

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF**

March 16, 2017

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Toni Scott, Chair
 Cynthia Arregui
 Bob Evans
 Evan Tuchinsky

Commissioners Absent: Lupita Arim-Law
 Dale Bennett
 John Howlett, Vice Chair

Staff Members Present: Mark Wolfe, AICP, Community Development Director
 Matt Johnson, Senior Development Engineer
 Mark Corcoran, AICP, Senior Planner
 Stina Cooley, Administrative Assistant

1. ROLL CALL

Chair Scott called the meeting to order at 6:30 PM. Chair Scott led the pledge of allegiance. Commission members and staff were present as noted.

2. EX PARTE COMMUNICATION

Several Commissioners stated they had driven by the project sites. Commissioner Evans stated he had spoken with Senior Planner Mark Corcoran regarding the project.

3. CONSENT AGENDA

Commissioner Evans moved to approve the minutes from February 16, 2017. Commissioner Tuchinsky seconded the motion, which passed 4-0-3 (Arim-Law, Bennett, and Howlett, absent).

4. PUBLIC HEARING ITEMS

**4.1 The Arcadian Courtyard Apartments Use Permit 16-01 (vanOverbeek),
248 West 8th Avenue, APN 003-573-001**

Senior Planner Mark Corcoran provided the staff report. He stated that there was a correction in the staff report regarding the date of the Architectural Review and Historic Preservation Board hearing during which the recommendation of approval was approved.

Chair Scott opened the public hearing at 6:43 PM.

The applicant, Tom van Overbeek provided a summary of the project and design, including the targeted market. He addressed questions from the Commission regarding the project, including the improvements to the alley, garage storage, trash enclosures, garbage truck access, and fire access.

Susan Mason, a neighbor, and Tom DiGiovanni, a local developer, addressed the Commission in favor of the project, complimenting the design, and in support of the alley access to the garages. Joanne Skeen, Dave Carroll, and Michelle Barnhart addressed the Commission expressing concerns regarding the alley access, tree maintenance, and additional traffic.

Chair Scott closed the public hearing at 7:04 PM.

Discussion continued with the Commission. Chair Scott requested a condition be added that includes the preservation of three of the sycamores on the project site if feasible.

Commissioner Evans moved to adopt Resolution No. 17-04, adopting a mitigated negative declaration and approving the use permit and site design and architecture for the Arcadian Courtyard Apartments (UP 16-01 and AR 16-08), subject to the attached conditions, with the addition of a condition stating that the applicant will retain 3 of the sycamore trees as feasible. Commissioner Scott seconded the motion which passed 4-0-3 (Arim-Law, Bennett, and Howlett absent).

5. REGULAR AGENDA

None.

6. BUSINESS FROM THE FLOOR

None.

7. REPORTS & COMMUNICATIONS


7.1 Planning Update

Community Development Director Wolfe reported that the Development activity report would be distributed to the Commissioners in the next week. He also stated that the appeal that was before the Commission at the February 16, 2017 meeting regarding property at 3 Summersky Commons was appealed and will be going before the City Council.

13. **ADJOURNMENT**

There being no further business from the Commission, the meeting was adjourned at 7:14 PM to the Regular meeting of Thursday, April 6, 2017.

3/24/17
Date Approved


Mark Wolfe, AICP
Community Development Director /
Planning Commission Secretary