f. The granting of the variance will not be injurious to, or incompatible with, any nearby property or improvements.

*The project site is surrounded by M-2 zoned properties to the south and east and other CLM zoned properties to the north and west, and by automobile related businesses on all sides:*

- *West (existing auto dealership)*
- *East (Jiffy Lube)*
- *South (Quality Used Tires)*
- *North (Joe's Automotive and Truck Service Center and Excel Auto Body)*

*The new business will be compatible with the surrounding properties and will be occupying an undeveloped property on the City's main commercial corridor. The requested variance from the City's sign regulations will not be injurious to, or incompatible with any nearby property or improvements.*



## RESOLUTION NO. P2014-06

### A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING VARIANCE NO. 14-01 GRANTING OROVILLE FORD A VARIANCE FROM THE CITY'S SIGN REGULATIONS TO EXCEED THE MAXIMUM ALLOWABLE TOTAL SIGN AREA, TO EXCEED THE MAXIMUM ALLOWABLE AREA OF A FREESTANDING SIGN, AND TO EXCEED THE MAXIMUM ALLOWABLE HEIGHT OF WALL SIGNS

**WHEREAS**, the City of Oroville has received an application from Oroville Ford for a variance from the City's sign regulations as found in Section 26-19 of the Oroville Municipal Code; and

**WHEREAS**, the property's zoning is Commercial / Light Manufacturing (CLM) and the site has a General Plan land use designation of Mixed Use; and

**WHEREAS**, City Code Section 26-50.080(C)(3) states that the Planning Commission may grant a Variance only upon making all of the following findings, based on substantial evidence:

- a. The granting of the variance is not inconsistent with the General Plan or any applicable specific plan.

*Per the City's 2030 General Plan, Goal OPS-5, Policy 5.2, it is the intent of the City of Oroville to limit freeway-oriented signs to maintain and enhance the quality of Oroville's scenic and visual resources. The policy requires combining freeway signs listing available accommodations and services, and allow only small identity signs on buildings adjoining freeway. This is the only reference to freeway-oriented signs in the General Plan, which is directed towards signs on scenic highway routes that informs motorists of available accommodations and services in Oroville. Since the signage in question does not fall under this policy, and the portion of Highway 162 where Oroville Ford will be relocating is not a scenic highway but rather the main commercial corridor of the City, the granting of this variance is not inconsistent with the General Plan. There are no specific plans overlaying this property.*

- b. There are exceptional and extraordinary circumstances or conditions applying to the land, building or use referred to in the application that do not generally apply to other land, buildings or uses in the same district.

*The signs being proposed are Ford (corporate) specified for what they believe will best provide for a visible and distinctive dealership, direction and brand recognition. This standard sign package proposed in Oroville is the standard package used throughout the country. The applicant believes that changing the placement or size of the signage will not only result in non-compliance of Trustmark standards but will present a visibility hardship for the Oroville Ford. Oroville Ford believes that granting this variance will not impair the intent or purpose of the City's sign ordinance and will allow the dealer the relief needed to meet Ford Trustmark Design standards.*

- c. The granting of the variance will not grant a special privilege to the property.

*For the reasons given above under item (b), the applicant believes the sign package proposed for the intended use of the site is the appropriate signage for the project that will meet the needs of Oroville Ford and the intent of the City's sign ordinance and simultaneously allow the dealer the relief needed to meet Ford Trustmark Design standards.*

- d. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zoning district, and that would otherwise be denied to the property in question.

*Please reference item (b) above. Additionally, 1250 Oro Dam Blvd received a discretionary approval by the Planning Commission under Use Permit No. 06-12, which was approved on September 11, 2006, for the purpose of consolidating three existing freestanding signs into an existing structure which exceeded the City's code by 72 square feet per face. Prior to this approval, the property had received two variances to have more than one freestanding sign. The history of this property demonstrates the unique requirement of car dealerships to have an appropriate amount of signage that the general requirements of the City's sign regulations may not fully account for.*

- e. The granting of the variance will not be materially detrimental to the public welfare.

*The granting of this variance will not be materially detrimental to the public welfare. Property owners within 300 feet of the project site have been notified, this variance request and date of public hearing was published in the local newspaper, circulated to all City department heads and the City Administrator, and this item has been posted at two public locations at City Hall for the purpose of collecting feedback from the public. No comments in opposition to the project have been received. Additionally, this item has been reviewed per the California Environmental Quality Act (CEQA) statute and guidelines and found to be exempt from CEQA.*

- f. The granting of the variance will not be injurious to, or incompatible with, any nearby property or improvements.

*The project site is surrounded by M-2 zoned properties to the south and east and other CLM zoned properties to the north and west, and by automobile related businesses on all sides:*

- *West (existing auto dealership)*
- *East (Jiffy Lube)*
- *South (Quality Used Tires)*
- *North (Joe's Automotive and Truck Service Center and Excel Auto Body)*

The new business will be compatible with the surrounding properties and will be occupying an undeveloped property on the City's main commercial corridor. The requested variance from the City's sign regulations will not be injurious to, or incompatible with any nearby property or improvements; and

**WHEREAS**, if granted, a variance should be subject to those conditions necessary to preserve the general welfare, not the individual welfare, of any particular applicant; and

**WHEREAS**, at a 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 variance 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. This action has been determined to be exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, California Code of Regulations, Section 15061(b)(3), commonly known as the "general rule." A project is Exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. It has been determined that there is no possibility that the variance request will have a significant effect on the environment. Thus, this action is exempt from CEQA.
2. The Planning Commission adopts the findings required by the Oroville Municipal Code §26-50.080(C)(3) as described in this Resolution.
3. The project applicant agrees to comply with all City sign regulations as found in Section 26-19 of the City's Municipal Code, except as otherwise granted by this variance.
4. The attached conditions of approval have been deemed necessary to achieve the purposes of the City's Zoning Code and promote the general health, safety and public welfare of the City.

## **CONDITIONS OF APPROVAL**

**Approved project:** The Planning Commission hereby conditionally approves Variance 14-01, allowing Oroville Ford a variance from the City's sign regulations found in Section 26-19 of the Oroville Municipal Code as follows:

- Oroville Ford is hereby permitted to exceed the maximum allowable total sign area by 80.5 square feet; and
- Oroville Ford is hereby permitted to exceed the maximum allowable area of a freestanding sign by 66 square feet; and
- Oroville Ford is hereby approved to exceed the maximum allowable height of wall signs by 2 feet.

