



City of Oroville

Donald Rust
DIRECTOR

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

PLANNING COMMISSION MEETING **AGENDA**

Thursday, January 26, 2017 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. **SPECIAL BUSINESS**

Oath of Office for New Planning Commissioner

Donald Rust, Acting City Administrator, will administer the oath of office for the new Planning Commissioner Justin Shane McDavitt.

2. **CALL TO ORDER**

3. **ROLL CALL**

Commissioners Adonna Brand, Michael Britton, Randy Chapman, Wyatt Jenkins, Vice Chairperson Carl Durling, Chairperson Damon Robison

4. **PLEDGE OF ALLEGIANCE**

5. **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.

6. **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.

7. **CORRESPONDENCE**

None

8. **APPROVAL OF MINUTES**

Approve the minutes of the December 29, 2016 regular Planning Commission meeting.

REGULAR AGENDA

9. **PUBLIC HEARINGS**

9.1 UP 17-01: Quick-Service Drive Thru Restaurant – The Oroville Planning Commission will review and consider approving Use Permit No. 17-01 for the operation of a quick-service drive thru restaurant at 2161 Feather River Boulevard (APN: 035-240-029). The drive thru is part of a two phased project that also includes the development of apartment units on the east side of the property. The subject property has a zoning designation of Corridor Mixed Use (MXC) and a General Plan land use designation of Mixed Use. Per the City of Oroville Municipal Code, the proposed apartment units and restaurant are uses that are permitted by right, subject to a zoning clearance. However, all drive thru establishments require approval of a conditional use permit in an MXC zone..

Staff Report: Luis A. Topete, Associate Planner

Staff Recommendation:

Adopt Resolution No. P2017-01: A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING USE PERMIT NO. 17-01 PERMITTING A QUICK-SERVICE DRIVE THRU RESTAURANT AT 2161 FEATHER RIVER BOULEVARD (APN: 035-240-029)

9.2 UP 17-02: Expansion of Graphic Packaging International, Inc. – The Oroville Planning Commission will review and consider approving Use Permit No. 17-02 for the phased construction of 350,000 square feet of new building space which will require 13.6 acres of airport property to be leased for a non-aeronautical use. The project is located within the boundaries of the Oroville Municipal Airport at 525 Airport Parkway (APN: 030-260-039) and has a zoning designation of Airport Business Park (ABP) and a General Plan land use designation of Airport Business Park. Per the City of Oroville Municipal Code, all manufacturing facilities greater than 40,000 square feet in an ABP zone require the approval of a conditional use permit.

Staff Report: Luis A. Topete, Associate Planner

Staff Recommendation:

Adopt Resolution No. P2017-02: A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING USE PERMIT NO. 17-02, APPROVING THE PHASED CONSTRUCTION OF 350,000 SQUARE FEET OF NEW BUILDING SPACE WHICH WILL REQUIRE APPROXIMATELY 13.6 ACRES OF AIRPORT PROPERTY TO BE LEASED FOR A NON-AERONAUTICAL USE

Adopt Resolution No. P2017-03: A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION ADOPTING AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR USE PERMIT NO. 07-02, FOR THE PHASED CONSTRUCTION OF 350,000 SQUARE FEET OF NEW BUILDING SPACE WHICH WILL REQUIRE APPROXIMATELY 13.6 ACRES OF AIRPORT PROPERTY TO BE LEASED FOR A NON-AERONAUTICAL USE

10. REGULAR BUSINESS

10.1 Planning Commission Review of Public Works Projects - The Oroville Planning Commission will review and consider sending a recommendation to the City Council for the Planning Commission to review and comment on certain public works projects.

Staff Report: Luis A. Topete, Associate Planner

Staff Recommendation:

Provide staff direction.

11. DISCUSSION ITEMS

- Planning Commissioners Academy (Memo)
- APA California Conference (September 23 – 26, 2017)

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, February 23, 2017 at 7:00 P.M. in 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, 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.