



**CITY OF OROVILLE
PLANNING COMMISSION MEETING MINUTES
JANUAR 26, 2017 – 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 January 26, 2017 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 Monday, January 23, 2016, at 10:15 a.m.

ADMINISTRATIVE AGENDA

1. SPECIAL BUSINESS

Oath of Office for New Planning Commissioner

Damon Robison, Planning Commission Chairperson, administered the oath of office for the new Planning Commissioner Justin Shane McDavitt.

2. CALL TO ORDER

The January 26, 2017 meeting of the Oroville Planning Commission was called to order by Chairperson Robison at 7:05 p.m.

3. ROLL CALL

Present: Commissioners Britton, Jenkins, McDavitt, Chairperson Robison
Absent: Commissioner Brand (e), Chapman (e), Vice Chairperson Durling (e)

Staff Present:

Donald Rust, Acting City Administrator
Dawn Nevers, Assistant Planner

Luis Topete, Associate Planner

4. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairperson Robison.

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

6. PUBLIC COMMENT - None
7. CORRESPONDENCE - None
8. APPROVAL OF MINUTES

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

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

The motion was passed by the following vote:

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

REGULAR AGENDA

9. PUBLIC HEARINGS

9.1 UP 17-01: Quick-Service Drive Thru Restaurant – staff report

The Oroville Planning Commission reviewed and considered 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. **(Luis A. Topete, Associate Planner)**

Chairperson Robison opened the Public Hearing.

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

Mark Mendez, the applicant, answered questions for the commission.

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

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)

The motion was passed by the following vote:

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

9.2 UP 17-02: Expansion of Graphic Packaging International, Inc. – staff report

The Oroville Planning Commission reviewed and considered 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. **(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 Commissioner Britton, seconded by Commissioner Jenkins, to:

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

The motion was passed by the following vote:

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

10. REGULAR BUSINESS

10.1 Planning Commission Review of Public Works Projects – staff report

The Oroville Planning Commission reviewed and considered sending a recommendation to the City Council for the Planning Commission to review and comment on certain public works projects. (Luis A. Topete, Associate Planner)

Following Discussion, a motion was made by Commissioner Britton, seconded by Commissioner McDavitt, to:

Continue this item to the next regularly scheduled Planning Commissioner meeting.

The motion was passed by the following vote:

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

11. DISCUSSION ITEMS

- The Commission requested staff to bring an item to the January, 2017, regular meeting of Planning Commissioners Academy (Memo)
 - o Commissioner McDavitt requested to attend the Academy.
 - o Commissioners expressed their desire to attend the September Planning Commissioner training as well.
- APA California Conference (September 23 – 26, 2017)
 - o Commissioners expressed their desire to attend

12. DIRECTOR'S REPORT

Community Development Director, Don Rust, reported on the following:

- Walmart Super Center update
- February 24th – South Oroville Community Improvement Association Dinner
- Carl's Jr. to occupy the existing Arby's
- Developer, Main & Main out of Chico, CA, preparing for repurpose of existing Walmart.
- Community outreach conducted for overlay of Richter Tract.
- Las Plumas Lumber site, continued discussions for extension of Veatch Street to Cal Oak Road.

13. CHAIRPERSON/COMMISSIONERS REPORTS - None

14. ADJOURNMENT

The meeting was adjourned at 7:56 p.m. A regular meeting of the Oroville Planning Commission will be held on Thursday, February 23, 2017, at 7:00 p.m.



Donald Rust, Secretary



Damon Robison, Chairperson