Variance 14-01 has been approved by the Planning Commission, subject to the following conditions:

1. 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 variance or any environmental or other documentation related to approval of this variance. Applicant further agrees to provide a defense for the City in any such action.
2. 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.
3. Pursuant to Section 26-19.040, the applicant is required to apply for sign permits for any new signs to be installed on the property.
4. The applicant shall ascertain and comply with the requirements of all Federal, State, County, City and other local agencies as are applicable to the project.
5. Unless otherwise specified in this variance (VAR 14-01), this project shall fully comply with all City sign regulations as found in the Oroville Municipal Code Section 26-19.

**--- 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 28<sup>th</sup> of April 2014, by the following vote:

AYES: COMMISSIONERS \_\_\_\_\_

NOES: COMMISSIONERS \_\_\_\_\_

ABSTAIN: COMMISSIONERS \_\_\_\_\_

ABSENT: COMMISSIONERS \_\_\_\_\_

ATTEST:

APPROVE:

\_\_\_\_\_  
DONALD L. RUST, SECRETARY

\_\_\_\_\_  
DAMON ROBISON, CHAIRPERSON

## **CONDITIONS OF APPROVAL**

### **VARIANCE 14-01: OROVILLE FORD SIGNAGE**

**Approved project:** The Planning Commission hereby conditionally approves Variance 14-01, allowing Oroville Ford a variance from the City's sign regulations found in Section 26-19 of the Oroville Municipal Code as follows:

- Oroville Ford is hereby permitted to exceed the maximum allowable total sign area by 80.5 square feet; and
- Oroville Ford is hereby permitted to exceed the maximum allowable area of a freestanding sign by 66 square feet; and
- Oroville Ford is hereby approved to exceed the maximum allowable height of wall signs by 2 feet.

Variance 14-01 has been approved by the Planning Commission, subject to the following conditions:

1. 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 variance or any environmental or other documentation related to approval of this variance. Applicant further agrees to provide a defense for the City in any such action.
2. 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.
3. Pursuant to Section 26-19.040, the applicant is required to apply for sign permits for any new signs to be installed on the property.
4. The applicant shall ascertain and comply with the requirements of all Federal, State, County, City and other local agencies as are applicable to the project.
5. Unless otherwise specified in this variance (VAR 14-01), this project shall fully comply with all City sign regulations as found in the Oroville Municipal Code Section 26-19.

**--- End of Conditions ---**





# City of Oroville

Donald Rust  
DIRECTOR

## COMMUNITY DEVELOPMENT DEPARTMENT

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

### NOTICE OF PUBLIC HEARING BEFORE THE CITY OF OROVILLE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the City of Oroville Planning Commission will hold a public hearing on the projects described below. Said hearing will be held at **7:00 p.m. on Monday, April 28, 2014** in the City Council Chambers, 1735 Montgomery Street, Oroville, CA. All interested persons are invited to attend or submit comments in writing.

- VAR 14-01: Oroville Ford Signage** – The City of Oroville Planning Commission will conduct a public hearing to consider a variance to the City's sign regulations as found in Section 26-19 of the Oroville Municipal Code for the proposed signage at the new Oroville Ford auto dealership at 1350 Oro Dam Boulevard (APN: 035-450-008). Oroville Ford has applied for a variance to exceed the maximum allowable total sign area by approximately 80.5 square feet and to exceed the maximum size of a freestanding sign by approximately 66 square feet. Additionally, the applicant is requesting approval from the Planning Commission to exceed the maximum allowable sign height of wall signs by approximately 2 feet.
- UP 14-03: Voodoo Tattoo & Brew** – The City of Oroville Planning Commission will conduct a public hearing to consider a use permit request from Connie Parks and Steve Vandervort for the operation of Voodoo Tattoo & Brew, which will be a restaurant/brewery/tattoo shop with minor retail sales at 2053 Montgomery Street (APN: 012-035-017). The subject property has a zoning designation of Limited Commercial (C-1) and a General Plan land use designation of Mixed Use. Per the City of Oroville Municipal Code (OMC) Table 26-33.010-1, the restaurant and retail uses of the property are permitted by right, subject to a zoning clearance. However, the brewery (alcoholic beverage sales), and tattoo shop (moderate-impact personal service) are defined per the OMC Section 26-04.020 as uses that require a use permit in C-1 zones.
- ZC 14-02: Distributive Antenna Systems** – The City of Oroville Planning Commission will conduct a public hearing to consider sending a recommendation to the City Council to amend Section 26-04.020 of the Oroville Municipal Code (OMC) and add Section 26-16.175 for the purpose of specifying the City's regulations for Distributed Antenna Systems (DAS) as an alternative telecommunications technology within the City of Oroville.

Additional information regarding the projects described in this notice can be obtained from the Oroville Community Development Department at 1735 Montgomery Street, Oroville, CA. Anyone desiring to submit information, opinions or objections is requested to submit them in writing to the Community Development Department prior to the hearing. In accordance with Government Code Section 65009, if you challenge an action on these projects in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public meetings.





# City of Oroville

Donald Rust  
DIRECTOR

## PLANNING & DEVELOPMENT SERVICES DEPARTMENT

1735 Montgomery Street  
Oroville, CA 95965-4897  
(530) 538-2402 FAX (530) 538-2426  
[www.cityoforoville.org](http://www.cityoforoville.org)

**TO: MAYOR AND COUNCIL MEMBERS  
RANDY MURPHY, CITY ADMINISTRATOR**

**FROM: DONALD RUST, DIRECTOR (530) 538-2433  
COMMUNITY DEVELOPMENT DEPARTMENT**

**RE: MONTHLY REPORT – MARCH 2014 FOR THE COMMUNITY  
DEVELOPMENT DEPARTMENT**

**DATE: APRIL 15, 2014**

### SUMMARY

This report is provided to the Mayor, Members of the City Council, and City Administrator to keep them informed regarding the activities within the Community Development Department, which includes: Building, Code Enforcement, Parks & Trees, Planning, and Public Works Divisions during the month of March 2014.

