



City of Chico
NOTICE OF CANCELLATION
of
January 6, 2011
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the January 6, 2011 regular meeting of the Planning Commission of the City of Chico is canceled.

The Planning Commission will meet Thursday, January 20, 2011 for an adjourned regular meeting at 6:30 p.m. in the City Council Chambers located at 421 Main Street.

Karen J. Masterson

By: Karen Masterson, Administrative Assistant
Dated: December 30, 2010

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City of Chico
NOTICE OF CANCELLATION
of
January 20, 2011
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the January 20, 2011 regular meeting of the Planning Commission of the City of Chico is canceled.

The Planning Commission will meet Thursday, February 3, 2011 for a regular meeting at 6:30 p.m. in the City Council Chambers located at 421 Main Street.

Karen J. Masterson

By: Karen Masterson, Administrative Assistant
Dated: January 14, 2011

Distribution:

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**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
FEBRUARY 3, 2011**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Dan Allmon, Kathy Barrett, Matt Juhl-Darlington, Dave Kelley, John Merz, Mike O'Donnell, and, Ken Rensink

Staff Members Present: Mark Wolfe, Planning Services Director; Roger Wilson, Assistant Attorney; Matt Johnson, Senior Development Engineer; Brendan Vieg, Principal Planner; Bob Summerville, Senior Planner; Greg Redeker, Associate Planner; and, Karen Masterson, Administrative Assistant

City Council Representatives Present for Agenda Item 2, Swearing in of New Commissioners: Jim Walker, Vice Mayor; Andy Holcombe, Councilmember; and, Debbie Presson, City Clerk

1. CALL TO ORDER AND ROLL CALL

Planning Services Director Wolfe called the meeting to order at 6:30 p.m. Commissioners and staff were present as noted.

2. SWEARING IN OF NEWLY-APPOINTED PLANNING COMMISSIONERS

At its meeting on December 21, 2010, the City Council appointed the following new Commissioners: Dan Allmon, Matt Juhl-Darlington, Mike O'Donnell, and, Ken Rensink. In addition, the Council re-appointed John Merz to an additional term of office. City Clerk Debbie Presson administered the Oaths of Office. Vice-Mayor Walker and Councilmember Andy Holcombe said a few words.

3. ELECTION OF OFFICERS

Planning Services Director Wolfe opened nominations. Commissioner Barrett nominated Commissioner Kelley for Chair. Commissioner Merz seconded and moved to close nominations for Chair. *Commissioner Kelley was elected Chair by a vote of 7-0 and presided over the balance of the meeting.*

Chair Barrett nominated Commissioner Merz for Vice Chair. Chair Kelley seconded and moved to close nominations for Vice Chair. *Commissioner Merz was elected Vice Chair by a vote of 7-0.*

4. EX PARTE COMMUNICATION - None

5. CONSENT AGENDA - There were no items for this Agenda.

6. **PUBLIC HEARING ITEMS** - There were no items for this Agenda.

7. **REGULAR AGENDA**

7.1 **Workshop for the Update of Title 19 (Land Use and Development Regulations) of the Chico Municipal Code: New Zoning Districts** (*Courtesy Notice 01-22-11*) - In accordance with Phase 1 of its Work Plan for a Comprehensive Update of Title 19, approved by the City Council, the Planning Commission will conduct a public hearing on updates to the Land Use Tables for the Residential and Commercial Zoning Districts and updates to existing Overlay Zoning Districts. No formal action will be taken at this meeting. Recommendations from this and subsequent workshops will be considered for a single code revision and action by the City Council anticipated during Spring, 2011. ***Planning staff recommends that the Planning Commission consider and discuss updated zoning districts and provide staff with comments.***

Senior Planner Bob Summerville presented the staff report and provided some background for the benefit of the newly-seated Commissioners.

Chapter 19.48, Airport Zones: Associate Planner Redeker explained that the airport zone changes are very straightforward. Planned amendments to the Airport Overlay Zone were shared with the Butte County Airport Land Use Commission (ALUC). Discretionary items will no longer need to go before ALUC. This will also be implemented for Rancho Airport.

Chapter 19.52, Overlay Zones: In Chapter 19.52-3, Section B., it was recommended that the last sentence read "...usability of each airport and the public economic investment in each facility."

Chapter 19.42, Residential Zones:

The Resource Management (-RM) overlay zone is replaced with the new Resource Conservation (-RC) overlay zone and the majority of land in the -RM is in the new -RC, with the exception of land at Bruce Road and Highway 32 (previously entitled, environmental review performed).

The Transit Corridor (-TC) overlay zone is replaced with the new Corridor Opportunity Site (-COS) overlay zone and implements added density.

In Section 19.42, Table 4-2, "Allowed Uses and Permit Requirements for Residential Zoning Districts" a distinction between "large" and "small" animals is now provided, in order to allow small animal keeping, permitted by right, in the R1 and R2 residential zoning districts. Under "Retail Trade Uses," a provision is added to allow drug stores/pharmacies

of 2,500 square feet or less, with a use permit, similar to the use permit requirement for grocery stores of the same size.

Additional Height for Vertical Density: The building height allowance, for primary housing units is increased to accommodate increased density in certain zoning districts as follows: up to 85 feet in the R4 (High-Density Residential) and 45 feet in the RMU (Residential Mixed Use) zoning districts, and, up to 65 feet in the Corridor and Downtown Opportunity Site overlay zones.

Member of the public, **Jim Mann, Rural Consulting Associates**, provided a plot plan handout as an example and stated he and other builders would like to see site coverage change from 40% to 50% in the R1 (Low Density Residential) zoning district.

8. **BUSINESS FROM THE FLOOR** - None

9. **REPORTS AND COMMUNICATIONS**

9.1 **Planning Update** - Planning Services Director Mark Wolfe provided an update of department activities and schedule of upcoming agenda items.

9.2 **Communication(s)** - None

10. **ADJOURNMENT** - There being no further business to come before the Commission, Chair Kelley adjourned the meeting at 8:15 p.m. to the Joint Meeting of the Planning Commission and Chico City Council on Tuesday, February 8, 2011 at 6:30 p.m.

February 2, 2012
Date Approved

/s/
Karen Masterson
Administrative Assistant



City of Chico
NOTICE OF CANCELLATION
of
February 17, 2011
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the February 17, 2011 adjourned regular meeting of the Planning Commission of the City of Chico is canceled.

The Planning Commission will meet Thursday, March 3, 2011 for a regular meeting at 6:30 p.m. in the City Council Chambers located at 421 Main Street.

By: Karen Masterson, Administrative Assistant
Dated: February 10, 2011

Distribution:

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**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
MARCH 3, 2011**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Dan Allmon, Kathy Barrett, Matt Juhl-Darlington, Mike O'Donnell, Ken Rensink, Vice Chair John Merz, and Chair Dave Kelley

Staff Members Present: Mark Wolfe, Planning Services Director; Roger Wilson, Assistant Attorney; Matt Johnson, Senior Development Engineer; Bob Summerville, Senior Planner; Greg Redeker, Associate Planner; Meredith Williams, Associate Planner; and, Karen Masterson, Administrative Assistant

1. CALL TO ORDER AND ROLL CALL

Chair Kelley called the meeting to order at 6:30 p.m. Commissioners and staff were present as noted.

2. EX PARTE COMMUNICATION - Commissioner Rensink and Chair Kelley both visited the project site for Item 4.1, Everett Rezone at 4950 and 5050 Cohasset Road.

3. CONSENT AGENDA - There were no items for this Agenda.

4. PUBLIC HEARING ITEMS

4.1 Rezone 10-1 (Everett) 4950 and 5050 Cohasset Road; APNs 047-280-039 and 047-570-001 (Noticed 02-19-11) - A request to rezone a roughly 14.35-acre site comprised of two parcels from the AM (Airport Manufacturing/Industrial) zoning district to the ML (Light Manufacturing/Industrial) zoning district. The site is designated for Manufacturing and Warehousing uses by the City's General Plan. This project has been determined to be exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15061(b)(3) ("General" Rule Exemption). ***Planning staff recommends that the Planning Commission adopt Resolution No. 11-02, recommending City Council approval of Rezone 10-01 (Everett), based on the required findings and subject to the conditions of approval contained therein.***

Planning Services Director Mark Wolfe presented the staff report and answered questions posed by the Commission. Chair Kelley opened the public hearing at 6:37 p.m. With no members of the public wishing to address the Commission on the matter, the public hearing was closed at 6:37 p.m. A brief deliberation followed and general comments from the Commission were noted.

It was motioned (Rensink) and seconded (Barrett) that the Planning Commission adopt Resolution No. 11-02, recommending City Council approval of Rezone 10-01 (Everett), based on the required findings and subject to the conditions of approval contained therein.

Motion passed by a vote of 6-1 (Merz opposed)

5. **REGULAR AGENDA**

- 5.1 **Workshop for the Update of Title 19 (Land Use and Development Regulations) of the Chico Municipal Code: New Zoning Districts** (*Courtesy Notice 02-23-11*) In accordance with Phase 1 of the Work Plan for a Comprehensive Update of Title 19 approved by the City Council, the Planning Commission will conduct a public workshop on updates to Chapter 19.44 of the Chico Municipal Code, (Commercial and Office Zones). No formal action will be taken at this meeting. Recommendations from this and other workshops will be consolidated for a single code revision and action by the City Council anticipated during Spring, 2011. ***Planning staff recommends that the Planning Commission consider public comments and provide direction to staff on the topics discussed in this staff report.***

Senior Planner Bob Summerville presented the staff report, providing a brief recap of two prior workshops held on this topic. Chair Kelley shared two handouts with information regarding building heights.

Discussion Item #1 - C-1 (Restricted Commercial) and C-2 (General Commercial) Districts are proposed to be removed and replaced with the new DS (Downtown South) zoning district. There were no comments on this discussion item.

