



**CITY OF OROVILLE
PLANNING COMMISSION MEETING MINUTES
MARCH 23, 2015 – 7:00 PM**

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 or by calling the Clerk's office at 530-538-2535.

The agenda for the March 23, 2015 regular meeting of the Oroville Planning Commission was posted on the bulletin board at the front of City Hall and on the City of Oroville's website located at www.cityoforoville.org on Friday, March 20, 2015, at 4:01 p.m.

1. CALL TO ORDER

The March 23, 2015 regular meeting of the Oroville Planning Commission was called to order by Vice Chairperson Durling at 7:01 p.m.

2. ROLL CALL

Present: Commissioners Britton, Chapman, Jenkins, Vang, Vice Chairperson Durling, Chairperson Robison (arrived at 7:05 p.m.)

Absent: Commissioner Brand (excused)

Staff Present:

Donald Rust, Director of Community Development
Dawn Nevers, Administrative Assistant

Luis Topete, Associate Planner
Gary Layman, Building Official

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Chairperson Durling.

4. RECOGNITION OF INDIVIDUALS WISHING TO SPEAK ON AGENDA ITEMS

Sam Harsoun – Item 8.2
Bret Batchman – Item 8.2

5. PUBLIC COMMENT - None

6. **CORRESPONDENCE** - None

7. **APPROVAL OF MINUTES**

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

Approve the minutes of the January 26, 2015 regular Planning Commission meeting.

The motion was passed by the following vote:

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

*Chairperson Robison arrived at 7:05 p.m.

8. **PUBLIC HEARINGS**

8.1 VAR 15-01: Oroville Hospital Sign Variance - The Planning Commission of the City of Oroville conducted a public hearing to review and consider approving a variance of the City's sign regulations as found in Section 26-19 of the Oroville Municipal Code (OMC). The Oroville Hospital and medical campus have a zoning designation of Limited Commercial (C-1) and a General Plan land use designation of Public. Per the OMC Table 26-19.120-2, one monument sign is allowed per frontage for properties zoned C-1, with a maximum height of 8 feet per monument sign. The applicant is proposing to replace the existing 14.5 foot tall monument sign with an approximately 19.5 foot tall monument sign with a light-emitting diode (LED) display. Per the OMC Table 26-19.120-2, internal illumination is permitted for monument signs in C-1 zoning districts. This variance request is to exceed the permitted height of a monument sign by approximately 11.5 feet. **(Staff Report: Luis A. Topete, Associate Planner)**

Chairperson Robison opened the Public Hearing.

Hearing no public comment, Chairperson Robison closed the Public Hearing.

Following discussion, a motion was made by Vice Chairperson Durling, seconded by Commissioner Jenkins, to:

Adopt Resolution No. P2015-01: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OROVILLE MAKING FINDINGS AND CONDITIONALLY APPROVING VARIANCE NO. 15-01 GRANTING THE OROVILLE HOSPITAL MEDICAL CENTER LOCATED AT 2767 OLIVE HIGHWAY (APNs: 013-260-062, 063, 068, 079 & 080) A VARIANCE FROM THE CITY'S SIGN REGULATIONS TO EXCEED THE MAXIMUM ALLOWABLE HEIGHT OF A MONUMENT SIGN BY 11.5 FEET

The motion was passed by the following vote:

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

8.2 Oroville Sustainable Code Updates - The Planning Commission of the City of Oroville conducted a public hearing to review and consider sending a recommendation to the Oroville City Council for the approval of updates to the City's Zoning Ordinance to bring it into conformance with the 2030 General Plan, changes to the Zoning Map to bring it into conformance with the City's 2030 General Plan land use designations, adding a chapter on low-impact development and resource-efficient design to the City's Design Guidelines, new Climate Action Plan, new Balanced Mode Circulation Plan, targeted updates to the 2030 General Plan to strengthen the environmental, community, and economic sustainability of Oroville, and other updates to the Oroville Municipal Code, including solar energy ordinance revisions, local and healthy food amendments, development incentives for community benefits, Crime Prevention Through Environmental Design, park provision standards, and a new oak tree loss mitigation ordinance. (Staff Report: Luis A. Topete, Associate Planner)

Chairperson Robison opened the Public Hearing.

Sam Haroun, owner of parcel number 031-072-081 (Collins and Denny Market), requested the zoning designation to change from RR-20 to C2 for the parcel.

Bret Batchman, representing the owner of parcel number 068-040-050, requested the zoning designation to change from RL to C2 for the parcel. .

Hearing no further public comment, Chairperson Robison closed the Public Hearing.

Following discussion, a motion was made by Vice Chairperson Durling, seconded by Commissioner Britton, to:

Adopt Resolution No. P2015-02: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OROVILLE FORWARDING A RECOMMENDATION TO THE CITY COUNCIL OF THE CITY OF OROVILLE TO ADOPT ALL PROPOSED NEW AND AMENDED DOCUMENTS COLLECTIVELY KNOWN AS THE "OROVILLE SUSTAINABLE CODE UPDATES," CERTIFY THE FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT, ADOPT THE AMENDED MITIGATION MONITORING AND REPORTING PROGRAM, AND AUTHORIZE THE EXPENDITURE FOR THE FILING OF THE NOTICE OF DETERMINATION. WITH THE ADDITION OF MODIFICATIONS TO ITEM NUMBER 6 AND AMENDMENTS TO ATTACHMENT H.

The motion was passed by the following vote:

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

9. **REGULAR BUSINESS**

- 9.1 **Installation of Soda Machines at Fuel Islands** - The Planning Commission reviewed and considered directing staff on the appropriate ministerial controls for the installation of soda dispensers and other similar machines at fuel islands. **(Staff Report: Luis A. Topete, Associate Planner)**

Staff Recommendation: The Planning Commission directed staff to draft an ordinance prohibiting the installation of soda dispensers and other similar vending machines at fuel islands. Ordinance will be brought back to the Planning Commission for review and recommendation to the City Council.

10. **DISCUSSION ITEMS –**

- Leaf Pick-Up Ordinance
- Recycle Center at Feather River Blvd. & Montgomery Street

11. **DIRECTOR'S REPORT**

Don Rust, Director of Community Development updated the Planning Commission on the following:

- Status of the Super Wal-Mart and current Wal-Mart location.
- Attended ICSC Conference March 11th & 12th, 2015 in Monterey, CA.
- Anticipating two new building permits for drive-through restaurants in near future.

12. **CHAIRPERSON/COMMISSIONERS REPORTS – None**

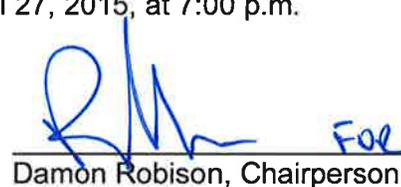
- Vice Chairperson Durling reported on the DRC meeting held

13. **ADJOURNMENT**

The meeting was adjourned at 8:58 p.m. A regular meeting of the Oroville Planning Commission will be held on Monday, April 27, 2015, at 7:00 p.m.



Donald Rust, Secretary



Damon Robison, Chairperson