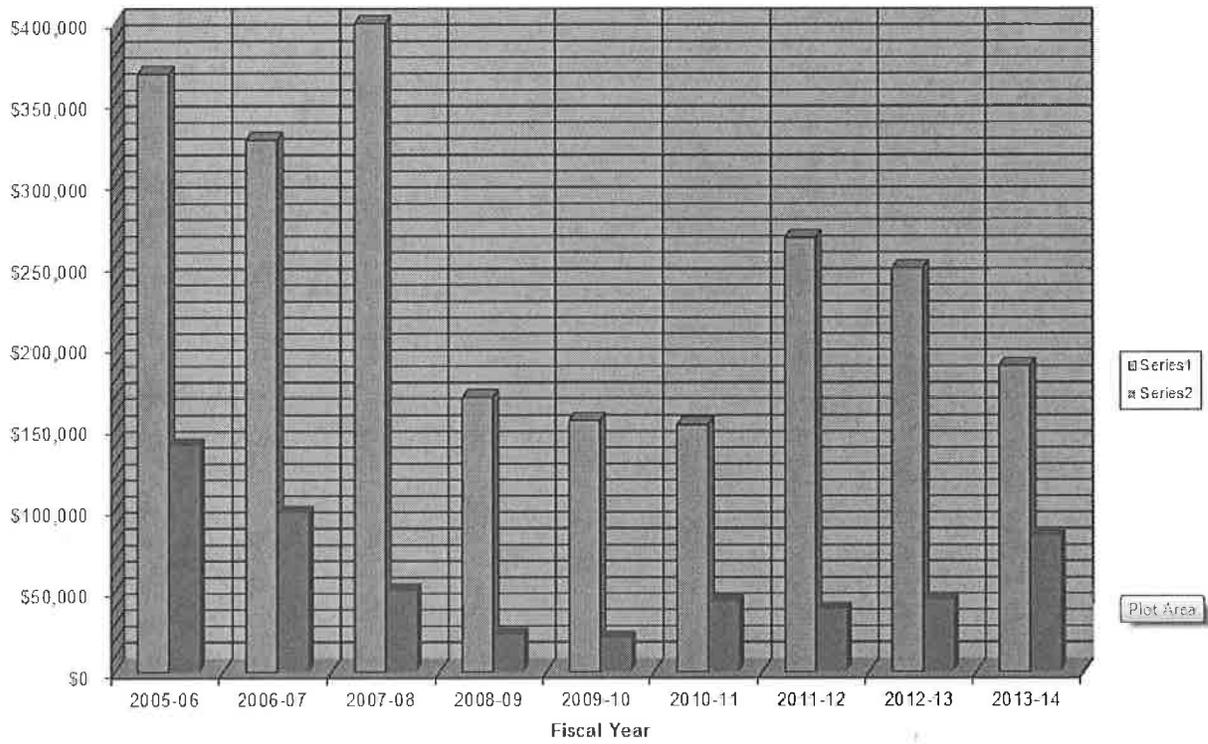
### REVENUES

Table 1: REVENUES FOR FY 2013/2014 – EXPECTED vs. ACTUAL, below shows the revenues for the Building and Planning Divisions for the Current Fiscal Year (FY 2012-2013). With **75%** of the Fiscal Year completed, the Building and Planning Divisions has received **88%** of its expected revenues.

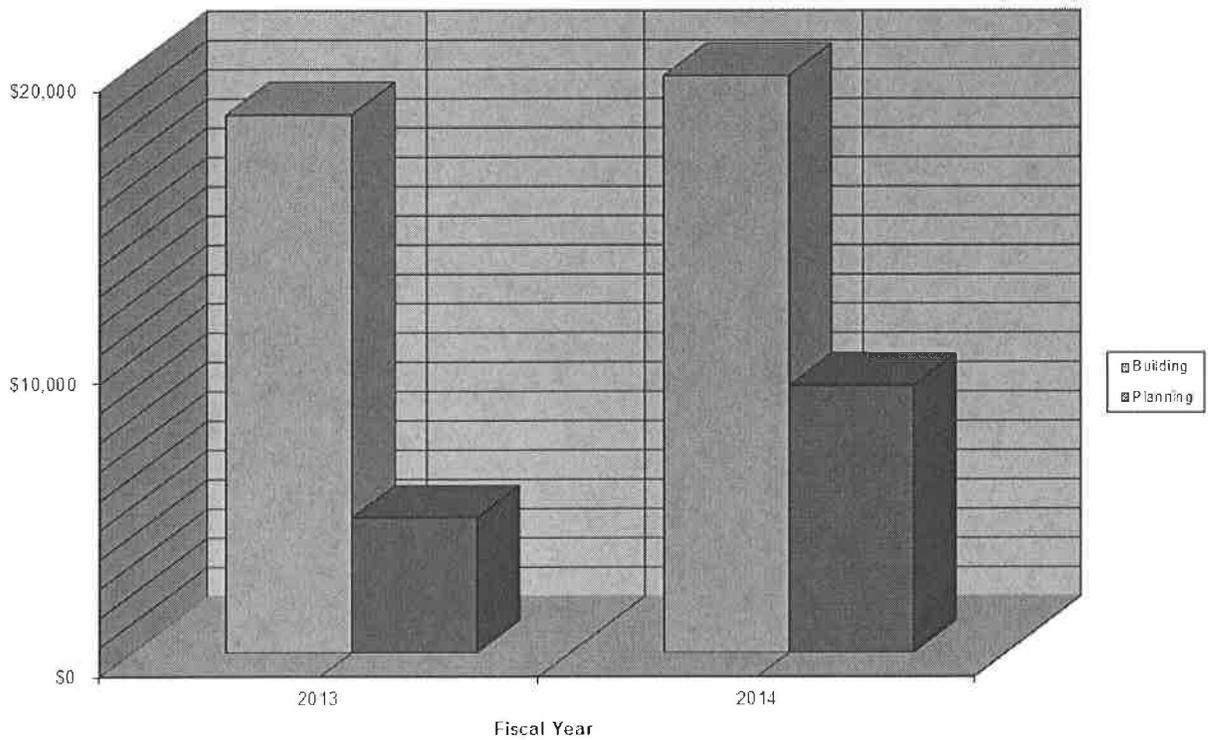
**Table 1: REVENUES FOR FY 2013/2014 – EXPECTED vs. ACTUAL**  
(Building & Planning Divisions)