Discussion Item #2 - Two new zoning districts are being created; DN (Downtown North) and DS (Downtown South). The existing CD (Downtown Commercial) generally occupies the area of the new DN district. The existing C-1 and C-2 districts generally occupy the area of the new DS district. Sixth Street provides the north/south dividing line between the districts. Members of the public speaking to this item were: **Mike Trolinder, T.J. Glenn,** and **Alan Chamberlain**. Discussion included 1st floor split use of retail in the front and office in the rear (without street frontage).

Discussion Item #3 - Auto-oriented uses (auto sales and drive-through facilities) would be prohibited in the new DN district, just as they currently are in the CD district. Gas stations, however, currently allowed in the CD district would be prohibited in the DN district. Discussion included confirmation that muffler shops (e.g. Dave's Chico Muffler) would remain non-conforming, as they are now. No new uses could occur, but a non-conforming could expand with a use permit.

Discussion Item #4 - Uses that would detract from the pedestrian-oriented character of Downtown will be *limited* but not *prohibited*. Uses such as gas stations, auto sales, auto repair/maintenance shops, mortuaries and funeral homes continue to be allowed in the new DS through the use permit process, just as they are under the current C-1 and C-2 districts. Members of the public speaking to this issue were: **Mike Trolinder** and **T.J. Glenn**. Mike Trolinder asked if a scooter business could locate in this district. Associate Planner Redeker explained that scooters under 49cc are considered “bicycles,” an allowed use; however, scooters over 49cc are considered “vehicles” and would be banned as would auto sales. TJ Glenn thinks a form-based code would be a good idea.

Discussion Item #5 - Staff is considering moving tattoo and body-piercing businesses from the “personal services” category (e.g. barbers, hair salons) to a separate category or perhaps a more “adult-oriented” category. Members of the public speaking to this item were: **Mike Trolinder**, **T.J. Glenn**, **John Kirk of Iron Gate Tattoo**, and **Alan Chamberlain**. Concern centered around calling out one type of business and restriction of uses that are thriving. Consensus was to leave tattoo and body piercing in the “Personal Services” category.

The Planning Commission recessed at 8:11 p.m. and reconvened at 8:23 p.m. Commissioners and staff were present as noted.

Discussion Item #6 - Staff has increased the minimum size of restaurants from 2,500 square feet to 4,000 square feet in certain instances. Members of the public speaking to this item were: **Mike Trolinder** and **T.J. Glenn**. Comments included recommending a number higher than 4,000 square foot and questioning why there should be a limit of any kind. Senior Planner Summerville noted that the size restriction would only affect the OR Office Residential), OC (Office Commercial) and, CN (Neighborhood Commercial) zoning districts.

Discussion Item #7 - The new CR (Regional Commercial) zoning district was introduced and will be applied to sites for larger retail and businesses that serve residents both in the City and region. The CR district would be located in the Special Planning Area (SPA) 5, and in Opportunity Sites 9, 10 and 11. Associate Planner Meredith Williams clarified that the red areas on the map were not in the SPAs as a result of landowner requests.

Discussion Item #8 - Staff’s recommendation to separate “Banks” and “Financial Services” (e.g. mortgage brokers, financial planners) in the land use tables was explained. Financial service businesses tend to be smaller in square footage and therefore, staff recommends adding “Financial Services” within the definition of “Offices, Business and Professional.” Member of the public, **T.J. Glenn**, expressed his concern, as did certain members of the Planning Commission. The general direction was that better definitions are needed before moving forward.

Discussion Item #9 - Based on earlier Planning Commission and City Council direction, General Plan Action LU-2.3.4 will be modified to require horizontal or vertical mixed-use on Sites designated Neighborhood Commercial that are two acres or greater in size. Associate Planner Greg Redeker pointed out the affected sites on a map. There were no comments on this discussion item.

Discussion Item #10 - Staff recommends allowing residential uses , currently prohibited with the exception of emergency shelters, in the OC (Office Commercial) zoning district. This mirrors the residential uses allowed in the OR (Office Residential) district and will increase the opportunity for mixed uses. Member of the public, **T.J. Glenn**, expressed support for this recommendation, as did the Planning Commission.

5. **REGULAR AGENDA** - There were no items for the Regular Agenda
6. **BUSINESS FROM THE FLOOR** - **Ray D'Agostin** on Panama Avenue suggested removal of the -PD overlay zone. **Mike Trolinder** posed questions regarding non-conforming uses and conditions of approval for use permits.
7. **REPORTS AND COMMUNICATIONS**
 - 7.1 **Planning Update** - Planning Services Director Mark Wolfe provided an update of department activities and schedule of upcoming agenda items.
 - 7.2 **Communication(s)** - None
8. **ADJOURNMENT** - There being no further business to come before the Commission, Chair Kelley adjourned the meeting at 9:15 p.m. to the Adjourned Regular Meeting of March 10, 2011 at 6:30 p.m.

February 2, 2012
Date Approved

s/s
Karen Masterson
Administrative Assistant

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE ADJOURNED REGULAR MEETING OF
MARCH 10, 2011**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Dan Allmon, Kathy Barrett, Matt Juhl-Darlington, Ken Rensink, Vice Chair John Merz, and Chair Dave Kelley

Commissioner(s) Absent: Mike O'Donnell

Staff Members Present: Mark Wolfe, Planning Services Director; Roger Wilson, Assistant City Attorney; Matt Johnson, Senior Development Engineer; Brendan Vieg, Principal Planner; Meredith Williams, Associate Planner; and, Karen Masterson, Administrative Assistant

Consultant(s) Present: Pam Johns, Project Manager/PMC; and, Patrick Angell, EIR Lead/PMC

1. CALL TO ORDER AND ROLL CALL

Chair Kelley called the meeting to order at 6:30 p.m. Commissioners, staff and consultants were present as noted.

2. EX PARTE COMMUNICATION - None.

3. CONSENT AGENDA - There were no items for this Agenda.

4. PUBLIC HEARING ITEMS

4.1 Chico 2030 General Plan Update (Noticed 02-27-11) - The Planning Commission will consider the 2030 General Plan and its related Final Environmental Impact Report (FEIR). This meeting is for the Planning Commission to make recommendations to the City Council regarding certification of the General Plan Final Environmental Impact Report and adoption of the General Plan. *The Planning Services Director recommends that the Planning Commission adopt Resolution No. 11-01, recommending that the City Council certify the Chico 2030 General Plan Final Environmental Impact Report and adopt the Chico 2030 General Plan.*

Chair Kelley provided opening remarks. Principal Planner Brendan Vieg recognized members of the Project Team, thanked all participants for their efforts, and noted the extensive public outreach, many workshops and meetings, including seven joint meetings of the Planning Commission and City Council. Patrick Angell provided an overview of the environmental review process. A statement of overriding consideration is needed due to significant and unavoidable impacts. These are associated with growth, not unusual and similar to the impacts identified in the 1994 General Plan.

Chair Kelley opened the public hearing at 6:48 p.m. Members of the public addressing the Commission on this agenda item were: **Mark Herrera, Robin Huffman, Mark Stemen, Richard Harriman, Luke Anderson,** and **Max Kee**. There being no further speakers wishing to address the Commission, Chair Kelley closed the public hearing at 7:56 p.m.

The Planning Commission recessed at 7:57 p.m. and reconvened at 8:12 p.m. Commissioners, consultants, and staff were present as noted.

Deliberation ensued. After some discussion, a straw poll was taken to determine if there was consensus among the Commission to add an impact fee for the preservation of ag land. The straw poll failed on a vote of 1-5 (Merz in favor; others opposed). Status of adopting a Climate Action Plan was discussed.

Chair Kelley re-opened the public hearing at 9:00 p.m. Addressing the Commission was: **Mark Stemen**, regarding setting a deadline for adoption of the Climate Action Plan. The public hearing was closed at 9:03 p.m.

It was suggested that the Commission ask the Council to prioritize, expedite and find funding to adopt and start to implement the Climate Action Plan. Discussion turned to the Implementation Guide (IG) for the 2030 General Plan and why there is no Mitigation Monitoring Plan (MMP) for the General Plan Environmental Impact Report.. Assistant City Attorney Roger Wilson explained why the City has the IG. It is not an MMP under the California Environmental Quality Act (CEQA), but it is a prioritization of the General Plan Actions to direct City efforts.

Chair Kelley re-opened the public hearing at 9:27 p.m. Addressing the Commission was **Richard Harriman**, asking Assistant City Attorney Wilson to state the case law relied upon and identify another community that has used this approach. The public hearing was closed at 9:28 p.m.

PMC consultant, Patrick Angell, cited the following: Napa County, Elk Grove, Corte Madera, San Mateo, Madera, and Rancho Cordova, to name a few. Chair Kelley asked if any of those municipalities were being sued; not on this issue, according to Mr. Angell.

It was motioned (Kelley) and seconded (Juhl-Darlington) that the Planning Commission recommend City Council certification of the 2030 General Plan Final Environmental Impact Report and adoption of the Implementation Guide and 2030 General Plan.

Motion passed by a vote of 5-1 (Merz opposed)

A member of the public, **Richard Harriman**, immediately objected, stating that the item was not properly agendized. A recess was called to address the matter.

The Planning Commission recessed at 9:40 p.m. and reconvened at 9:52 p.m. Commissioners, consultants, and staff were present as noted.

Planning Services Director Wolfe stated that there are procedural issues to resolve. Prior to the motion and subsequent vote, the Commission discussed the Implementation Guide and its relation to the Final Environmental Impact Report for the 2030 General Plan. The Implementation Guide was not on the Agenda. If the Commission wishes to discuss the Implementation Guide, it must be agendized.

No action will be considered as being taken at this meeting. Planning Services will prepare and publish a new public hearing notice and this agenda item will be continued to Thursday, March 24, 2011. The public hearing for this agenda item is closed.

