CITY OF CHICO PLANNING COMMISSION

MINUTES OF THE REGULAR MEETING OF

October 20, 2016

Municipal Center
421 Main Street
Council Chambers

Commissioners Present:	Toni Scott, Chair John Howlett, Vice Chair Cynthia Arregui Dale Bennett Bob Evans Ken Rensink Margaret Worley
Commissioners Absent:	None.
Staff Members Present:	Mark Wolfe, AICP, Community Development Director Matt Johnson, Senior Development Engineer Mark Corcoran, AICP, Senior Planner Andrew Jared, Assistant City Attorney 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 site. Commissioners Arregui, Howlett, and Evans stated they had spoken with staff regarding the project. Commissioner Bennett stated he is familiar with the project because he sat on the Architectural Review and Historic Preservation Board as the alternate member when this project was presented for architectural review.

3. CONSENT AGENDA

Commissioner Evans moved to approve the minutes from October 6, 2016, Commissioner Rensink seconded the motion, which passed 7-0.

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.

Senior Planner Corcoran provided the staff report.

Commissioner Rensink inquired about the water tank that was approved and required for fire suppression in that area. Community Development Director Wolfe stated that the building permits have been pulled for the water storage tank but staff is unaware of the estimated completion date. He further clarified that the certificate of occupancy would not be granted until the water tank was in place and functioning.

Chair Scott opened the public hearing at 6:40 PM.

Pat Laughlin, the applicant, addressed the Commission and described the project. He stated that after the architectural review, they decided to incorporate all of the suggested conditions into their design. He stated that he appreciated the Board's input and felt it made the project better. Mr. Laughlin responded to questions from the Commission regarding landscaping, soil preparation, green areas, and a recently added kids pool.

Commissioner Bennett inquired about Mr. Laughlin's experience with the Architectural Review and Historic Preservation Board and if he felt the process was useful. Mr. Laughlin stated that he found the process helpful. He like the suggested conditions the Board had made and incorporated them into his project. He stated he found the Board to be knowledgeable and helpful, and believed it improved his project.

Jay Lowe, Garret Laughlin, and Mauricio Morales all addressed the Commission on behalf of the applicant and answered questions regarding the project.

Jay Lowe, NorthStar Engineering stated that the water storage tank is currently under construction. The grading is complete and will take approximately 4-6 months to finish. He also addressed questions regarding water supply and general questions about the challenges of working with the volcanic cap.

Chair Scott closed the public hearing at 6:52 PM.

Discussion continued among the Commissioners regarding the proposed land use entitlements.

Commissioner Howlett inquired about the affordable housing goals and if they would apply to this project. Community Development Director Wolfe clarified that the City's role in affordable housing has changed and it would not affect this project.

Senior Planner Mark Corcoran stated that there was an error in the staff report and that the height of the buildings is not to exceed 35 feet, not 34 feet as stated in the report. He also clarified that all of the buildings are 3 stories not a mix of 2 and 3 stories as previously reported.

Chair Scott Re-opened the public hearing at 6:56 PM.

The applicant responded to questions regarding ADA units, and compliance. He stated that all of the walkways are compliant, all of the ground floor units are either ADA accessible or adaptable, and 5% of the units are ADA accessible.

Chair Scott Closed the public hearing at 6:57 PM.

Commissioner Worley moved that the Planning Commission adopt Resolution No 16-14, approving the Lava Ridge Apartments Planned Development Permit (PDP 16-01), subject to the conditions of approval contained therein.

Commissioner Rensink seconded the motion which passed 7-0.

5. REGULAR AGENDA

None.

6. BUSINESS FROM THE FLOOR

None.

7. REPORTS & COMMUNICATIONS

7.1 Planning Update

Community Development Director Wolfe informed the Commission that the City Council passed the Chico Scrap Metal Project. He clarified that the 5-year General Plan review and Sustainability Report is estimated to be presented to the Commission on December 15, 2016.

8. ADJOURNMENT

There being no further business from the Commission, the meeting adjourned at 7:00 PM to the **Regular Meeting of Thursday, November 3, 2016**.

Oct 27, 2016
Date Approved

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