Division	Actual Revenues	Expected Revenues	Difference btw Expected / Actual	Percentages
Building	\$ 188,616	\$ 250,000	(-\$ 61,384)	75%
Planning	\$ 83,805	\$60,000	\$ 23,805	140%
<b>TOTAL</b>	<b>\$ 272,421</b>	<b>\$ 310,000</b>	<b>(-\$37,579)</b>	<b>88%</b>

**Chart 1: REVENUES FOR FISCAL YEAR (FY) 2006 – MARCH 31, 2014  
BUILDING & PLANNING DIVISIONS**



**Chart 2: REVENUES FOR MARCH (2013 vs. 2014)**



**Table 2: Technology Cost Recovery Fee (Fund 116)**

The following is the current balance of the technology cost recovery fee account (116-4666-7660) and the expenditures made by the City:

Description	Revenues	Expenditures	Balance
TCRF Account on October 18, 2011	\$ 17,846		
Equipment Replace Fund (Transfer into TCRF)	\$ 59,154		\$ 77,000
<b>Total Revenue received for FY 2011-12</b>	<b>\$ 31,112</b>	<b>(-\$ 32,637)</b>	
July 2012	\$ 2,459		
August 2012	\$ 1,285		
Payment to CRW August 9, 2012		(-\$ 30,000)	
Payment to CRW August 9, 2012		(-\$13,250)	
September 2012	\$ 2,054		
October 2012	\$ 802		
November 2012	\$ 993		
Computer Purchase November 2012		(-\$ 2,000)	
December 2012	\$ 564		
Payment to CRW December 12, 2012		(-\$ 2,000)	
January 2013	\$ 1,004		
Payment to CRW January 23, 2013		(-\$ 19,250)	
February 2013	\$ 12,644		
March 2013	\$ 1,717		
April 2013	\$ 1,175		
May 2013	\$ 12,635		
Credit from CRW June 18, 2013		\$ 2,000	
June 2013	\$ 2931		
Outside Services (Visa processing fee)		(-\$ 75)	
<b>Total Revenue received for FY 2012-13</b>	<b>\$ 40,250</b>	<b>(-\$ 64,575)</b>	
July 2013	\$ 3,066		
August 2013	\$ 2,476		
September 2013	\$ 3,628		
October 2013	\$ 6,319		
November 2013	\$ 1,070		
December 2013	\$ 1,648		
January 2014	\$ 1,610		
February 2014	\$ 6,596		
March 2014	\$ 1,823		
<b>Total Revenue received for FY 2013-14</b>	<b>\$ 28,233</b>		

**BUILDING DIVISION**

In March 2014, the Building Division has received applications for building permits for several new projects; those specific projects are as follows:

- ▶ Tenant improvement for new medical offices submitted by Doves Landing LLC in the Gold Town Plaza was issued this last Friday 4-11-2014;
- ▶ The 2<sup>nd</sup> Dollar General Retail store located at 2084 3<sup>rd</sup> St. was issued & is currently under construction;
- ▶ Two New Single Family Homes to be built in Calle Vista Phase II;
- ▶ Several roof mount solar permits have been issued this month, not only for residential but Commercial businesses within the City of Oroville;
- ▶ Graphics Packaging Inc. permit for the equipment shelter has been issued and getting closer to the first 100,000+ square foot building. They had an on-site meeting with our Building Official Gary Layman and Fire Marshal Dean Hill;
- ▶ Tenant improvement for new medical offices submitted by Doves Landing LLC in the Gold Town Plaza will be issued soon;
- ▶ The 2<sup>nd</sup> Dollar General Retail store located at 2084 3<sup>rd</sup> St. has been issued & is currently under construction; and
- ▶ Several roof mount solar permits have been issued this month, not only for residential, but commercial businesses within the City of Oroville.