5. **REGULAR AGENDA** - There were no items for the Regular Agenda.
6. **BUSINESS FROM THE FLOOR** - **Richard Harriman** thanked Chair Kelley and the rest of the Planning Commission.
7. **REPORTS AND COMMUNICATIONS**
 - 7.1 **Planning Update** - Planning Services Director Wolfe provided an update of department activities and schedule of upcoming agenda items.
 - 7.2 **Communication(s)** - None
8. **ADJOURNMENT** - There being no further business to come before the Commission, Chair Kelley adjourned the meeting at 9:58 p.m. to the Adjourned Regular Meeting of March 24, 2011 at 6:30 p.m.

February 2, 2012
Date Approved

s/s
Karen Masterson
Administrative Assistant



City of Chico
NOTICE OF CANCELLATION
of
March 17, 2011
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the March 17, 2011 adjourned regular meeting of the Planning Commission of the City of Chico is canceled.

The Planning Commission will meet Thursday, April 7, 2011 for a regular meeting at 6:30 p.m. in the City Council Chambers located at 421 Main Street.

By: Karen Masterson, Administrative Assistant
Dated: March 10, 2011

Distribution:

Clerk & Council (8)
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**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE ADJOURNED REGULAR MEETING OF
MARCH 24, 2011**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Dan Allmon, Kathy Barrett, Matt Juhl-Darlington, Ken Rensink, Vice Chair John Merz, and Chair Dave Kelley

Commissioner(s) Absent: Mike O'Donnell (Available, but unable to participate, as a result of not being able to review the March 10, 2011 meeting DVD, which had no audio feed due to technical difficulties out of the City's control.)

Staff Members Present: Mark Wolfe, Planning Services Director; Roger Wilson, Assistant City Attorney; Matt Johnson, Senior Development Engineer; Brendan Vieg, Principal Planner; Meredith Williams, Associate Planner; and, Karen Masterson, Administrative Assistant

Consultant(s) Present: Patrick Angell, EIR Lead/PMC

1. CALL TO ORDER AND ROLL CALL

Chair Kelley called the meeting to order at 6:30 p.m. Commissioners, staff and consultants were present as noted.

2. EX PARTE COMMUNICATION - None.

3. CONSENT AGENDA - There were no items for this Agenda.

4. PUBLIC HEARING ITEMS

- 4.1 Chico 2030 General Plan Update (*Noticed 02-27-11; Public Hearing 03-10-11; Continued; Re-Noticed 03-14-11*) - This meeting is a continuation of the March 10, 2011 hearing for the Planning Commission to make recommendations to the City Council on certification of the General Plan Environmental Impact Report and adoption of the 2030 General Plan. The meeting will also include discussion of the draft Implementation Guide. The Implementation Guide identifies each General Plan Action, the City department(s) responsible for its implementation, and a general time frame for completion. Council consideration of the Commission's recommendation will occur at a future duly-noticed public hearing of the City Council. *The Planning Services Director recommends that the Planning Commission: 1) Adopt Resolution 11-03, recommending that the City Council certify the Chico 2030 General Plan Environmental Impact Report; 2) Adopt Resolution No. 11-04, recommending that the City Council adopt the Chico 2030 General Plan; and, 3) By motion, recommend that the City Council approve the Chico 2030 General Plan Implementation Guide.***

Chair Kelley opened the public hearing at 6:35 p.m. Members of the public addressing the Commission on this agenda item were: **Grace Marvin, Luke Anderson, Emily Alma, Mark Stemen, Richard Harriman, and Janet Ellner**. There being no further speakers wishing to address the Commission, the public hearing was closed at 6:57 p.m.

The Planning Commission reviewed the Implementation Guide, providing timeframe and language changes for City Council consideration as follows:

- 1) Pg. 3, Action SUS-1.5.1 (Sustainability Webpage), Timeframe from Phase II to **Phase I**
- 2) Pg. 3, Action SUS-1.5.3 (Green Business Program), Timeframe from Phase II to **Phase I**
- 3) Pg. 4, Action SUS-3.1.1 (Environmentally Preferable Purchasing Program), Timeframe from Phase II to **Phase I**
- 4) Pg. 4, Action SUS-3.3.1 (Municipal Recycling), Timeframe from Phase III to **ongoing**
- 5) Pg. 6, Action SUS-6.2.1 (Emission Reduction Actions), Timeframe from Phase I then ongoing to **Phase IA, then ongoing**
- 6) Pg. 6, Action SUS-6.2.3 (Climate Action Plan), Timeframe from ongoing to **Phase IA**
- 7) Pg. 7, Action SUS-7.2.2 (Identify Community Garden Locations), Timeframe from Phase II to **ongoing**
- 8) Pg. 7, Action SUS-7.2.3 (Gardening as Recreation), Timeframe from Phase II to **Phase I**
- 9) Pg. 11, Action LU-4.1.2 (Tiered Fee Structure), Timeframe from Phase II to **Phase I**
- 10) Pg. 11, Action LU-4.2.1 (Residential Infill Guidelines), Timeframe from Phase II to **Phase I**
- 11) Pg. 13, Action LU-6.2.3 (Barber Yard SPA Planning), Bullet No. 1, "Address circulation with a focus on extending and improving existing streets into the site that will distribute traffic on multiple streets, and improving connectivity **to the south** in order to reduce traffic impacts on the existing residential neighborhood."

- 12) Pg. 18, Action CIRC-3.43 (Bike Safety in Schools), Timeframe from Phase III to **ongoing**.
- 13) Pg. 19, Action CIRC-5.1.4 (Enhanced B-Line), Timeframe from Phase IV to **ongoing**
- 14) Pg. 21, Action CIRC-9.1.1 (City Travel Demand Management), “**Design and Implement** a City of Chico Travel Demand Management Plan that provides incentives for City employees to commute in modes other than single-occupant vehicles.”
- 15) Pg. 25, Action DT-1.1.1 (Support Downtown Business), “Support Downtown business and property owners by **helping to develop**ing and **fund**ing public/private partnerships, such as business improvement districts, to provide for increased maintenance, cleanliness, security, marketing, business retention and recruitment.”
- 16) Pg. 28, Action DT-5.1.3 (Bicycle and Pedestrian Safety), Timeframe from Phase IV to **ongoing**.
- 17) Pg. 29, Action DT-7.1.1 (Parking Strategy), Timeframe from Phase IV to **ongoing**.
- 18) Pg. 32, Action ED-1.9.1 (Buy Local Campaign), Timeframe from Phase III to **ongoing**.
- 19) Pg. 33, Action ED-2.1.2 (Convention Center and Hotels), Timeframe from Phase IV to **ongoing**.
- 20) Pg. 34, Action PPFS-1.1.6 (Multiple Use of School Facilities), “**Consult with-Encourage** the Chico Unified School District, CSU Chico, Butte College, and the Chico Area Recreation and Parks District to coordinate the joint use of school facilities for community recreation and other public purposes.
- 21) Pg. 35, Action PPFS-4.1.2 (Sanitary Sewer Master Plan), Timeframe from Phase III, then ongoing to **ongoing**.
- 22) Pg. 36, Action PPFS-4.3.1 (Infiltration Program), Timeframe from Phase III to **ongoing**.

- 23) Pg. 36, Action PFFS-5.1.3 (Groundwater Recharge and Quality), “Where feasible given flood **control management** requirements, maintain the natural or existing condition of waterways and floodplains and protect watersheds to ensure groundwater recharge and water quality.”
- 24) Pg. 37, Action PFFS-5.1.4 (Groundwater Protection Development Standards), Timeframe from ongoing to **Phase II**.
- 25) Pg. 39, Action PFFS-8.1.4 (Locations for Waste Management), Timeframe from Phase IV to **ongoing**.
- 26) Pg. 40, Action OS-2.1.1 (Open Space Plan), “**Develop and Adopt** an Open Space and Greenways Master Plan that catalogues the City’s open space land holding, ensures that management and maintenance programs are in place, identifies long-term funding, coordinates with other public and private open space holdings, and prioritizes additional open space acquisitions, dedications, and easements to enhance connectivity, protect resources, and facilitate public access and circulation.”
- 27) Pg. 41, Action OS-3.1.6 (Teichert Ponds Restoration), Timeframe from Phase III to **ongoing**.
- 28) Pg. 41, Action OS-3.1.7 (Five-Mile Operation), Timeframe from Phase IV to **ongoing**.
- 29) Pg. 44, Action OS-6.1.3 (Tree Planting Program), “**Consider establishment of Develop and implement** a tree planting program to reduce air quality impacts.”
- 30) Pg. 46, Action CRHP-2.4.3 (Diversity Action Plan), Timeframe from Phase III to **ongoing**.
- 31) Pg. 46, Action CRHP-3.1.1 (Mechoopda Consultation), Timeframe from Phase III to **Phase II**.

The Planning Commission recessed at 8:02 p.m. and reconvened at 8:13 p.m. Commissioners, consultants, and staff were present as noted.

It was motioned (Barrett) and seconded (Rensink) that the Planning Commission recommend that the City Council approve the Chico 2030 General Plan Implementation Guide.

Motion carried by a vote of 5-0-2 (Juhl-Darlington and O'Donnell absent)

For the Record: Commissioner Merz stated that although he voted favorably, he believes the Implementation Guide is inadequate.

It was motioned (Barrett) and seconded (Kelley) that the Planning Commission adopt Resolution No. 11-03, recommending that the City Council certify the Chico 2030 General Plan Environmental Impact Report.

Motion carried by a vote of 4-1-2 (Merz opposed, Juhl-Darlington and O'Donnell absent)

It was motioned (Barrett) and seconded (Allmon) that the Planning Commission adopt Resolution No. 11-04, recommending that the City Council adopt the Chico 2030 General Plan.

Commissioner Merz wants to suggest that the City Council select Alternative #3 (the "increased density alternative"). Commissioner Barrett rescinded the motion currently on the floor.

