



# 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)

---

## *City of Oroville PLANNING COMMISSION*

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

---

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

**Monday, November 23, 2015 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.*

---

#### **ADMINISTRATIVE AGENDA**

---

1. **CALL TO ORDER**

2. **ROLL CALL**

Commissioners Adonna Brand, Michael Britton, 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 July 27, 2015 regular Planning Commission meeting and the October 12, 2015 joint Park, Planning, and Arts Commission meeting.

---

**REGULAR AGENDA**

---

8. **PUBLIC HEARINGS**

- 8.1 **UP 12-03 Amendment: "Welcome to Oroville" Digital Display Sign** - The City of Oroville Planning Commission will conduct a public hearing to consider an amendment to Use Permit No. 12-03 approved by the City of Oroville Planning Commission on March 16, 2012 allowing the replacement of the existing "Welcome to Oroville" sign with a digital display sign. Use Permit No. 12-03 authorized the construction, operation, maintenance, and marketing of a digital display sign at the northwest corner of Georgia Pacific Road and Feather River Boulevard, just east of Highway 70. The proposed amendments include a name change on the entitlements and changes to the previous design of the sign structure while maintaining compliance with the City's regulations for signs requiring a use permit as found in Section 26-19.045 of the Oroville Municipal Code.

Staff Report: Luis A. Topete, Associate Planner

**Staff Recommendation:**

**Adopt Resolution No. P2015-09:** A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING AN AMENDMENT TO USE PERMIT NO. 12-03 TO ALLOW THE CONSTRUCTION, OPERATION, MAINTENANCE, AND MARKETING OF A DIGITAL DISPLAY SIGN LOCATED AT THE NORTHWEST CORNER OF GEORGIA PACIFIC ROAD AND FEATHER RIVER BOULEVARD, JUST EAST OF HIGHWAY 70

**9. REGULAR BUSINESS**

**9.1 Finding of Public Convenience or Necessity** - The Oroville Planning Commission will review and consider adopting a finding of public convenience or necessity for a Type-20 Off-Sale Beer and Wine license for Royal Mini Mart located at 2970 Feather River Boulevard (APN: 035-480-043).

Staff Report: Luis A. Topete, Associate Planner

**Staff Recommendation:**

**Adopt Resolution No. P2015-11:** A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION FINDING AND DETERMINING THAT THE PUBLIC CONVENIENCE OR NECESSITY WOULD BE SERVED BY THE ISSUANCE OF AN OFF-SALE BEER AND WINE (TYPE-20) ALCOHOLIC BEVERAGE CONTROL LICENSE FOR ROYAL MINI MART LOCATED AT 2970 FEATHER RIVER BOULEVARD, OROVILLE, CA 95965 (APN: 035-480-043)

**9.2 UP 14-04 (Used Car Sales): Two Year Extension** - The Planning Commission will receive an update on the two year extension approved administratively for Use Permit No. 14-04.

Staff Report: Luis A. Topete, Associate Planner

**Staff Recommendation:**

For informational purposes only.

**9.3 Starbucks / Panda Express Revised Circulation Study** - The Planning Commission will receive an update on the development of a new drive-through restaurant (Panda Express) and a new drive-through coffeehouse (Starbucks) on the vacant lot identified as APN: 035-030-013 located west of Sonic Drive-In (500 Oro Dam Boulevard E) and east of La Esmeralda Market (450 Oro Dam Boulevard E) on the north side of State Route 162 (SR 162).

Staff Report: Luis A. Topete, Associate Planner

**Staff Recommendation:**

For informational purposes only.

**10. DISCUSSION ITEMS**

Ad Hoc Subcommittee for the Sign Ordinance Update.

**11. DIRECTOR'S REPORT**

A verbal report may be given by the Community Development Director.

12. 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.

13. ADJOURNMENT

Adjourn to Monday, January 25, 2016 at 7:00 P.M. at the Oroville City Council Chambers.

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.*