**Chart 3: MONTHLY REVENUES FY 2013-2014 – EXPECTED vs. ACTUAL**

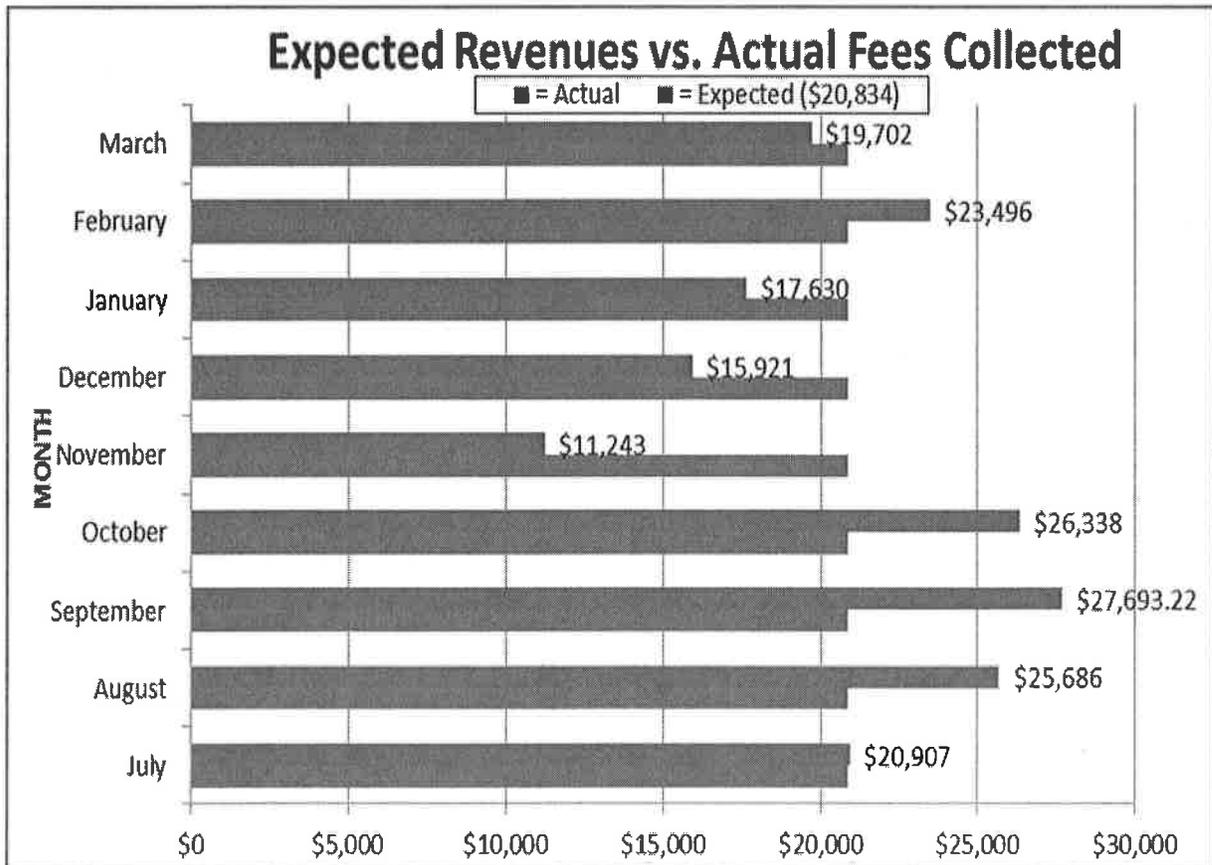


Table 3: BUILDING PERMIT ACTIVITIES	
Total Permits Issued	47
Total Applications Received	55
Total Permits Finalized	39
Business License Occupancies Issued	6
Total Number of Expired Permits	78
Total Monthly Revenue	\$19,702

Table 4: MAJOR BUILDING PROJECTS		
PERMIT No.	DESCRIPTION/LOCATION	STATUS
B1102-007	Interior tenant improvement and change of building use to a restaurant/bar on the first floor and residence on the second floor located at <b>1359 Huntoon Street</b> .	Permit Issued & Currently Under Construction
B1107-010	Addition to production warehouse for <b>Pacific Coast Producers (PCP)</b> located at 1601 Mitchell Avenue.	Permits Issued & Currently Under Construction
B1202-031	2 <sup>nd</sup> phase of construction for installation of equipment and construction of catwalks and mezzanines for <b>Pacific Coast Producers</b> .	Permit Issued & Currently Under Construction
B1209-013 B1209-014 B1209-015	<b>PEP Housing</b> construction project consisting of 50 senior housing apartment units with 6 separate multistory buildings including a community building located at <b>1511 Robinson Street</b> .	Permits Issued & Currently Under Construction
B1306-045	Addition to existing Market located at 450 Oroville Dam Blvd.	Pending Plan Review Resubmittal
B1308-012	Construction of New Single Family Home to be located at 2226 Perkins Ave.	Building Permit Issued & Currently Under Construction
B1308-032	Tenant Improvement for <b>Dove's Landing Medical Building</b> located at 2450 Oroville Dam Blvd.	Building Permit approved & ready to be issued
B1310-049	Construction of Free Standing Open Lattice Patio Cover for <b>Table Mountain Golf Course</b> , located at 1115 Wes Barrett.	Building Permit Issued & Currently Under Construction
B1311-021	Construction of New Single Family Home to be located at 118 Pierpont.	Building Permit Issued & Currently Under Construction
B1312-039	New Warehouse building (3200 sq. ft.) for <b>Jerome Johnson</b> , located at 2790 Feather River Blvd.	Building Permit Issued & Currently Under Construction
B1401-025	Addition of Pre-Engineering Metal Building (2647 sq. ft) at <b>Graphic Packaging</b> , located at 525 Airport Parkway.	Building Permit Issued & Currently Under Construction
B1401-040	Fire Damage Repairs at <b>Robert Hewitt, Attorney at Law</b> , located at 1876 Bird St.	Building Permit Issued & Currently Under Construction
B1402-005	Fire Damage Repairs at <b>Crown Jewelry</b> , located at 1880 Bird St.	Building Permit Issued & Currently

		Under Construction
B1402-008	Remodel existing lobby area at <b>Motel 6</b> , located at 505 Montgomery St.	Building Permit Issued & Currently Under Construction
B1402-018	New Business: <b>Early Bird Donuts &amp; Treat Shoppe</b> , located at 1440 Myers St. Suite A.	Occupancy Issued
B1402-041	New Location: <b>Sunset Vista Realty</b> , located at 2860 Olive Hwy. Suite A	Occupancy Issued
B1403-001	New Business: <b>Expressions Dance Studio</b> , located at 2110 5 <sup>th</sup> Ave.	Occupancy Issued
B1403-002	Installation of New Heat Treating Chamber at <b>Sierra Pacific Industries</b> , located at 3025 S. 5 <sup>th</sup> Ave.	Building Permit Issued & Currently Under Construction
B1403-003	Fire Damage Repairs at <b>Pho Noodle House</b> , located at 1898 Bird St.	Building Permit Issued & Currently Under Construction
B1403-010	New Business: <b>Skydive Lake Oroville</b> , located at 225 Chuck Yeager Way	Occupancy Issued
B1403-024	New Location; <b>Souper Subs</b> , located at 1440 Myers St. Suite A.	Occupancy Issued
B1403-030 B1403-031	Construction of New Single Family Homes to be located on Russell Proctor Way & Vaquero Dr. (2 new single-family homes)	Building Permit approved & ready to be issued

### CODE ENFORCEMENT DIVISION

In March 2014, the division has been working with the community to clean up the increase in trash and debris in residential neighborhoods including abandoned vehicles and furniture. Staff has also been working closely with the Police Department and local neighborhood watch groups to reduce the amount of vandalism throughout the City. This has included graffiti, theft of property, damage to property, etc. Additionally, code enforcement has been monitoring and cleaning up the shopping carts that are abandoned or taken by the homeless, cleaning up debris left behind from the homeless and cleaning up hazardous waste and housing materials used for non-permitted homeless camps.