It was motioned (Merz) and seconded (Barrett) that the Commission NOT adopt Resolution No. 11-04 (recommending City Council adoption of the 2030 General Plan), but that the Commission instead ask staff to revise the document and develop a work plan based on Alternative #3.

Motion failed by a vote of 1-4-2 (Allmon, Barrett, Rensink, Kelley opposed, Juhl-Darlington and O'Donnell absent)

At 10:10 p.m. the Commission unanimously agreed to extend the meeting to 10:30 p.m. Discussion turned to road connections for future study as shown on Figure CIRC-1 "Roadway System."

It was motioned (Merz) and seconded (Kelley) that the Planning Commission eliminate Eaton Corridor System future connection Study #1 (SR 99 and Hicks Lane) from consideration.

Motion failed by a vote of 1-4-2 (Allmon, Barrett, Rensink, Kelley opposed, Juhl-Darlington and O'Donnell absent)

It was motioned (Merz) and seconded (Kelley) that the Planning Commission eliminate Southwest Chico Circulation System future connection Study #6 (West Park Avenue Extension) from consideration.

Motion carried by a vote of 4-1-2 (Allmon opposed, Juhl-Darlington and O'Donnell absent)

It was motioned (Merz) and seconded (Kelley) that the Planning Commission eliminate Southgate Avenue Circulation System future connection Study #13 (Southgate Avenue Extension to Midway) from consideration.

Motion failed by a vote of 1-3-2-1 (Allmon, Barrett, Rensink opposed, Juhl-Darlington and O'Donnell absent, and Kelley abstained).

It was motioned (Kelley) and seconded (Barrett) that the Planning Commission adopt Resolution No. 11-04, recommending that the City Council adopt the Chico 2030 General Plan.

Motion carried by a vote of 4-1-2 (Merz opposed, Juhl-Darlington and O'Donnell absent).

5. **REGULAR AGENDA** - There were no items for the Regular Agenda.
6. **BUSINESS FROM THE FLOOR** - None
7. **REPORTS AND COMMUNICATIONS**
 - 7.1 **Planning Update** - Planning Services Director Wolfe provided an update of department activities and schedule of upcoming agenda items.
 - 7.2 **Communication(s)** - None
8. **ADJOURNMENT** - There being no further business to come before the Commission, Chair Kelley adjourned the meeting at 10:37 p.m. to the Regular Meeting of April 7, 2011 at 6:30 p.m.

February 2, 2012
Date Approved

_____/s/
Karen Masterson
Administrative Assistant

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
APRIL 7, 2011**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Dan Allmon, Matt Juhl-Darlington, Mike O'Donnell, Ken Rensink, Vice Chair John Merz, and Chair Dave Kelley

Commissioner(s) Absent: Kathy Barrett

Staff Members Present: Mark Wolfe, Planning Services Director; Roger Wilson, Assistant City Attorney; Matt Johnson, Senior Development Engineer; Bob Summerville, Senior Planner; and, Karen Masterson, Administrative Assistant

1. CALL TO ORDER AND ROLL CALL

Chair Kelley called the meeting to order at 6:30 p.m. Commissioners and staff were present as noted.

2. EX PARTE COMMUNICATION - None

3. CONSENT AGENDA - There were no items for this Agenda.

4. PUBLIC HEARING ITEMS - There were no items for this Agenda

5. REGULAR AGENDA

5.1 Workshop for the Update of Title 19 (Land Use and Development Regulations) of the Chico Municipal Code (Courtesy Notice 03-26-11) - In accordance with Phase I of the Work Plan for a Comprehensive Update of Title 19 approved by the City Council, the Planning Commission will conduct a public workshop on updates to Chapter 19.46 (Manufacturing/Industrial Zones) and other Council-directed updates. No formal action will be taken at this meeting. Recommendations from this and other workshops will be consolidated for a single code revision and action by the City Council anticipated during Spring, 2011. *Planning staff recommends that the Planning Commission consider public comments and provide direction to staff on the topics discussed in the agenda report.*

This is the fourth in a series of Title 19 Workshops. Senior Planner Bob Summerville presented the staff report, beginning with changes to Title 19 Chapter 19.46, Manufacturing/Industrial Zones. The MP (Manufacturing/Industrial Park) zoning district is being removed and replaced with IOMU (Industrial Office Mixed Use).

Commissioner Merz suggested, and the Commission agreed, that two uses on page 19.46-3, under Manufacturing and Processing Uses, Table 4-8 (*Laundries and dry cleaning plants* and *Lumber and wood products*) require a Use Permit (UP) in the IOMU zoning district. *Laundries and dry cleaning plants* appear in two sections and should be removed from the Manufacturing and Processing Uses table and appear only in the Services section, where a UP is required in the IOMU. Additionally, staff will work with Assistant City Attorney Wilson regarding the removal of unnecessary footnotes in Section 19.46.

Member of the public, **Kim Scott**, owner of Chico Scrap Metal, addressed the Commission, requesting consideration of adding a “P” (permitted) or a “UP” (Use Permit required) to the *Recycling - Scrap and dismantling yards* use category in the IOMU zoning district. After brief discussion and reference to the City’s definition of “scrap and dismantling” the Commission agreed to Ms. Scott’s suggestion; a UP will be added for this use in the IOMU zoning district.

Attention turned to Attachment C of the staff report, Phase I of the Commission’s Work Plan, 2030 General Plan Action Items and City Council Directives. Commissioner Merz suggested language changes to two definitions in Section 19.04.02, which were agreed to by the Commission as follows: strike “*...nuclear fission/fusion...*” from *Remove Barriers to Renewable Energy (Action SUS-5.2.4)* and strike “*...edible...*” from *Community Gardens (Action SUS-7.2.1)*.

6. BUSINESS FROM THE FLOOR - None

7. REPORTS AND COMMUNICATIONS

7.1 Planning Update - Planning Services Director Wolfe provided an update of department activities and schedule of upcoming agenda items.

7.2 Communication(s) - None

8. ADJOURNMENT - There being no further business to come before the Commission, Chair Kelley adjourned the meeting at 7:45 p.m. to the Regular Meeting of May 5, 2011 at 6:30 p.m.

February 2, 2012
Date Approved

s/s
Karen Masterson
Administrative Assistant



City of Chico
NOTICE OF CANCELLATION
of
April 21, 2011
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the April 21, 2011 adjourned regular meeting of the Planning Commission of the City of Chico is canceled.

The Planning Commission will meet Thursday, May 5, 2011 for a regular meeting at 6:30 p.m. in the City Council Chambers located at 421 Main Street.

By: Karen Masterson, Administrative Assistant
Dated: April 15, 2011

Distribution:

Clerk & Council (8)

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Agenda E-Subscribers

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
MAY 5, 2011**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Dan Allmon, Kathy Barrett, Matt Juhl-Darlington, John Merz, Mike O'Donnell, Ken Rensink, and Chair Dave Kelley

Staff Members Present: Mark Wolfe, Planning Services Director; Matt Johnson, Senior Development Engineer; and Karen Masterson, Administrative Assistant

1. CALL TO ORDER AND ROLL CALL

Chair Kelley called the meeting to order at 6:32 p.m. Commissioners and staff were present as noted.

2. EX PARTE COMMUNICATION Commissioner Juhl-Darlington stated he spoke with Mark Herrera, Commissioner Allmon spoke with a few citizens in general. Commissioner Mike O'Donnell spoke with Butte County District Attorney Mike Ramsey.

3. CONSENT AGENDA - There were no items for this Agenda.

4. PUBLIC HEARING ITEMS

4.1 Amendments to the Chico Municipal Code Regarding the Cultivation, Processing and Distribution of Medical Marijuana - A-C-ST- 99 (City of Chico) (*Noticed 07-22-10; Commission Hearing 08-05-10; Noticed 02-18-11; Council Hearing 03-01-11; Noticed 04-23-11*) - A proposal to amend the Chico Municipal Code to establish regulations regarding the cultivation, processing, and distribution of medical marijuana. The Commission will conduct a public hearing and make a recommendation to the City Council. The proposed amendments have been determined to be exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) (General Rule Exemption) of the CEQA Guidelines. **(Staff Report: Planning Services Director Wolfe)**
Planning staff recommends that the Planning Commission conduct a public hearing on the proposed amendments to the Chico Municipal Code and forward a recommendation to City Council.

Planning Services Director Mark Wolfe briefly reviewed the process to-date addressing medical marijuana and provided a power point presentation. At its March 1, 2011 meeting, the Council requested two amendments to the draft ordinance: A) that the number of dispensaries/collectives/cooperatives within City limits be limited to two; and, B) that a discretionary process, including a public hearing at the City Council level, be formulated for review and approval of application(s).

Following initial discussion by the Commission, Chair Kelley opened the public hearing at 6:52 p.m. Addressing the Commission, in the following order, were:

- **Dylan Tellesen**, representing Citizen's Collective, spoke in favor of the ordinance
- **Andrew Merkel**, representing North Valley Holistic Health, expressed concern that the proposed 10,000 sf grow area allowance may be more than necessary
- **David Kasakove**, supports Citizen's Collective, spoke in favor
- **Benson**, citizen, expressed concern regarding the residential grow ordinance approved by City Council on January 3, 2011
- **Richard Klug**, Gridley citizen, spoke in favor, but also expressed concerns
- **Spencer Doty**, supports Citizen's Collective, in favor of keeping "local."

With no further members of the public wishing to address the Commission, Chair Kelley closed the public hearing at 7:30 p.m.

