



CHICO
PLANNING COMMISSION
ADJOURNED REGULAR MEETING AGENDA
THURSDAY, FEBRUARY 18, 2016 - 6:30 P.M.

MUNICIPAL CENTER - 421 MAIN STREET - COUNCIL CHAMBERS

Chico

PLANNING COMMISSION

Toni Scott, Chair
John Howlett, Vice Chair
Cynthia Arregui
Dale Bennett
Bob Evans
Ken Rensink
Margaret Worley

**Copies of this agenda
available from:**

Community Development Department
411 Main Street, 2nd Floor
Chico, CA 95928
(530) 879-6800

Posted: February 11, 2016
Prior to: 5:00 p.m.

The Commission appreciates your cooperation in turning off all cell phones during this meeting.

City Staff

Mark Wolfe, AICP - Community Development Director
Brendan Vieg, Principal Planner

City Staff

Matt Johnson - Senior Development Engineer
Andrew Jared - Assistant City Attorney



Please contact the City Clerk at 896-7250 should you require an agenda in an alternative format or if you need to request a disability-related modification or accommodation in order to participate in a meeting. This request should be received at least three working days prior to the meeting in order to accommodate your request.

Information and Procedures Concerning Planning Commission Meetings

Public Participation:

All members of the public may address the Planning Commission on any item listed on the agenda.

Please step up to the podium microphone when addressing the Commission.

Each speaker will be asked to voluntarily state his/her name before speaking, and after speaking to voluntarily write his/her name on a record to be maintained by the City Staff.

Persons demonstrating rude, boisterous or profane behavior will be called to order by the Chair. If such conduct continues, the Chair may call a recess, requesting the removal of such person(s) from the Council Chamber, adjourn the meeting or take other appropriate action.

Time Limit:

Presentations should be limited to a maximum of three (3) minutes, unless otherwise determined by the Chair.

A speaker may not defer his/her time to other speakers.

Groups or organizations are encouraged to select a spokesperson to speak on their behalf. Each subsequent speaker is encouraged to submit new information, rather than repeating comments made by prior speakers.

Written Material:

The Planning Commission may not have sufficient time to fully review written materials presented at the public hearing. Interested parties are encouraged to provide written materials at least eight (8) days prior to the public hearing to allow distribution with the Planning Commission's agenda packet to provide adequate time for review by the Planning Commission. Written materials submitted in advance of the public hearing must be submitted to the City of Chico, Community Development Department, 411 Main Street, 2nd Floor, or by mail to: P. O. Box 3420, Chico, CA 95927. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department at 411 Main Street, 2nd Floor, Chico, CA 95928 during normal business hours.

Hearing Impaired:

Anyone who has difficulty hearing the proceedings of a meeting may be provided with a portable listening device by requesting one from the City Staff. The device works directly from the public address system, and the listener can hear all speakers who are using a microphone.

Special Presentations:

Special presentations which include slides, films, etc. during the course of a meeting will only be allowed with prior approval of the Planning Commission.

Business from the floor:

The Chair will invite anyone in the audience wishing to speak to the Planning Commission to identify themselves and the matter they wish to discuss which would involve matters not already on the posted agenda.

The Commission may also be direct that a matter be placed on a future agenda, provide direction to staff, or request that staff research a particular issue. No action may be taken until a subsequent meeting.

Agenda Copies are:

-Available at the meeting.

-May be mailed by subscription, at an annual cost set forth in the City of Chico Fee Schedule.

-May be picked up the Friday prior to the meeting at the Community Development Department without charge.

-Available on the internet at www.chico.ca.us

Copies of Agenda Reports are:

-Available for public inspection at City of Chico Community Development Department the Friday prior to the meeting.

-Copies may be obtained after payment of applicable copy fees.

Agenda Items:

The agenda items will be considered in the order listed unless the Commission requests a change. In order that all items may be considered, any item may be continued to another meeting if it appears there will be insufficient time for full consideration of the item.

Items Not Appearing on Posted Agenda:

This agenda was posted on the Council Chamber bulletin board at least 72 hours in advance of this meeting. For each item not appearing on the posted agenda, upon which the Planning Commission wishes to take action,

the Commission must make one of the following determinations:

1. Determine by a majority vote that an emergency exists as defined in Government Code Sec. 54956.5.
2. Determine by a two-thirds vote, or by a unanimous vote if less than two-thirds of the Planning Commission is present, that need to take immediate action and that the need for action came to the attention of the City subsequent to the agenda being posted.

Use of Cell Phones During Meetings:

The Planning Commission appreciates your cooperation in turning off all cell phones.

