



# City of Oroville

**Donald Rust**  
DIRECTOR

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## 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; Justin McDavitt

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

**Thursday, June 22, 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.*

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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, Justin McDavitt, 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 May 18, 2017 Special Planning Commission meeting.

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**REGULAR AGENDA**

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**8. PUBLIC HEARINGS**

- 8.1 UP 17-04: KFC Drive-Thru Restaurant** – The Oroville Planning Commission will review and consider approving Use Permit No. 17-04 for the construction of a new KFC drive-thru restaurant on the partially developed lot identified as APN: 035-260-083 located on the north side of Oro Dam Blvd East between CVS Pharmacy (850 Oroville Dam Blvd East) and Americas Best Value Inn & Suites (580 Oro Dam Blvd East). The property has a zoning land use designation of Corridor Mixed-Use (MXC). The proposed restaurant is a use permitted by right in an MXC district. However, any drive-thru in an MXC district requires a use permit.

Staff Report: Luis A. Topete, Associate Planner

**Staff Recommendation:**

**Adopt Resolution No. P2017-13: A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING USE PERMIT NO. 17-04 PERMITTING THE CONSTRUCTION OF A NEW KFC RESTAURANT WITH A DRIVE-THRU (APN: 035-260-083)**

**9. REGULAR BUSINESS**

- 9.1 Planning Commission Review of “Roadway” Projects** – The Oroville Planning Commission will review and consider sending a letter to the Oroville City Council recommending that the Planning Commission be granted the

authority to provide review and prioritization recommendations to the City Council regarding certain “roadway” improvement projects.

Staff Report: Luis A. Topete, Associate Planner

**Staff Recommendation:**

**Provide staff direction.**

- 9.2 Election of New Officers** – The Oroville Planning Commission will consider electing a new Chair and Vice-Chair or continue the terms of the existing officers.

Staff Report: Luis A. Topete, Associate Planner

**Staff Recommendation:**

**City staff recommends that the Planning Commission determine whether to elect a new Chair and Vice-Chair or continue the terms of the existing officers.**

**10. DISCUSSION ITEMS**

- Super Walmart Conditions of Approval & Mitigation Measures

**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 Thursday, July 27, 2017 at 7:00 P.M. in the Oroville City Council Chambers.

Respectfully submitted by,

Donald Rust, Director  
Community Development Department

**\*\*\* NOTICE \*\*\***

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**\*\*\* 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.*