Following brief discussion and some interpretation clarification, the Commission began page by page review of the draft ordinance and suggested the following amendments:

- 1) Page 1, Definitions, Line 16 is amended to read: "...activities conducted at a medical marijuana facility may also include **the** cultivation..."
- 2) Page 2, Collectives and cooperatives - Permit for medical marijuana facilities, Line 6 is amended to read: "Subject to the provisions of this chapter, medical marijuana facilities are permitted **in** the ML..."
- 3) Page 3, Management and operation of collectives and cooperatives, Lines 9 and 10 are amended to read: "...within the previous ten years or who is currently on parole or probation for a felony ~~or misdemeanor~~ involving the sale..." A straw poll on this amendment failed by the following vote: 3-3-0-1 (Ayes: Barrett, Merz, Rensink. Noes: Allmon, Juhl-Darlington, O'Donnell. Abstain: Kelley). In lieu, the Commission recommends that the 10-year statute be eliminated, unless the 10-year period has existing significance in the context of any ordinance or state law.
- 4) Page 3, Limitation on area used for cultivation purposes, Line 15 is amended to read: "...cultivation activities shall not exceed 10,000 square feet; **however, the space needed for storage of planting and irrigation supplies, equipment, soil amendments, or other activities not directly related to growing plants shall be excluded when calculating the 10,000 square foot limitation.**"
- 5) Page 3, Applications for medical marijuana facilities, Line 18. Staff is requested to clarify "director" in the Definitions section of the ordinance to mean the **Planning Services Director** applicable to all instances of the use of the word "director" in the ordinance.

- 6) Page 4, Applications for medical marijuana facilities, Line 17 is amended to read: "...**maximum** quantities of all chemicals, including fertilizers, stored on the premises."
- 7) Page 5, Operating standards, Line 25. The Commission recommends it be clearly understood that although a non-member may physically walk in to a collective or cooperative facility, they would be prohibited from obtaining medical marijuana.
- 8) Page 6, Operating standards, Line 3 is amended to read: "marijuana cultivated **at onsite**, brought to the facility from an off site location, and distributed to..."
- 9) Page 6, Operating standards, Lines 7 and 8 which state a facility shall maintain "a complete list of its members and current documentation that each member is a qualified patient or primary caregiver..." caused concern amongst the Commission as a possible violation of a patient's right to privacy and/or Federal HIPAA regulations. Staff will follow-up with the city attorney and "**Unless otherwise required by state law**" the language will be removed. A straw poll on this recommendation carried by a vote of 6-0-1 (Juhl-Darlington abstained).

With Commission consensus, Chair Kelley re-opened the public hearing at 8:15 p.m. Commissioner Allmon stated that most public speakers endorsed the ordinance as written, and wondered if the requirement to maintain a member list was of any particular concern. No one from the audience spoke up; however, public speaker David Kasakove wanted to show the Commission what a "prescription card" looked like, removed the card from his wallet and circulated it among the Commissioners. The public hearing was re-closed at 8:18 p.m.

The Planning Commission recessed at 8:18 p.m. and reconvened at 8:28 p.m. Commissioners and staff were present as noted.

- 10) Page 6, Operating standards, Lines 17 and 18. The Commission recommends striking "**health and safety** of the building" and asked Planning staff to refine the language as it pertains to possible adverse effects from any facilit(ies) operation.
- 11) Page 8, Inspection, Line 23. Staff is requested to clarify "building official" in the Definitions section of the ordinance to mean that **person designated by the Building and Development Services Director as the Building Official of the City of Chico**, applicable to all instances of the use of the word "building official" in the ordinance.
- 12) Page 8, Permit Revocation, Lines 11 through 14. Staff is directed to revise the language regarding "residents and nearby properties" to adequately capture the intent to protect persons and/or property from possible adverse effects from facilit(ies) operation.

- 13) Attachment B, Map depicting land available in allowable zoning districts. The Commission recommends that the sub-title of the map be amended to read: “Land Available for Cultivation, **Processing, and/or** Distribution.”
- 14) A majority of the Commission would like the City Council to consider giving preference to members of the local Chico community, during the application and discretionary permitting process, in order to keep resultant revenue and/or charitable giving local.

It was motioned (Merz) and seconded (Juhl-Darlington) that the Planning Commission adopt Resolution No. 11-05, including the 14 amendments outlined above, recommending City Council approval of the proposed Municipal Code amendment.

Motion carried by at vote of 5-2 (Allmon and Kelley opposed)

5. **REGULAR AGENDA** - There were no items for the Regular Agenda
6. **BUSINESS FROM THE FLOOR** - Three members of the public addressed the Commission as follows: 1) David Kasakove wanted to thank the Commission for their efforts this evening; 2) Anonymous made a general comment about traffic roundabouts; and, 3) Anonymous commented on the poor appearance of the air quality when driving to Chico from Paradise.
7. **REPORTS AND COMMUNICATIONS**
 - 7.1 **Planning Update** - Planning Services Director Mark Wolfe provided an update of department activities and schedule of upcoming agenda items.
 - 7.2 **Communication(s)** - None
8. **ADJOURNMENT** - There being no further business to come before the Commission, Chair Kelley adjourned the meeting at 9:00 p.m. to the Regular Meeting of June 2, 2011 at 6:30 p.m.

June 2, 2011
Date Approved

/s/
Karen Masterson
Administrative Assistant



City of Chico
NOTICE OF CANCELLATION
of
May 19, 2011
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the May 19, 2011 adjourned regular meeting of the Planning Commission of the City of Chico is canceled.

The Planning Commission will meet Thursday, June 2, 2011 for a regular meeting at 6:30 p.m. in the City Council Chambers located at 421 Main Street.

By: Karen Masterson, Administrative Assistant

Dated: May 12, 2011

Distribution:

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Agenda E-Subscribers

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
JUNE 2, 2011**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Dan Allmon, Kathy Barrett, Matt Juhl-Darlington, John Merz, Mike O'Donnell, Ken Rensink, and Chair Dave Kelley.

Staff Members Present: Mark Wolfe, Planning Services Director; Roger Wilson, Assistant City Attorney, Matt Johnson, Senior Development Engineer; and, Greg Redeker, Associate Planner.

1. CALL TO ORDER AND ROLL CALL

Chair Kelley called the meeting to order at 6:30 p.m. Commissioners and staff were present as noted.

2. EX PARTE COMMUNICATION

All Commissioners stated they had driven by the project site (964 Myrtle Avenue). In addition, Commissioner Allmon spent some time in the neighborhood and Commissioner Barrett spoke to a neighbor (the appellant) of the subject property.

3. CONSENT AGENDA

3.1 Minutes - Regular Meeting of May 5, 2011

Requested Action: Approve the minutes, with corrections, if any.

It was motioned (Barrett) and seconded (Juhl-Darlington) to approve the minutes of May 5, 2011, as presented, without corrections.

Motion passed by a vote of 7-0

4. PUBLIC HEARING ITEMS

4.1 Appeal of Minor Land Division 11-01 (Hoblin) 964 Myrtle Avenue, APN 015-320-017
(Map Advisory Committee Action 04-15-11; Notice Mailed 04-15-11; Timely Appeal Filed 04-25-11; Planning Commission Public Hearing Notice Published 05-21-11) - An appeal of the Map Advisory Committee's approval of a request to subdivide a 0.67 acre site into two lots, one for an existing residence and another for a future single family residence. The project site is designated Low Density Residential on the General Plan diagram and is located in the R1 (Low Density Residential) zoning district. This project is categorically exempt from environmental review pursuant to Section 15315 of the California Environmental Quality Act Guidelines (Minor Land Divisions). (Staff Report: Associate Planner Greg Redeker)

Planning staff recommends that the Planning Commission adopt Resolution No 11-06, denying the appeal and upholding Map Advisory Committee (MAC) approval of Minor Land Division 11-01 (Hoblin).

Associate Planner Greg Redeker presented the staff report. The proposed project met requirements for a minor land division, therefore it could be considered at the Map Advisory Committee (MAC) level rather than requiring a parcel map go before the Commission. A neighbor to the north of the subject property appealed MAC's approval of the minor land division. Associate Planner Redeker reviewed the appellant's issues raised in the appeal and the staff response to each item.

Chair Kelley opened the public hearing at 7:05 p.m. Addressing the Commission in the following order were:

- **Bill Baber**, representing the appellant (Gary Martin), in favor of upholding appeal
- **Mike Tomlinson**, citizen and former security, in favor of upholding the appeal
- **Susan Wells**, neighbor on Marjorie citing traffic concerns, spoke in favor of upholding the appeal
- **Darryl Brown**, citizen, expressed concerns with traffic in the area
- **Cindy Laidly**, citizen, concerned with flag lot(s) decreasing adjacent property value

Senior Development Engineer, Matt Johnson, interjected between speakers that he would look into the traffic situation in the area, including brush, sight distance and pavement markings.

- **Cheryl Powell Smith**, neighbor on Marjorie, canvassed the neighborhood and presented letters signed by the Marjorie homeowners, all opposed to the project
- **Robert DePalma**, Redding resident, stays with Mr. Martin when in town for cancer treatments, spoke in opposition to the project
- **Gary Martin**, 963 Marjorie, appellant, believes that the legal limitation on flag lot concentration (no more than 10% in a neighborhood) is cause to deny the project. He also expressed concerns regarding tree preservation, noticing and the effect of the project on neighborhood character.
- **Matt Hoblin**, applicant, spoke in favor of the project and spoke to some of the concerns expressed by the neighbors

With no further members of the public wishing to address the Commission, Chair Kelley closed the public hearing at 7:40 p.m. Commissioner Rensink requested clarification as to whether or not the 10% maximum concentration of flag lots had been reached or not.

Association Planner Redeker confirmed the 10% had not been reached and explained the criteria for calculation. Additional questions for members of the public were raised; therefore, the Commission re-opened the public hearing at 7:50 p.m. Addressing the Commission was:

- **Lauren Helmick, Feeney Engineering & Surveying** , indicated that trees smaller than six inches in diameter at breast height do not need to be shown on the plans.

Commissioner Merz expressed displeasure with the process and specifically, with the 100 foot radius for neighbor notification on minor land divisions and boundary line modifications.

It was motioned (Merz) and seconded (Barrett) to send the project back to the Map Advisory Committee.