The Public is encouraged to participate in the hearing process. The Commission and staff shall strive to preserve appropriate order and decorum during all Planning Commission meetings.

ADJOURNED REGULAR PLANNING COMMISSION MEETING – FEBRUARY 18, 2016

Municipal Center, 421 Main Street, Council Chambers, 6:30 p.m.

1. CALL TO ORDER AND ROLL CALL

2. EX PARTE COMMUNICATION

3. CONSENT AGENDA

*All matters listed under the Consent Agenda are to be considered routine and enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Planning Commission. A member of the public may request that an item be removed, provided the item does not relate to a noticed hearing which has been closed to further public comment. **Items removed from the Consent Agenda will be considered immediately following the approval of the Consent Agenda.***

3.1 Approval of Minutes

Minutes – Regular Meeting of February 21, 2013

Minutes – Regular Meeting of March 21, 2013

Minutes – Regular Meeting of April 4, 2013

Minutes – Regular Meeting of May 2, 2013

Minutes – Regular Meeting of June 6, 2013

Minutes – Regular Meeting of July 18, 2013

Minutes – Regular Meeting of August 21, 2014

Minutes – Regular Meeting of November 20, 2014

Minutes – Regular Meeting of August 6, 2015

Minutes – Regular Meeting of September 17, 2015

Minutes – Regular Meeting of December 17, 2015

Requested Action: Approve the minutes, with corrections, if any.

4. PUBLIC HEARING ITEMS

4.1 Vesting Tentative Parcel Map PM 16-01 (Austin-Farson) 20, 30, 80, and 90 Jillian Lane; APNs 007-570-035 and -036

– A request to subdivide two parcels into four parcels. Each of the existing parcels contain two duplex structures with an intervening private street easement (Jillian Lane). The proposal would divide each of the parcels down the center of the private street such that each lot contains one duplex. No construction is proposed. The site is zoned R2-AOB2 (Medium Density Residential within Airport Overflight Zone B2) and designated Medium Density Residential by the General Plan. This project is exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). Questions regarding this project may be directed to Associate Planner Mike Sawley at (530) 879-6812 or mike.sawley@chicoca.gov. **(Staff Report: Associate Planner Mike Sawley)**

The Community Development Director recommends adoption of Resolution No. 16-01 (Attachment A), approving the parcel map, subject to the attached conditions.

4.2 Development Agreement 15-01, Rezone/Neighborhood Plan Amendment 15-06 and Architectural Review 15-17 (Chico Scrap Metal) APNs 005-450-014, 005-450-030, 005-422-009, 005-422-013 and 005-422-017 A proposed rezone (text amendment), architectural review and development agreement for a 2.02 developed site in use by Chico Scrap Metal. The proposal includes 1) Amendments to Title 19 of the Chico Municipal Code and the Chapman/Mulberry Neighborhood Plan removing amortization language, requiring amortization of Chico Scrap Metal use, 2) On-site improvements, including, but not limited to, new fencing along E. 20th and E. 16th Street, customer and employee parking lots, landscaping, façade remodels to existing structures, and lighting, 3) A Development Agreement which would govern operational standards and provide a timing mechanism for completion of proposed improvements. Parcels 005-422-009, 005-422-013, 005-422-017 and 005-450-030 are designated Neighborhood Commercial on the General Plan diagram and are located in the CN-PD-SD6 Neighborhood Commercial-Planned Development-Special Design Considerations 6 Overlay zoning district. Parcel 005-450-014 is designated Low Density Residential on the General Plan diagram and is located in the R1-SD6 Low Density Residential-Special Design Considerations 6 Overlay zoning district. For questions regarding this project, please contact Associate Planner Jake Morley via email at jake.morley@chicoca.gov or by phone at (530) 879-6810.

The Community Development Director recommends adoption of Resolution No. 15-11 (Attachment A), recommending that the City Council adopt a negative declaration for the project and approve Rezone 15-06, Architectural Review 15-17, and Development Agreement 15-01, based upon the findings and conditions herein.

5. **REGULAR AGENDA**

6. **BUSINESS FROM THE FLOOR**

Members of the public may address the Commission at this time on any matter not already listed on the agenda, with comments being limited to three minutes. The Commission cannot take any action at this meeting on requests made under this section of the agenda.

7. **REPORTS & COMMUNICATIONS**

These items are provided for the Commission's information. Although the Commission may discuss the items, no action can be taken at this meeting. Should the Commission determine that action is required, the item or items may be included for action on a subsequent posted agenda.

7.1 Planning Update

Community Development Department staff will provide an update on department activities and review upcoming meetings and events.

8. **ADJOURNMENT**

Adjourn to the Regular Meeting of Thursday, March 17, 2016.