CHICO
PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, OCTOBER 20, 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: October 14, 2016
Prior to: 4:00 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.

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.

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 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.

REGULAR PLANNING COMMISSION MEETING –THURSDAY, October 20, 2016
Municipal Center, 421 Main Street, Council Chambers, 6:30 p.m.

1. CALL TO ORDER

1.1 Pledge of allegiance to the Flag

1.2 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
October 6, 2016

4. PUBLIC HEARING ITEMS

4.1 Lava Ridge Apartments (PDP 16-01 and AR 15-34) A Proposed Planned Development Permit and Architectural Review of a multi-family residential complex on an undeveloped 4.97 acre site located approximately 1,200 feet easterly of the intersection of Highway 32 and Bruce Road, APN 018-600-078 –. The residential complex will include 98 dwelling units contained within eight three story multi-unit residential buildings and one two story multi-unit residential building. The residential complex will also include a single story community center with an adjacent park and swimming pool, a dog park, and all necessary and required site improvements. The site is designated Medium Density Residential on the General Plan Land Use Diagram and is located within the R2-SD2-FDSD (Medium Density Residential with Special Design Consideration Zone 2 and Foothill Development Standards) zoning and overlay zoning district. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162, the proposal is within the scope of a previously certified Environmental Impact Report for the Oak Valley project (SCH# 1998032048), and no further environmental review is necessary. Questions may be directed to Senior Planner Mark Corcoran, who may be contacted via email at zoning@chicoca.gov or by phone at (530) 879-6800.

5. REGULAR AGENDA

None

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, November 3, 2016.