Assistant City Attorney Wilson stated he does not believe that the Commission has the authority to send/refer this application back to the Map Advisory Committee.

A vote on the motion failed 2-5 (Merz and Barrett in favor, all others opposed).

- **Gary Martin, Appellant**, spoke again about opposition to removal of trees

Chair Kelley re-closed the public hearing at 8:15 p.m.

It was motioned (Kelley) and seconded (O'Donnell) to adopt Resolution No. 11-06, denying the appeal and upholding Map Advisory Committee (MAC) approval of Minor Land Division 11-01 (Hoblin).

*Motion carried by a vote of 4-3
Ayes: Allmon, Juhl-Darlington, O'Donnell, Rensink
Noes: Barrett, Kelley, Merz*

The Commission requested a recommendation to City Council be duly noted in the minutes, that the Commission would favor reviewing possible revisions to the Map Advisory Committee process, specifically with respect to the footage of the buffer zone notification mailing, currently a 100-foot radius and possibly the 10% flag lot saturation threshold.

5. **REGULAR AGENDA** - There were no items on the Regular Agenda.
6. **BUSINESS FROM THE FLOOR** - Commissioner Merz requested that on the next agenda of the Planning Commission we address appointment of a Commissioner to attend meetings of the Sustainability Task Force and provide status reports to the Commission as needed. Chair Kelley mentioned the need to select a Planning Commissioner to serve as an alternate to the Architectural Review and Historic Preservation Board (ARHPB). Both of these items of business will be included on the June 16, 2011 meeting of the Planning Commission.

7. REPORTS AND COMMUNICATIONS

7.1 Planning Update - Planning Services Director Mark Wolfe provided an update of department activities and schedule of upcoming agenda items. The City Council will be discussing Cultivation, Dispensaries and Cooperatives for the use of Medical Marijuana and a long term plan or disposition of Chico Scrap Metal. A second meeting in June will be needed for the Commission's 2011-2012 Work Plan.

7.2 Communication(s) - None

8. ADJOURNMENT - There being no further business to come before the Commission, Chair Kelley adjourned the meeting at 8:25 p.m. to the Adjourned Regular Meeting of June 16, 2011 at 6:30 p.m.

July 21, 2011
Date Approved

/s/
Karen Masterson
Administrative Assistant

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE ADJOURNED REGULAR MEETING OF
JUNE 16, 2011**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Dan Allmon, Kathy Barrett, Matt Juhl-Darlington (arrived at 6:35 p.m.), John Merz, Mike O'Donnell, Ken Rensink, and Chair Dave Kelley.

Staff Members Present: Mark Wolfe, Planning Services Director; Roger Wilson, Assistant City Attorney; Matt Johnson, Senior Development Engineer; Brendan Vieg, Principal Planner; and, Mary Fitch, Administrative Analyst.

1. **CALL TO ORDER AND ROLL CALL**
Chair Kelley called the meeting to order at 6:30 p.m. Commissioners and staff were present as noted.
2. **EX PARTE COMMUNICATION** - There was no ex parte communication to report.
3. **CONSENT AGENDA** - There were no items for this agenda.
4. **PUBLIC HEARING ITEMS** - There were no items for this agenda.
5. **REGULAR AGENDA**
- 5.1 **2011-2012 Planning Commission Work Plan** - The Commission will review a proposed Work Plan to be presented to the City Council for approval at the Council's meeting of August 2, 2011. *Staff recommends that the Planning Commission approve the 2011-2012 Work Plan and forward to City Council.*

Planning Services Director Wolfe and Principal Planner Vieg presented the staff report. Commissioner Merz suggested that Phase I of the Title 19 Update be included in this version of the Work Plan. Discussion turned to the City's existing Best Practices Manual and it was noted that it was not adopted by Council. Commissioner Kelley asked about the Title 18 Update. Principal Planner Vieg stated it is primarily to clean up the area of street standards; Planning Services Director Wolfe added it will set forth certain processes, e.g. requirements for noticing and function of the Map Advisory Committee. Commissioner Kelley asked if parking standards will be a part of either of these updates. Principal Planner Vieg stated that parking standards will be addressed in Phase II of the Title 19 Update. Commissioner Kelley believes the "residential infill, community edge treatments" should be moved up in order of importance in the Work Plan. There was agreement amongst the Commissioners and a request that the Best Practices Manual also be a higher priority.

A member of the public, **Mike Trolinder**, addressed the Commission on this issue, mentioning the importance of a revised sign ordinance, porches over sidewalks and his desire that the City develop a best practices manual for downtown

By unanimous recommendation, the Commission approved the 2011-2012 Work Plan with the following changes: 1) Move “Design Guidelines Update” and “Best Practices Manual” up in priority (to the one-year and two-year column); and, 2) Add Phase I of the Title 19 Update to the Plan.

- 5.2** **Selection of Commission members to serve as an Alternate Member of the Architectural Review and Historic Preservation Board (ARHPB) and as the Commission Liaison to the Sustainability Task Force (STF)** - Commission selection of a member to serve as an Alternate Member of the ARHPB, and of a member to serve as Liaison to the STF. *Staff recommends that the Planning Commission select a member to serve as an alternate member of the ARHPB and a member to serve as Liaison to the STF.*

A motion was made by Chair Kelley and seconded by Commissioner Juhl-Darlington, nominating Commissioner Kathy Barrett as the Alternate Member for the ARHPB.

Motion carried by a vote of 7-0

A motion was made by Chair Kelley to nominate Commissioner John Merz as Liaison to the STF. Commissioner Merz indicated he hoped another Commissioner would volunteer to serve as STF Liaison. Due to timing of the STF meetings, Commissioners Rensink and Allmon stated they were unable to serve. There being no other Commissioner to volunteer, Commissioner Barrett seconded the motion on the floor, nominating Commissioner Merz to serve as Liaison to the STF.

Motion carried by a vote of 7-0

It was noted that, at any time, should another Commissioner wish to serve as STF Liaison, Commissioner Merz would step down.

- 6.0** **BUSINESS FROM THE FLOOR** - Mike Trolinder stated he would like the Commission to increase its participation in the architectural review process.

- 7.0** **REPORTS & COMMUNICATIONS**

7.1 **Planning Update** - Planning Services Director Wolfe provided an update of departmental activities and upcoming schedule of items to go before the Commission.

7.2 **Communication(s)** - None

8.0 **ADJOURNMENT**

There being no further business to come before the Commission, Chair Kelley adjourned the meeting at 7:23 p.m. to the Regular Meeting of the Planning Commission on Thursday, July 7, 2011 at 6:30 p.m.

August 16, 2012

Date Approved

Karen Masterson

Karen Masterson
Administrative Assistant



City of Chico
NOTICE OF CANCELLATION
of
July 7, 2011
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the July 7, 2011 Regular Meeting of the Planning Commission of the City of Chico is canceled.

By: Karen Masterson, Administrative Assistant

Dated: July 7, 2011

Distribution:

Clerk & Council (8)

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Agenda E-Subscribers

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE ADJOURNED REGULAR MEETING OF
JULY 21, 2011**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Dan Allmon, Kathy Barrett, John Merz, and Chair Dave Kelley.

Commissioners Absent: Matt Juhl-Darlington, Mike O'Donnell, and Ken Rensink

Staff Members Present: Mark Wolfe, Planning Services Director; Roger Wilson, Assistant City Attorney; Matt Johnson, Senior Development Engineer; Bob Summerville, Senior Planner; and, Mary Fitch, Administrative Analyst.

1. CALL TO ORDER AND ROLL CALL

Chair Kelley called the meeting to order at 6:30 p.m. Commissioners and staff were present as noted.

2. EX PARTE COMMUNICATION - There was no ex parte communication to report.

3. CONSENT AGENDA

3.1 Minutes - Regular Meeting of June 2, 2011

Requested Action: Approve the minutes, with corrections, if any.

A motion was made by Commissioner Merz and seconded by Commissioner Allmon, to approve the minutes of the Regular Meeting of June 2, 2011, as presented, without corrections.

The motion carried by a vote of 4-0-3 (Juhl-Darlington, O'Donnell, and Rensink absent)

4. PUBLIC HEARING ITEMS

4.1 Title 19 Update - Phase I - Workshops held 12/16/10, 2/3/11, 3/3/11, and 4/7/11; Public Hearing Notice published 6/13/11 (E-R) and 6/16/11 (CN&R); Public Hearing 7/7/11 cancelled due to lack of quorum; Re-noticed 7/11/11 - The Planning Commission will consider forwarding a recommendation to the City Council for the Comprehensive Update of Title 19 (Land Use and Development Regulations) on the Chico Municipal Code. The recommended amendments to Title 19 are in accordance with a Work Plan approved by the City Council which divides the update into two phases: Phase I addresses the components that are necessary to implement the recently adopted 2030 General Plan; Phase II includes General Plan action items, City Council directives, and many other improvements to Title 19. The recommendation is to adopt all items in Phase I, including a new City zoning map

which illustrates the rezoning of multiple properties throughout Chico that would result from adoption of the Title 19 amendments. The new zoning map provides direct consistence between zoning and the land use designations for all properties illustrated on the General Plan Land Use Diagram that was adopted in April 2011. ***Planning staff recommends that the Planning Commission adopt Resolution No. 11-07, recommending that the City Council adopt an ordinance amending Title 19 of the Chico Municipal Code regarding changes necessary to implement the 2030 General Plan, including the rezoning of multiple properties in the City of Chico.***

Senior Planner Bob Summerville presented the staff report and noted several “housekeeping” items:

- 1. An Addendum to the staff report was prepared as a result of strikeout amendments of Chapter 19.48, Airport Zones, which were inadvertently omitted from the draft ordinance: (Sections 19.48-5, 19.48-6, and 19.48-7). Those amendments were discussed at the workshop held in February, 2011 and no changes were recommended by the Commission.***
- 2. The R-1 residential density figure on page 15 reflects the old maximum of 6 units per acre and will be corrected to read “7 units per acre.”***
- 3. A typographical error on page 25 was noted: Multi-Family Housing footnote shown as “2” should read “4” and will be corrected in the final draft ordinance.***

Senior Planner Summerville answered questions from the Commission and explained the reason for addressing the Title 19 amendments in two phases.

