



# City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

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## City of Oroville *PLANNING COMMISSION*

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

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### **PLANNING COMMISSION /** **HISTORIC ADVISORY COMMISSION** **MEETING AGENDA**

Thursday, July 28, 2016 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, Michael Britton, Randy Chapman, 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 June 23, 2016 regular Planning Commission meeting.

*At this time the Chair will adjourn the Planning Commission meeting and open the meeting as the Historic Advisory Commission.*

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**HISTORIC ADVISORY COMMISSION**

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8. **Internally Illuminated Sign in the Downtown Historic Overlay** - The Oroville Historic Advisory Commission will review and consider approving the installation of an internally illuminated wall sign on the south facing wall of the historic Oroville Inn. The Oroville Inn is located at 2066 Bird Street, within the City's Downtown Historic Overlay, and in a Downtown Mixed Use zoning district.

Staff Report: Luis A. Topete, Associate Planner

**Staff Recommendation:**

Approve the installation of the sign as proposed.

*At this time the Chair will adjourn the Historic Advisory Commission meeting and re-open the meeting as the Planning Commission.*

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**REGULAR AGENDA**

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9. **REGULAR BUSINESS**

- 9.1 **Wall Sign in Excess of 20 Feet in Height** - The Oroville Planning Commission will review and consider approving the installation of a wall sign in excess of 20 feet in height on the south facing wall of the historic Oroville Inn. The Oroville Inn

is located at 2066 Bird Street, within the City's Downtown Historic Overlay, and in a Downtown Mixed Use zoning district.

Staff Report: Luis A. Topete, Associate Planner

**Staff Recommendation:**

Approve the installation of the sign as proposed.

**10. PUBLIC HEARINGS**

- 10.1 TPM 16-03: Separate Two Existing HUD Public Housing** – The City of Oroville Planning Commission will conduct a public hearing to consider approving Tentative Parcel Map No. 16-03 to separate two existing U.S. Department of Housing and Urban Development (HUD) public housing projects: “Gardella” – HUD Project No. CA30-P043-014 and “Seventh and Pomona” – HUD Project No. CA30-P043-015. The subject property is generally bounded by Pomona Avenue to the north, 7<sup>th</sup> Avenue to the east, 8<sup>th</sup> Avenue to the west, and bisected by Gardella Avenue, on the parcel identified as APN: 012-174-018. The purpose of this land division is to separate the projects onto their own, respective parcels. The Housing Authority is required to separate these projects as each requires its own unique encumbrances.

Staff Report: Luis A. Topete, Associate Planner

**Staff Recommendation:**

**Adopt Resolution No. P2016-11:** A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING TENTATIVE PARCEL MAP NO. 16-03 TO SUBDIVIDE THE PARCEL IDENTIFIED AS APN: 012-174-018, DEVELOPED WITH TWO EXISTING PUBLIC HOUSING PROJECTS, FOR THE PURPOSE OF SEPARATING THESE PROJECTS ONTO THEIR OWN, RESPECTIVE PARCELS

- 10.2 UP 16-04: Environment Celebration Institute** – The City of Oroville Planning Commission will conduct a public hearing to review and consider approving Use Permit No. 16-04 for the operation of Nature's Solution (Environment Celebration Institute) at the property identified as 2330 Bird Street (APN: 012-042-037). The Environment Celebration Institute is a non-profit organization looking to primarily use the subject property as a manufacturing and distribution facility to make and package their organic fertilizer products. There will be a storefront and portable classroom onsite. The outside area will be used for a demonstration garden where the community can come and buy fruits and vegetables and learn how to grow edible plants at their own homes.

Staff Report: Luis A. Topete, Associate Planner

**Staff Recommendation:**

**Adopt Resolution No. P2016-12:** A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY

APPROVING USE PERMIT NO. 16-04 TO ALLOW THE ENVIRONMENT CELEBRATION INSTITUTE TO OPERATE AT 2330 BIRD STREET (APN: 012-042-037)

- 10.3 UP 16-05: The Axiom Youth Center** – The City of Oroville Planning Commission will conduct a public hearing to review and consider approving Use Permit No. 16-05 for the operation of the Axiom youth center at the property identified as 1420 Myers Street (APN: 012-092-004). The project site has a zoning designation of Downtown Mixed Use (MXD) and a General Plan land use designation of Mixed Use. The Axiom is a non-profit afterschool program for 6<sup>th</sup> – 12<sup>th</sup> graders that will be open Monday – Fridays from 3:00 p.m. to 6:00 p.m. Services provided include on the job training with a student ran café, study and work space, workshops, tutoring, counseling, and a gaming area for the participants which includes video games and pool tables. The Axiom will also offer their facility, for a monthly rate and outside of their aforementioned operational hours, to be used as co-working/office space for free-lancers, business owners, and telecommuters.

Staff Report: Luis A. Topete, Associate Planner

**Staff Recommendation:**

**Adopt Resolution No. P2016-13:** A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING USE PERMIT NO. 16-05 TO ALLOW THE AXIOM YOUTH CENTER TO OPERATE AT 1420 MYERS STREET (APN: 012-092-004)

**11. DISCUSSION ITEMS**

Development Review committee member rotations.

**12. DIRECTOR'S REPORT**

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

**13. 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.

**14. ADJOURNMENT**

Adjourn to Thursday, August 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.*