Table 5: CODE ENFORCEMENT ACTIVITIES	
Total Active Code Enforcement Cases	196
Cases Closed	55
New Cases Opened	59
Citations Issued	0
Total Monthly Revenue	\$3,794.21
NEW CODE ENFORCEMENT CASES/ CASE DESIGNATIONS	
Abandoned Vehicle Abatement	1
Building Code Violation(s)	6
Graffiti	25
Multi-Family Inspection Program	5
Public Nuisance(s)	22
Shopping Carts	199
Sub-Standard Housing	3
Vacant Building Monitoring	2

## **PLANNING DIVISION**

In March 2014, the Planning Division received the following 11 applications:

- ▶ 3 Mobile Food Vendors
- ▶ 1 Use Permit
- ▶ 1 Use Permit Amendment
- ▶ 1 Home Occupation
- ▶ 2 Pre-Application/Development Review
- ▶ 1 Temporary Use
- ▶ 1 Special Event/Street Closure
- ▶ 1 Zoning Confirmation Letter

## **City Council**

In March 2014, the Planning Division took the following 12 items to the City Council:

- ▶ Alcohol Permit Policy: on March 4, 2014, the Council directed staff to return to the Council with an alcohol permit policy detailing the alcohol permit fees and how they are applied.
- ▶ Acceptance of Donation of Artwork – Arts Brochure: on March 4, 2014, the Council accepted the donation of original artwork by Monikah Niemczynowicz.
- ▶ Extension of Moratorium of Artifact Donations to the City's Museum and Cultural Facilities: on March 4, 2014, the Council directed staff to bring a report back on the status of the artifacts at the July 1, 2014 regular meeting of the Oroville City Council.
- ▶ Fellows Club Fee Waiver Appeal for Use of the State Theatre: on March 4, 2014, the Council approved a fee waiver in the amount of \$200, which is 50% of the requested fee waiver amount.
- ▶ Request for Proposals from the Feather River Recreation and Park District: on March 4, 2014, the Council directed staff to bring any selected bids back to the City Council for final approval of contractual agreements for providing janitorial and landscape maintenance services.
- ▶ Feather River Concept Plan: on March 4, 2014, the Council directed staff to begin forming the designated program management team for forming a comprehensive and strategic river plan for the Feather River through the SBF Steering Committee, in coordination with Feather River Recreation and Park District, and other stakeholder groups.
- ▶ Feather River Concept Plan: on March 4, 2014, the Council directed staff to begin forming the designated program management team for forming a comprehensive and strategic river plan for the Feather River through the SBF Steering Committee, in coordination with Feather River Recreation and Park District, and other stakeholder groups.
- ▶ Feather River Recreation and Park District (FRRPD) Agreements: on March 18, 2014, staff gave the Council an update on the various agreements that exist

between the Feather River Recreation and Park District (FRRPD) and the City of Oroville.

- ▶ Potential Island Annexations: on March 18, 2014, the Council directed staff to work closely with LAFCO and bring back an update on feasibility, application requirements and fiscal impacts before the submittal of any applications of the 12 potential island annexations.
- ▶ Oroville Ophir Lions Club Use of the Centennial Cultural Center: on March 18, 2014, the Council approved the Oroville Ophir Lions Club request to use the City's Centennial Cultural Center (CCC) at a 50% discount for their bi-monthly meetings.
- ▶ Payment Plan for a Mobile Food Vendor: on March 18, 2014, the Council adopted Resolution No, 8196, a Resolution of the Oroville City Council authorizing Brad Mckeehan to pay a City Mobile food vendor permit in installment payments over a six month time period.
- ▶ Permit Fee Refund Policy: on March 18, 2014, the Council directed staff to prepare a refund policy for City permit fees.

### **Planning Commission**

On March 24, 2014, the Planning Division took 2 items to the Planning Commission. The following items were reviewed and the actions taken by the Planning Commission were as follows:

- ▶ UP 14-02 Amendment: Lundberg Family Farms Research Center:  
*The Planning Commission adopted Resolution No. P2014-05, amending condition of approval #11 for Use Permit No. 14-02 modifying the permitted hours of operation during the initial launching of a new product.*
- ▶ ZC 14-01: Housing Element Code Amendments:  
*The Planning Commission adopted Resolution No. P2014-04, sending a formal recommendation to the City Council to adopt the proposed amendments to Chapter 26 of the Oroville Municipal Code for the purpose of fulfilling City objectives as specified in the 2009-2014 Housing Element of the General Plan.*

### **Development Review Committee**

On March 19, 2014, the Planning Division took the following item to the Development Review Committee:

- ▶ DRC #14-01: 1330 Bird Street - Roof Mount Solar Array 2.45kW: The Development Review Committee (DRC) reviewed and provided comments on the proposed installation of a roof mounted solar system at 1330 Bird Street (APN: 012-081-033).

### **Park Commission**

On March 10, 2014, the Planning Division took the following 2 items to the Park Commission:

- ▶ Access to the rear of the Pioneer Museum: The Commission received an update on the construction impacts of the County's Veterans Memorial Park on the rear access to the City's Pioneer Museum.
- ▶ Parks & Trees Policies and Procedures: The Commission received an update of the Parks & Trees Policies and Procedures.

**Arts Commission**

On March 10, 2014, the Planning Division took the following 3 items to the Arts Commission:

- ▶ Art Venue Brochure: The Commission received a final version of the art venue brochure and directed staff on the final distribution of the brochure.
- ▶ Parks & Trees Policies and Procedures: The Commission received an update of the Parks & Trees Policies and Procedures.
- ▶ Mural Tour: Item was continued to the April 14, 2014 Arts Commission meeting in order to obtain additional information and pictures.

**Other Projects**

In addition, the Planning Division participated in the following activities during the month of March:

- ▶ The Division continues to work with the Sierra Business Council for the completion of a community wide and municipal operations greenhouse gas inventory.
- ▶ The Division continues to work with Placeworks on the completion of a Climate Action Plan, zoning map update, and targeted updates to the General Plan and Zoning Code.
- ▶ The Division continues to work with J.H. Douglas & Associates on the 5<sup>th</sup> cycle Housing Element update for the 2014-2022 planning period.
- ▶ The Division continues to work with Butte County on the annexation of South Oroville.
- ▶ The Division continues to work with Butte LAFCo on the update to the Sphere of Influence.