Chair Kelley opened the public hearing at 6:47 p.m. Addressing the Commission on this item were: **Brian Littrell, BT Chapman, Mark Smith, Kim Scott, Norm Dessler, Roy Green, Howard Beech, and Ernest Witt.** There being no further speakers to address the Commission, Chair Kelley closed the public hearing at 7:17 p.m.

Chair Kelley asked about measurement of building heights in the downtown area. Senior Planner Summerville indicated that would be addressed in Phase II amendments and in collaboration with the Architectural Review and Historic Preservation Board (ARHPB). Commissioner Merz expressed concern about the zoning of the property where Dave’s Chico Muffler is located.

The Planning Commission recessed at 7:27 p.m. and reconvened at 7:35 p.m. Commissioners and staff were present as noted.

A motion was made by Chair Kelley, and seconded by Commissioner Barrett, that Assessor's Parcel No. 004-241-004-000 (Dave's Chico Muffler at 545 Broadway) be incorporated into the Downtown South zoning district.

Motion carried by a vote of 4-0-3 (Juhl-Darlington, O'Donnell, Rensink absent)

A motion was made by Commissioner Merz, and seconded by Commissioner Barrett, that "Banks" and "Financial Services" be separated in both their definition and where they are in the land use tables. Move "Financial Services" to "office" land use and require a use permit for "Financial Services" in the Downtown North zoning district.

Motion carried by a vote of 3-1-3 (Allmon opposed; Juhl-Darlington, O'Donnell, Rensink absent)

Senior Planner Summerville stated that staff identified a strikeout for mortuary/funeral home land use in the RMU district that was supported by the Commission at its workshop in February, 2011. This renders Bidwell Chapel at Normal and West 3rd Street a non-conforming use. For this reason, staff will remove the strikeout, thereby allowing the use with a use permit in the RMU district throughout the City. The Commission agreed.

Another issue discussed at the February, 2011 workshop was eliminating the exemption for a single-family home needing a planned development permit (PDP) in the -RC (Resource Constraint) overlay zoning district, if the home does not encroach onto sensitive biotic resources. The Commission consensus was to eliminate the exemption and require a PDP in the -RC zoning district.

Portable signs were once illegal throughout the City. Two years ago, the code section was repealed, thereby permitting portable signs in certain areas, for a period of two years until a more permanent solution was reached. As the code section is set to expire on June 30, 2011, staff is recommending extension of the temporary code section for another two years. A more permanent solution can be considered during Phase II of the Title 19 Update.

A motion was made by Commissioner Merz, and seconded by Chair Kelley, to extend the code section for another two years, until June 30, 2013.

Motion carried by a vote of 4-0-3 (Juhl-Darlington, O'Donnell, Rensink absent)

A motion was made by Commissioner Merz, and seconded Commissioner Allmon, that all non-residential uses require a use permit in the Residential Mixed Use (RMU) zoning district.

Motion failed on a 2-2-3 vote (Barrett, Kelley opposed; Juhl-Darlington, O'Donnell, Rensink absent)

A motion was made by Chair Kelley, and seconded by Commissioner Barrett, that the Commission adopt Resolution No. 11-07, recommending that the City Council adopt an ordinance amending Title 19 of the Chico Municipal Code regarding changes necessary to implement the 2030 General Plan, including the rezoning of multiple properties in the City of Chico, with the additional conditions of approval as agreed to at this meeting.

Motion carried by a vote of 4-0-3 (Juhl-Darlington, O'Donnell, Rensink absent)

5. **REGULAR AGENDA** - There were no items for the Regular Agenda.
6. **BUSINESS FROM THE FLOOR** - None
7. **REPORTS & COMMUNICATIONS**
 - 7.1 **Planning Update** - Planning Services Director Wolfe provided an update of departmental activities and upcoming schedule of items to go before the Commission.
 - 7.2 **Communication(s)** - The following communications were reviewed at this meeting:
 - a. Title 19 Update, Chapter 19.48 Airport Zones, Report Addendum dated July 7, 2011
 - b. Letter from Norman Elarth received July 6, 2011
 - c. Email from Jon Luvaas received July 7, 2011
 - d. Revised letter from Brian Littrell, Coldwell Banker, received July 7, 2011

8. **ADJOURNMENT**

There being no further business to come before the Commission, Chair Kelley adjourned the meeting at 8:33 p.m. to the Regular Meeting of the Planning Commission on Thursday, August 4, 2011 at 6:30 p.m.

July 19, 2012
Date Approved

Karen Masterson
Karen Masterson
Administrative Assistant

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
AUGUST 4, 2011**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Dan Allmon, Kathy Barrett, Matt Juhl-Darlington, John Merz, Mike O'Donnell, and Chair Dave Kelley.

Commissioners Absent: Ken Rensink

Staff Members Present: Mark Wolfe, Planning Services Director; Roger Wilson, Assistant City Attorney; Matt Johnson, Senior Development Engineer; James Coles, Housing Manager; Greg Redeker, Associate Planner, Mike Sawley, Associate Planner, and, Mary Fitch, Administrative Analyst.

1. CALL TO ORDER AND ROLL CALL

Chair Kelley called the meeting to order at 6:30 p.m. Commissioners and staff were present as noted.

2. EX PARTE COMMUNICATION

Allmon: Visited site, spoke with Laurie Doyle and Kim Scott

Barrett: Spoke with Laurie Doyle and Jim Stevens

Juhl-Darlington: Spoke with Laurie Doyle, Jim Stevens, Kim Scott, and Mary Flynn

Merz: Visited site, spoke with Laurie Doyle and Jim Stevens

O'Donnell: Spoke with Laurie Doyle

Kelley: Visited the site, met with Laurie Doyle and Jim Stevens

3. CONSENT AGENDA - There were no items for this agenda.

4. PUBLIC HEARING ITEMS

4.1 Harvest Park Parcel Map PM 11-02, Planned Development Permit PDP 11-01, and Use Permit UP 11-10 (Central California Housing Corporation) APN No. 006-150-119 (20-day hearing notice published 07-15-11) - A proposed parcel map, planned development permit and use permit for a 90-unit affordable housing development on a roughly five-acre site located on the south side of W. East Avenue, between Esplanade and Holly Avenue. The site is designated Residential Mixed-Use on the General Plan Diagram and is located in the OR-PD (Office Residential-Planned Development) overlay zoning district. *Planning staff recommends that the Planning Commission adopt Resolution No. 11-08, adopting a Negative Declaration and approving the project.*

Associate Planner Sawley presented the staff report and answered questions from the Commission. Chair Kelley opened the public hearing at 6:44 p.m. and invited the applicant to make a presentation. Applicant representative Laurie Doyle and project architect Renner Johnston provided information and answered questions about the project.

Speaking in favor of the project were:

- **Mark Stemen**, citizen, while approves the project and likes the community garden aspect he expressed concerns about the greenhouse gas emissions and an alternative transportation stop.
- **Steven Blanchard (Orchard Supply)**, discussed community and that everyone's needs to work together for good growth.

Speaking in opposition to the project were:

- **Louis Nevins**, discussed the need for the Eaton Road extension to be completed prior to this Project to mitigate traffic impacts of this Project
- **Lorena Peden**, member of Pebblewood Pines board but here as a neighbor only, expressed concerns about traffic, the width of the easement and requested a 8' fence be required as was for Mission Ranch.
- **Norman Dessler**, neighbor, submitted an original petition, signed by 132 neighbors, expressing opposition to the Project..
- **Axel Hochkoepler**, neighbor, discussed aesthetic and setback concerns and read a letter from Don Anderson, in opposition to the project
- **Gary Taylor**, property manager for Pebblewood Pines, concerned about reduced setbacks invading on the privacy of neighbors.
- **Mike Almlie**, Pebblewood Pines Board of Directors Chair, also discussed setbacks and visual barrier.
- **Greg Webb**, developer, expressed concerns regarding the project setback.
- **Chris Giampaoli** expressed concerns about the project density.

Chair Kelley closed the public hearing at 7:54 p.m. Chair Kelley requested information regarding the stop light. Senior Development Engineer, Matt Johnson, discussed the stop light is a city requirement and will sequence with the one at Cussick.

Further discussion by Commissioners and staff regarding traffic, density, and Eaton Road extension.

The Planning Commission recessed at 8:07 p.m. and reconvened at 8:22 p.m. Commissioners and staff were present as noted.



Laurie Doyle, applicant representative, discussed parking concerns, location of community garden, solar options, and bus stop location and alternative transportation options.

Commissioner Juhl-Darlington moved that the Planning Commission adopt Resolution No. 11-08, adopting a negative declaration for the project and approving Parcel Map 11-02, Planned Development Permit 11-01, and Use Permit 11-10, subject to the conditions of approval contained therein.

Commissioner Barrett seconded the motion on the floor, with a amendment to clarify that the Commission is approving the elevation labeled "Attachment E" to the agenda report. Commissioner Juhl-Darlington accepted the amendment.

Commissioner Merz requested a amendment to the motion to include a condition to allow for a community garden. Commissioner Juhl-Darlington accepted the amendment.

