

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR ADJOURNED MEETING OF
March 17, 2016**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Cynthia Arregui
Dale Bennett
Bob Evans
Ken Rensink
Margaret Worley

Commissioners Absent: Toni Scott, Chair
John Howlett, Vice Chair

Staff Members Present: Mark Wolfe, AICP, Community Development Director
Jake Morley, Associate Planner
Matt Johnson, Senior Development Engineer
Andrew Jared, Assistant City Attorney
Stina Cooley, Administrative Assistant

1. ROLL CALL

Community Development Director Wolfe stated that the Chair and Vice Chair were absent so he requested consensus on the selection of a Chair for the Meeting. Commissioner Evans was selected unanimously. Acting Chair Evans called the meeting to order at 6:30 PM. Commission members and staff were present as noted.

2. EX PARTE COMMUNICATION

All commissioners acknowledged visiting the project sites and Commissioner Bennett spoke with Associate Planner Morley prior to the meeting for clarification on the information provided in the staff report.

3. CONSENT AGENDA

None

4. PUBLIC HEARING ITEMS

4.1 Modifications to Approved Wildwood Estates Subdivision Map (S/PDP 05-15) – A request to modify a previously approved subdivision map. The request includes: 1) modification to a condition of approval requesting a meandering pedestrian path; 2) addition of a single family lot on Cactus Avenue; and 3) changes to Phase III, IV and V, including a reduction in lots and a change in subdivision layout. The project site is designated Low Density Residential on the General Plan diagram and located in the R1-

AOC (Single Family Residential with Airport Compatibility Zone C Overlay) zoning district. The project has been determined to be exempt from environmental review pursuant to California Environmental Quality Act Guidelines Section 15162 (Previous Environmental Review).

Associate Planner Morley provided a project overview.

Senior Development Engineer Johnson clarified that there are currently no plans to extend Cactus Avenue through to Eaton Road. He also stated that the extension of Eaton Road to East Avenue is developer driven so he has no estimate on the completion date.

Acting Chair Evans opened the public hearing at 6:36 PM

Addressing the Commission in the following order were:

Steve Honeycutt, the applicant, provided information regarding the proposal and the reasoning behind the requested changes. Mr. Honeycutt stated that the proposed changes would result in an overall lower project density.

Addressing the Commission in opposition were; Steve Mosher, a resident on Rusty Lane, Mark Hook, a resident on Cactus Avenue, Pat Teegarten, a resident on Rusty Lane, Jim Ketchum a resident on Cactus Avenue, Janet Ferguson, a neighbor, and Liz Mosher, a resident on Rusty Lane.

Mr. Honeycutt, the applicant, addressed concerns raised during public comment. He stated the two story homes were all limited to Phase 5 from Levi to Eaton Road. The proposed changes reduce the number of two story homes. The proposed modification to Cactus Avenue would result in the addition of one additional lot and the project would still fall well within the Low Density Residential range with all lots remaining above 10,000 square feet. The goal of the modifications is to develop low to medium price range housing.

No other members of the public addressed the Commission regarding this issue.

Acting Chair Evans closed the public hearing at 7:08 PM.

Discussion continued with the Commissioners.

Sr. Development Engineer Johnson clarified the original map had two bike paths and the Planning Commission had conditioned the bike paths to be straight. When the Subdivision

Map was considered by the City Council, the Council added a third bike path on lot E. That is the reason it is not pictured on the map. He imparted that the proposed bike path needed to be modified to accommodate Americans with Disabilities Act requirements. The slope was too steep without meandering.

Commissioner Rensink moved that the Planning Commission adopt Resolution No. 16-03 a Modification of Phase IV and V of the Wildwood Estates and Planned Development Permit (S/PDP 05-15), based on the required findings and subject to the conditions contained therein. Commissioner Worley seconded the motion, which passed (4-1-2 Arregui opposed, Scott & Howlett absent).

Planning Commission Recessed at 7:23 PM

Meeting reconvened at 7:28 PM

4.2 Tentative Subdivision Map S 15-02 (Domicile Homes) Vacant Lot South of 2444 Floral, APN 015-430-119 – A request to allow the subdivision of 1.31 acre site to create 8 single family residential lots. The project site is designated Low Density Residential on the General Plan diagram and located in the R1-AOC (Single Family Residential with Airport Compatibility Zone C Overlay) zoning district. The project has been determined to be exempt from environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 (In-Fill Development Projects).

Associate Planner Morley provided a project overview.

Senior Development Engineer Johnson clarified data found in the traffic study and pointed out that road improvements would be required on both sides of the road for this project. He also clarified the designation of Floral Avenue as an arterial route in the General Plan. Senior Development Engineer Johnson stated that a subdivision that had been planned on the north end of Floral Avenue cannot be built due to environmental concerns, therefore, the number of cars on Floral is less than originally assumed.

Acting Chair Evans opened the public hearing at 7:40 PM

Addressing the Commission in the following order were:

Chuck Tatreau, representing the applicant, addressed questions regarding the number of trees that will be removed.

Joan Ferrick, Floral Avenue Resident, brought up concerns regarding lot size and accessibility.

No other members of the public addressed the Commission regarding this item.

Acting Chair Evans closed the public hearing at 7:45 PM.

Commissioner Bennett moved that the Planning Commission adopt Resolution 16-02, approving the Domicile Homes Tentative Subdivision Map (S 15-02), based on the required findings and subject to the conditions contained therein. Commissioner Rensink seconded the motion which passed (5-0-2 Scott & Howlett Absent).

5. **REGULAR AGENDA**

None.

6. **BUSINESS FROM THE FLOOR**

None.

7. **REPORTS & COMMUNICATIONS**

7.1 Planning Update

Community Development Director Wolfe stated that the agendas are filling up and he anticipates two meetings in April.

8. **ADJOURNMENT**

There being no further business from the Commission, the meeting adjourned at 7:47 PM to the **Regular Meeting of Thursday, April 7, 2016.**

May 5, 2016
Date Approved

Mark Wolfe
Mark Wolfe, AICP
Community Development Director /
Planning Commission Secretary