

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

**July 20, 2017**

Municipal Center  
421 Main Street  
Council Chambers

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

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

Staff Members Present:           Leo DePaola, Interim Community Development Director  
  David Young, Senior Planner  
  Mike Sawley, AICP, Senior Planner  
  Andrew Jared, Assistant City Attorney  
  Stina Cooley, Administrative Assistant

**1.     CALL TO ORDER**

Chair Scott called the meeting to order at 6:31 PM.

1.1    Chair Scott led the Pledge of Allegiance.

1.2    Commission members and staff were present as noted.

**2.     EX PARTE COMMUNICATION**

Commissioners Arregui, Evans, and Tuchinsky stated they visited the project site.

**3.     CONSENT AGENDA**

*Commissioner Tuchinsky moved to approve the July 6, 2017 Planning Commission meeting minutes as amended, Commissioner Evans seconded the motion, which passed 5-0-2 (Arim-Law & Howlett absent).*

**4.     PUBLIC HEARING ITEMS**

4.1    Vesting Tentative Subdivision Map S 17-03 (Hopeful Heights); 2265 Floral Avenue/15 and 16 Redding Drive (APNs 015-370-003, -067, and -077)

Senior Planner David Young provided the staff report and answered questions from the Commission.

***Chair Scott opened the public hearing at 6:51 PM.***

Wes Gilbert and Stephanie Marshall addressed the Commission on behalf of the applicant and answered questions regarding the project. Mr. Gilbert stated that the developer does not intend to build two-story units.

Other members of the public addressing the Commission included Dylan Wagner, Paul Ward, Adam Cullen, and Emily Cullen. Concerns raised included the street layout, street setbacks, two-story homes, traffic, and the number of units proposed. Shelly Olsen expressed her support for the project.

***Chair Scott closed the public hearing at 7:11 PM.***

Discussion continued with the Commission.

Senior Development Engineer Matt Johnson addressed questions regarding street setbacks, feeder streets and traffic. He also answered questions regarding the proposed condition of approval # 7 regarding a parkway strip at the cul-de-sac bulb between lots 8 through 11.

***Commissioner Evans moved that the Planning Commission adopt Resolution No. 17-10, approving the Vesting Tentative Subdivision Map S 17-03, subject to the conditions contained therein with condition # 7 modified to allow the elimination of the parkway strip with street trees added to adjacent front yards.***

***Commissioner Tuchinsky seconded the motion which passed 5-0-2 (Arim-Law & Howlett absent).***

***Chair Scott called for a recess at 7:42 PM.***

***Chair Scott called the meeting back to order at 7:50 PM.***

**4.2 Amendment to Chapter 19.74 (Signs) of Title 19 Land Use and Development Regulations of the Chico Municipal Code**

Assistant City Attorney Andrew Jared presented the staff report and responded to questions.

*Chair Scott opened the public hearing at 8:07 PM.*

Greg Redeker, Stott Advertising, addressed the Commission and suggested the Commission include illumination standards and pixel pitch as part of the Code amendment.

*With no other members of the public wishing to speak, Chair Scott closed the public hearing at 8:11 PM.*

Discussion continued with Commissioners.

*Chair Scott re-opened the public hearing at 8:15 PM to get clarification from Mr. Redeker regarding his comments.*

*Chair Scott closed the public hearing at 8:17 PM.*

*Commissioner Tuchinsky moved that the Planning Commission adopt Resolution No. 17-11, recommending City Council adoption of amendments to Title 19, Chapter 19.74 of the Chico Municipal Code as set forth therein and modified to provide an objective brightness standard for digital reader boards based on the criteria adopted by the International Sign Association (ISA), or 0.3 foot-candles relative to ambient nighttime light when measured at the recommended distance as set forth by the ISA and to add pixel pitch review as part of the design review process, and to consider adding pixel pitch standards to the design guidelines manual with the next update.*

*Commissioner Bennett seconded the motion which passed 4-1-2 (Scott opposed, Arim-Law & Howlett absent).*

5. REGULAR AGENDA  
None.

6. BUSINESS FROM THE FLOOR  
None.

7. REPORTS & COMMUNICATIONS

7.1 Planning Update

Interim Community Development Director DePaola updated the Commission on staffing changes being made within the Community Development Department, and provided an update on the recruitment status of unfilled and new positions.

**8. ADJOURNMENT**

There being no further business from the Commission, the meeting was adjourned at 8:28 PM to the Regular meeting of Thursday, August 17, 2017.

09/07/17  
Date Approved

  
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Brendan Vieg  
Principal Planner /  
Interim Planning Commission Secretary