Motion carried by a vote of 4-2-1 (Kelley and Merz opposed; Rensink absent)

- 4.2 **Appeal of Boundary Line Modification 11-01 (Imhoff & Colvin) 1497 & 1497 ½ Hawthorne Avenue; APNs 045-452-002 and -003** - An appeal of the Map Advisory Committee's approval of a request to modify the common property line between two parcels generally located at the southwest corner of Hawthorne Avenue and Verbena Lane. Both parcels are developed with older single-family residences. The project site is designated Low Density Residential on the General Plan Diagram, and is located in the R1 (Low Density Residential) zoning district. *Planning staff recommends that the Planning Commission adopt Resolution No. 11-09, denying the appeal and upholding Map Advisory Committee (MAC) approval of Boundary Line Modification 11-01 (Imhoff & Colvin).*

Commissioner Allmon recused himself since he works for one of the property owners, and left the Chambers

Associate Planner Redeker presented the staff report and answered questions from the

Commission. Chair Kelley opened the public hearing at 9:34 p.m. and invited the applicant to make a presentation. Representing the homeowners, Doug Imhoff and Bill Colvin provided information and answered questions about the project.

Members of the public addressing the Commission on this agenda item were:

- **Jess Pitney**, neighboring property owner, discussed adjacent onstreet parking and improvements.
- **Danae Ehart**, neighboring property owner, stated they compromised square footage to get the cul-de-sac and stressed the importance of safety.

There being no further speakers wishing to address the Commission, the public hearing was closed at 9:43 p.m.

It was motioned (Kelley) and seconded (O'Donnell) to adopt Resolution No. 11-09, denying the appeal and upholding Map Advisory Committee (MAC) approval of Boundary Line Modification 11-01 (Imhoff & Colvin).

Motion carried by a vote of 5-0-1-1 (Allmon disqualified, Rensink absent)

Follow-up to Item 4.1 Harvest Park Parcel Map PM 11-02, Planned Development Permit PDP 11-01, and Use Permit UP 11-10 (Central California Housing Corporation) APN No. 006-150-119

Commissioner Barrett inquires if the Commission can reconsider its vote on Harvest Park project. She felt the issue of setbacks was not adequately considered.

Assistant City Attorney Wilson explained the Commission may only reconsider its earlier vote if a Commissioner who voted in the majority for the project's approval requests reconsideration.

Commissioner Barrett moved that the Planning Commission reconsider its earlier decision to adopt Resolution No. 11-08, adopting a negative declaration for the project and approving Parcel Map 11-02, Planned Development Permit 11-01, and Use Permit 11-10, subject to the conditions of approval contained therein.

Commissioner Merz seconded the motion.

Motion fails with a vote of 3-3-1 (Allmon, Juhl-Darlington, O'Donnell opposed; Rensink absent).

5. **REGULAR AGENDA** - There were no items for the Regular Agenda.

6. **BUSINESS FROM THE FLOOR** - None

Planning Commission Minutes
Regular Meeting of August 4, 2011
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7. **REPORTS AND COMMUNICATIONS**

7.1 **Planning Update** - Planning Services Director Wolfe provided an update of department activities and schedule of upcoming agenda items.

7.2 **Communication(s)** - None

8. **ADJOURNMENT** - There being no further business to come before the Commission, Chair Kelley adjourned the meeting at 10:13 p.m. to the Regular Meeting of September 1, 2011 at 6:30 p.m.

3/16/14
Date Approved


/s/
Mark Wolfe
Community Development Director



City of Chico
NOTICE OF CANCELLATION
of
August 18, 2011
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the August 18, 2011 adjourned regular meeting of the Planning Commission of the City of Chico is canceled.

The Planning Commission will meet September 1, 2011 for a regular meeting at 6:30 p.m. in the City Council Chambers of the Chico Municipal Center, 421 Main Street.



By: Judy Cooper, Office Assistant III
Dated: August 11, 2011

Distribution:

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**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
SEPTEMBER 1, 2011**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Dan Allmon, Kathy Barrett, Matt Juhl-Darlington, John Merz, Mike O'Donnell and Chair Dave Kelley.

Commissioners Absent: Ken Rensink

Staff Members Present: Mark Wolfe, Planning Services Director; Roger Wilson, Assistant City Attorney; Matt Johnson, Senior Development Engineer; Greg Redeker, Associate Planner; and, Mary Fitch, Administrative Analyst.

1. CALL TO ORDER AND ROLL CALL

Chair Kelley called the meeting to order at 6:30 p.m. Commissioners and staff were present as noted.

2. EX PARTE COMMUNICATION -

Barrett: Spoke with Jim Stevens and drove by the site

Merz: Spoke with Laurie Doyle and Jim Stevens and drove by site

O'Donnell: Spoke with Jim Stevens

Kelley: Recusing himself due to professional relationship with the applicant

3. CONSENT AGENDA - There were no items for this agenda.

4. PUBLIC HEARING ITEMS

4.1 Parcel Map 11-01 (York) 1856 Lodge Pine Lane, APN 043-080-028

A request to subdivide a 0.63 acre site into two lots for single-family residential development. Both lots will be flag lots, reached via an accessway off of Lodge Pine Lane. The site is designated Low Density Residential on the City of Chico General Plan Diagram and is located in the R1 Low Density Residential zoning district. *Planning staff recommends that the Planning Commission adopt the findings contained in the agenda report and approve Parcel Map 11-01 (York) subject to the recommended conditions of approval.*

Associate Planner Redeker presented the staff report and answered questions from the Commission. Following initial discussion by the Commission, Chair Kelley opened the public hearing at 6:38 p.m. and invited the applicant to make a presentation.

Jim Stevens, applicant representative, discussed the project. Following discussion by the Commission and applicant, addressing the Commission, in the following order, were:

- **Eric Ayars**, neighbor, expressed concerns there were CC&Rs for the property prohibiting subdivision with access through the properties and this project violates existing CC&Rs.
- **John Young**, neighbor, was one of the first to build a home here and was under the impression the CC&Rs would not be affected when he signed the annexation to trade off the right to maintain the sewer, drainage, etc. He also expressed concern this project would adversely affect property values.
- **Dave Nott**, neighbor, read from the CC&Rs also expressing concern regarding the easement.
- **Patrice York**, project applicant, spoke in favor of the project indicating their desire to build two single family homes on a vacant lot they have owned and maintained for 20 years which they were permitted to do in 2002 but waited until they were ready to build.

With no further members of the public wishing to address the Commission, Chair Kelley closed the public hearing at 7:23 p.m.

Following was a brief discussion regarding the easement and discussing other options.

It was motioned (Juhl-Darlington) and seconded (Barrett) that the Planning Commission approve Parcel Map 11-01 (York) subject to the recommended conditions of approval.

Motion carried by a vote of 4-1-1-1 (Merz opposed, Kelley abstained, Rensink absent).

Planning Services Director Wolfe explained the appeal deadline.

Chair Kelley returned to the Council Chambers at 7:34 p.m.

5. **REGULAR AGENDA** - There were no items for the Regular Agenda.
6. **BUSINESS FROM THE FLOOR** – None.
7. **REPORTS & COMMUNICATIONS** - Planning Services Director Wolfe provided an overview of the September 6 City Council meeting in regards to the Title 19 update and an appeal of the approval of Harvest Park. He also provided an update of department activities and schedule of upcoming agenda items.

- 7.1 **Planning Update** - Planning Services Director Wolfe provided an update of department activities and schedule of upcoming agenda items.
- 7.2 **Communication(s)** - Assistant City Attorney Wilson addressed the 'call for question' issue for the Commission in clarifying the formal procedure of voting.
8. **ADJOURNMENT** - There being no further business to come before the Commission, Chair Kelley adjourned the meeting at 7:49 p.m. to the Adjourned Regular Meeting of September 15, 2011 at 6:30 p.m.

3/16/14
Date Approved

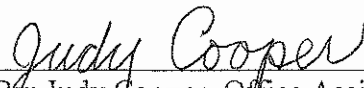
/s/
Mark Wolfe
Community Development Director



City of Chico
NOTICE OF CANCELLATION
of
October 6, 2011
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the October 6, 2011 regular meeting of the Planning Commission of the City of Chico is canceled.

The Planning Commission will meet October 20, 2011 for an adjourned regular meeting at 6:30 p.m. in the City Council Chambers of the Chico Municipal Center, 421 Main Street.


By: Judy Cooper, Office Assistant III
Dated: September 21, 2011

Distribution:

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City of Chico
NOTICE OF CANCELLATION
of
October 20, 2011
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the October 20, 2011 adjourned regular meeting of the Planning Commission of the City of Chico is canceled.

The Planning Commission will meet November 3, 2011 for a regular meeting at 6:30 p.m. in the City Council Chambers of the Chico Municipal Center, 421 Main Street.


By: Judy Cooper, Office Assistant III
Dated: October 6, 2011

Distribution:

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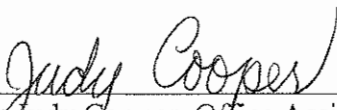
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City of Chico
NOTICE OF CANCELLATION
of
November 3, 2011
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the November 3, 2011 regular meeting of the Planning Commission of the City of Chico is canceled.

The Planning Commission will meet November 17, 2011 for an adjourned regular meeting at 6:30 p.m. in the City Council Chambers of the Chico Municipal Center, 421 Main Street.



By: Judy Cooper, Office Assistant III
Dated: October 24, 2011

Distribution:

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City of Chico
NOTICE OF CANCELLATION
of
November 17, 2011
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the November 17, 2011 adjourned regular meeting of the Planning Commission of the City of Chico is canceled.

The Planning Commission will meet December 1, 2011 for a regular meeting at 6:30 p.m. in the City Council Chambers of the Chico Municipal Center, 421 Main Street.


By: Judy Cooper, Office Assistant III
Dated: November 4, 2011

Distribution:

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City of Chico
NOTICE OF CANCELLATION
of
December 15, 2011
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the December 15, 2011 adjourned regular meeting of the Planning Commission of the City of Chico is canceled.

The Planning Commission will meet Thursday, January 5, 2012 for a regular meeting at 6:30 p.m. in the City Council Chambers located at 421 Main Street.

By: Karen Masterson, Administrative Assistant
Dated: December 8, 2011

Distribution:

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