**Table 6: PLANNING DIVISION: Full Cost Recovery Projects**

The following is a list of current actual (full) cost recovery projects that are currently in process within the Division:

Description	Account No.	Initial Deposit	Cost Recovered	Balance
UP 10-05 & UP 99-03 Amendment & Zoning Code Changes (Stott Outdoor Video Display Sings)	4250-1600	\$2,031.00	\$ 0.00	\$2,031.00
ANX 13-01: 161 Acacia Ave	4250-1600	\$ 3,458.00	\$ 0.00	\$ 3,458.00

**Table 7: CURRENT PLANNING PROJECTS**

<b>PROJECT No.</b>	<b>BRIEF DESCRIPTION</b>	<b>STATUS</b>
UP 14-03	<b>Voodoo Tattoo &amp; Brew:</b> Potential operation of a restaurant / brewery / tattoo parlor with minor retail sales at 2053 Montgomery Street	Active
UP 09-01	<b>Skate Park:</b> Use Permit to Allow Fence and Sign Structure at the Bedrock Skate Park	Hold
DRC 14-01	<b>1330 Bird Street:</b> Roof Mount Solar Array 2.45kW	Approved
VAR 14-01	<b>Oroville Ford:</b> Sign Variance	Active
TSM 09-01	<b>Deer Creek Phase 2:</b> Subdivision Map	Hold
TSM 08-01	<b>Ford Drive:</b> Subdivision Map	Hold
TSM 07-05	<b>Meadowview Estates:</b> Subdivision Map	Hold
TSM 07-04	<b>Linkside 2:</b> Tentative Subdivision Map	Hold
TSM 07-03	<b>Oro Industrial Park:</b> Tentative Subdivision Map	Hold
TSM 07-02	<b>Canel View Estates:</b> Tentative Subdivision Map	Hold
TSM 07-01	<b>Palamino Place:</b> Tentative Subdivision Map	Hold
TSM 06-06	<b>Paula Court:</b> Tentative Subdivision Map	Hold
TSM 06-05	<b>Ruddy Creek:</b> Tentative Subdivision Map (to be annexed)	Hold
TSM 06-04	<b>Pilot Park:</b> Tentative Subdivision Map (Res & Ind)	Hold
TSM 06-03	<b>Los Olivos:</b> Tentative Subdivision Map (to be annexed)	Hold
TSM 06-02	<b>Dorr Lane:</b> Tentative Subdivision Map	Hold
TSM 06-01	<b>Oak Park:</b> Tentative Subdivision Map (to be annexed)	Hold
TSM 05-11	<b>Nelson 56:</b> Tentative Subdivision Map	Hold
TSM 05-10	<b>Highlands Place:</b> Tentative Subdivision Map	Hold
TSM 05-08	<b>Butte Woods Subdivision:</b> Tentative Subdivision Map	Hold
TSM 05-06	<b>Acacia Park:</b> Tentative Subdivision Map	Hold
TSM 05-05	<b>Highlands Estates:</b> Tentative Subdivision Map	Hold
TSM 05-04	<b>Riverview:</b> Tentative Subdivision Map	Hold
TSM 05-02	<b>Baker Estates:</b> Tentative Subdivision Map	Hold
TSM 05-01	<b>Heritage Oaks:</b> Tentative Subdivision Map	Hold
TSM 04-09	<b>Martin Ranch:</b> Tentative Subdivision Map	Hold
TSM 04-04	<b>Calle Vista Unit 2, Phases 2 &amp; 3:</b> Tentative Subdivision Map	Hold
TSM 04-03	<b>Forebay Estates:</b> Tentative Subdivision Map	Hold
TSM 04-07	<b>Westelle Estates:</b> Tentative Subdivision Map	Hold
TSM 03-01	<b>Oro Garden Ranch:</b> Tentative Subdivision Map	Hold
TPM 08-02	<b>Feather River Blvd:</b> Parcel Map	Hold
TPM 06-02	<b>Parsons:</b> Parcel Map	Hold
ZC 14-02	<b>Distributive Antenna Systems:</b> Amendments to Zoning Code for the purpose of specifying the City's regulations regarding distribute antenna systems, aka "Small Cells"	Active
ZC 14-01	<b>Housing Element Update:</b> Fulfillment of City Goals as specified in the City's Housing Element of the General Plan	Active
ZC 13-04	<b>Video Display Signs:</b> Changes to Video Display Sign Ordinance	Active
ZC 11-01	<b>1950 Kitrick Ave:</b> Zone Change from CLM to C-2	Active
SOI Update	<b>SOI Update:</b> Sphere of Influence Update processing LAFCo Application for City Council Recommendation. Absorption study underway	Active
N/A	<b>FRRPD 4<sup>th</sup> Soccer Field:</b> Development of the 4 <sup>th</sup> soccer field at Riverbend Park. Meeting with FRRPD, waiting for the submittal of the Use Permit Application	Active

## **PUBLIC WORKS DEPARTMENT**

### ***Engineering Division***

The Division manages capital and grant funded contracts for the City. A capital project involves the construction of infrastructure for the community that adds long term-value, and improves the quality of life. The primary source of funding is usually through public grants, taxes, revenues, or bonds.

In addition, the Division reviews plans and maps for new land development activities. These projects often involve the construction of capital infrastructure to serve the development, although funding is most often through private sources. However, because much of the infrastructure will be turned over to the City for long-term ownership and maintenance, the Division must ensure that the design and construction meets the City's standards for function and quality. The following is a list activities the that the Engineering Division worked on during March 2014:

- ▶ Continued work managing the development of plans and specifications (P&S) for the Table Mountain Boulevard Roundabout Project. Currently the City is awaiting the acceptance of a Right-of-Way purchase offer. Project is on schedule and on budget.
- ▶ Continued work managing the development of P&S for the Oro Dam Boulevard Safe Routes to School sidewalk project. Project is on schedule and on budget and will go to bid for this construction season.
- ▶ Completed the condition assessment review of sewer videos for pipes televised between 2009 and 2013. This completed effort represents 1,015 pipes (44 miles) and 70% of the City's system. More detail on this completed work will be presented to the Council soon.
- ▶ Based on the sewer condition assessment finding, staff developed a list of sewer pipes designated for point repair and/or slip lining rehabilitation. This work will be put out to bid during this construction season.
- ▶ Continued work on completion of the storm drain system GIS field surveying inventory. This project is scheduled for substantial completing in April 2014.
- ▶ Initiated coordination efforts with Butte County to chip seal certain City roads. The Council will hear an update to this project on May 6, 2014.
- ▶ Completed a 30% plan review for the Oro Dam/Orange/Acacia signalization project.
- ▶ Initiated work of the Oro Dam Boulevard Bile Lanes Project. Staff has scheduled a project planning meeting with Caltrans for April 14, 2014 to kick off the design work for the Project.
- ▶ Continued work and monitoring of progress on the Graphic Packaging land release project.
- ▶ Developed and implemented a wood street light pole repair protocol for the light poles along Hwy 162. Each completed repair has eliminated the need to replace the light pole, thus saving the City approximately \$5,000 per pole location.

<b>Table 8: ENGINEERING DIVISION ACTIVITIES</b>	
Number of Encroachment Permits Issued	5
Number of Transportation Permits Issued	18
	0

**Table 9: REVENUES FOR FY 2013/2014 – EXPECTED vs. ACTUAL  
(Engineering Division)**

Permit Type	Actual Revenues	Expected Revenues	Difference btw Expected / Actual	Percentages
Encroachment and Transportation Permits	\$22,989	\$23,136	(-\$ 147)	99%
Plan/Map Review	\$ 20,116	\$ 38,774	(-\$ 18,658)	52%
Construction Inspection	\$ 9,959	\$ 5,000	(-\$ 4,959)	200%
<b>TOTAL</b>	<b>\$ 53,064</b>	<b>\$ 66,910</b>	<b>(-\$ 23,764)</b>	<b>79%</b>

### ***Operations & Maintenance Division(s)***

Operations and Maintenance is breakdown into six (6) Divisions that provide maintenance services, such as: (1) City airport, including shoulder work, signs, drainage, building and hanger maintenance, weed abatement and mowing, electrical and navigations systems maintenance, including the PAPI, rotating beacon, non-direction beacon, wind direction system, and security gates; (2) Sewer collection system and lift stations, including sewer line repairs, manhole rehabilitation, sewer tap installations, smoke and dye testing, pump repair, electrical systems maintenance, emergency response, and general system cleaning, including flushing and televising; (3) Storm drainage system, including general system cleaning, detention basin maintenance, storm system pump maintenance, weed abatement, debris and trash removal, channel regarding, slope stabilization, and monitoring and control of floods during heavy rains; (4) Maintenance and repair of city parking lots, alleys, abandoned railroad corridors, and dedicated right-of-way properties; (5) City street system; including maintenance of street pavement, curb, gutter sidewalks, bridges, traffic signals, street lighting, traffic signs, pavement markings, and other traffic appurtenances, street sweeping, debris removal, and weed abatement; and (6) Provides vehicle fleet maintenance for all city departments.

The following is a highlight of the activities and services that were provided the Public Works Operation and Maintenance Divisions during March 2014:

#### **Sewer Division**

- ▶ Cleaned 12,190 feet of sewer main on the City's 3-year cleaning program.
- ▶ Televised 3,806 feet of sewer main.
- ▶ Completed 112 regularly scheduled inspections for the City's 7 lift stations.

#### **Electrical Division**

- ▶ Completed the scheduled monthly inspections of the City's street lights.

- ▶ Completed the scheduled monthly inspections of the City's traffic signals.
- ▶ Completed the scheduled monthly inspections of the City's building solar systems.
- ▶ Completed 20 street light repairs.
- ▶ Completed electrical equipment maintenance repairs at 2 City locations (Fire Station and Rotary Park).
- ▶ Completed two repairs for Butte County's traffic signals.

### **Oroville Municipal Airport**

- ▶ Completed the scheduled monthly inspections for the Airport taxiway and runway lighting systems and PAPI's.
- ▶ Repaired and completed needed maintenance on the City's T-Hangar entry doors (ongoing).

### **Vehicle Maintenance**

- ▶ Completed 35 vehicle repairs for various departments during the month.
- ▶ 95 vehicle repairs completed year to date.

### **Parks & Trees Division**

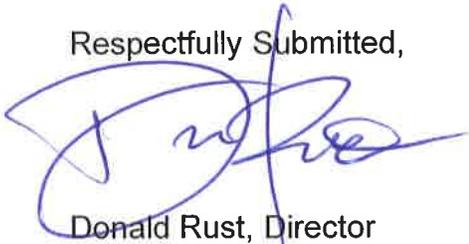
- ▶ Clean parks and restrooms minimum of 4 days per week
- ▶ Started mowing all parks once a week
- ▶ Clean, change marquee, and work several events at State Theater
- ▶ Clean, work numerous events at Municipal Auditorium and in the parks
- ▶ Started up some irrigation systems. Working on reducing overall consumption by 20% in 2014
- ▶ Clean, prune shrubs, and pull weeds in various green areas
- ▶ Open and close museums on a routine basis
- ▶ Continued work on upgrades in the Nancy Price Room at Sank Park funded by the Friends of the Parks
- ▶ Attended numerous trainings, seminars, and tailgate safety discussions
- ▶ Continued with sidewalk assessment with the goal of finishing in early Spring
- ▶ Trimmed 37 trees
- ▶ Plant 13 trees
- ▶ Removed 8 dead, dying, or invasive trees
- ▶ Conducted a successful and enjoyable Arbor Day Celebration at Stanford Ave School
- ▶ Assisted Public Works on several jobs

### **Street Division**

- ▶ Roadside cleanup of trash and debris
- ▶ Sprayed pre and post emergent in all alleys
- ▶ Made sidewalk and or curb repairs at Myers St, Robinson St, Spencer, Montgomery St, Lincoln Blvd,
- ▶ Started grinding raised sidewalk panels in the downtown area
- ▶ Sent out numerous encroachment letters for overgrown private trees choking alley access
- ▶ Filled 370 potholes
- ▶ Ran the street sweeper numerous days in March
- ▶ Spent multiple days clearing drains to prevent flooding during rains

- ▶ Attended numerous trainings, seminars, and tailgate safety discussions
- ▶ Repair large sinkhole on Airport Parkway
- ▶ Inspect roads for conditioning and for leveling courses, resurfacing, and overlay options
- ▶ Fabricate or purchase and install numerous storm drain grates that were stolen
- ▶ Repair concrete well in Sank Park
- ▶ Spread and grade base rock for shoulder repair on Eucalyptus Ave
- ▶ Clean drop inlets for storm drain assessment
- ▶ Cleaned gravel and other debris off roads after heavy rains

Respectfully Submitted,



Donald Rust, Director  
Community Development Department