



City of Chico
NOTICE OF CANCELLATION
of
January 5, 2012
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the January 5, 2012 regular meeting of the Planning Commission of the City of Chico is canceled.

The Planning Commission will meet Thursday, January 19, 2012 for an adjourned regular meeting at 6:30 p.m. in the City Council Chambers located at 421 Main Street.

By: Karen Masterson, Administrative Assistant

Dated: December 22, 2011

Distribution:

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City of Chico
NOTICE OF CANCELLATION
of
January 19, 2012
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the January 19, 2012 adjourned regular meeting of the Planning Commission of the City of Chico is canceled.

The Planning Commission will meet Thursday, February 2, 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: January 4, 2012

Distribution:

City Clerk/State Mandated (2)

Post: Council Chambers

Post: Website

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City Council

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**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
FEBRUARY 2, 2012**

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

Commissioner(s) Absent: None

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

1. CALL TO ORDER AND ROLL CALL

As Planning Commission Secretary, Planning Services Director (PSD) Wolfe called the meeting to order at 6:30 p.m. Commissioners and staff were present as noted.

2. ELECTION OF OFFICERS

PSD Wolfe opened nominations for the office of chair.

Commissioner O'Donnell motioned to nominate Commissioner Juhl-Darlington and Commissioner Rensink seconded the motion.

Commissioner Merz motioned to nominate himself and Commissioner Kelley seconded the motion.

With no further nominations for chair, PSD Wolfe closed the nominations and called for the vote, first on the nomination of Commissioner Juhl-Darlington. The motion carried by a majority vote as follows:

AYES: Allmon, Juhl-Darlington, O'Donnell, Rensink

PSD Wolfe opened nominations for the office of vice chair.

Commissioner Merz motioned to nominate Commissioner Barrett and Commissioner Kelley seconded the motion.

Chair Juhl-Darlington motioned to nominate Commissioner O'Donnell and Commissioner Rensink seconded the motion.

With no further nominations for vice chair, PSD Wolfe closed the nominations and called for the vote, first on the nomination of Commissioner Barrett. The motion carried by a majority vote as follows:

AYES: Barrett, Kelley, Merz, Rensink

Chair Juhl-Darlington and Vice Chair Barrett took their respective places on the dais and Chair Juhl-Darling presided over the balance of the meeting.

3. EX PARTE COMMUNICATION

Allmon: Visited project site and spoke with one resident (Agenda Item 5.2)

Barrett: Spoke with John Anderson (representing applicant, Agenda Item 5.2)

Kelley: Spoke with Nick Ambrosia regarding possible placement of community art at the project site (Agenda Item 5.2)

Merz: Visited both project sites (Agenda Items 5.1 and 5.2)

O'Donnell: Spoke with Hosana and Alec Patience, Jim Stevens (representing applicant) and visited the project site (Agenda Item 5.2)

4. CONSENT AGENDA

4.1 Minutes - Adjourned Regular Meeting of December 16, 2010

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

A motion was made (Merz) and seconded (Barrett) to approve the minutes of December 16, 2010, as presented, without corrections.

Motion carried by a vote of 3-0 (Barrett, Kelley and Merz in favor)

Note: The remaining four Commissioners were not seated at the time of this meeting and, therefore, were not able to vote on the December 16, 2010 minutes.

4.1 Minutes - Regular Meeting of February 3, 2011

Minutes - Regular Meeting of March 3, 2011

Minutes - Adjourned Regular Meeting of March 10, 2011

Minutes - Adjourned Regular Meeting of March 24, 2011

Minutes - Regular Meeting of April 7, 2011

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

Administrative Assistant Masterson stated that there were corrections to the minutes of March 3, 2011 (pages 3 and 4) to correct the spelling of Associate Planner Redeker's last name. There was also one language addition to the minutes of April 7, 2011 (page 2 of 2) to confirm the Commission's agreement with a language change to the Municipal Code, Title 19, Section 19.04.02, suggested by Commissioner Merz at the April 7, 2011 meeting.

It was motioned (Merz) and seconded (Kelley) to approve the minutes of February 3, 2011; March 3, 2011; March 10, 2011; March 24, 2011; and, April 7, 2011 as presented, with the adjustments noted by Administrative Assistant Masterson.

Motion carried by a vote of 7-0

5. **PUBLIC HEARING ITEMS**

PSD Wolfe requested, and the Commission was in agreement, that the order of the two items on this Agenda be changed, addressing Item 5.2 prior to Item 5.1.

5.2 **Planned Development Permit 11-02 and Parcel Map 11-05 (Giezentanner) East 20th and Hutchinson Streets - APNs 018-490-138 through -155 (Noticed 01-21-12) - A**

request to approve a parcel map and planned development permit to merge 18 lots into two lots, and authorize modifications to development standards to facilitate development of a 26-unit multi-family apartment project. The Planning Commission will also conduct site design and architectural review for the project. The site is designated Medium-High Density Residential on the General Plan diagram, and is located in an R3 (Medium-High Density Residential) zoning district. This project is categorically exempt from environmental review pursuant to Section 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines. *On January 31, 2012 the applicant submitted a revised project proposal to Planning Services. Staff recommends that the revised project be continued to a future meeting in order to provide adequate time for review by the public, the Commission, and City Staff.*

It was motioned (Rensink) and seconded (Kelley) that consideration of Planned Development Permit 11-02 and Parcel Map 11-05 (Giezentanner) be continued to the adjourned regular meeting of the Planning Commission on February 16, 2012.

Motion carried by a vote of 7-0

5.1 **Parcel Map 11-03 (Lassen Road Opportunity 1, LLC) 1370 East Lassen Avenue, APN 015-020-019 - A** proposal to subdivide a 3-acre site into two parcels and to divide the airspace within an existing building into non-residential condominium suites. No development is proposed. Located in north Chico on the northeast corner of East Lassen Avenue at Ridgewood Drive, the site is designated Office Mixed Use on the General Plan diagram and located in the OR-AOB1 (Office Residential, within the B1 Airport Overflight Zone) zoning district. This project is categorically exempt from environmental review pursuant to Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines. *Staff recommends that the Planning Commission adopt Resolution No. 12-01, approving Parcel Map 11-03 (Lassen Road Opportunity 1, LLC), based on the findings and subject to the conditions of approval contained therein.*

Associate Planner Mike Sawley presented the staff report, explaining this was a condo conversion to split up the interior of an existing building. Commissioner Merz expressed his desire for the applicant to consider solar panels for shading purposed rather than trees.

Chair Juhl-Darlington opened the public hearing at 6:49 p.m. Addressing the Commission was **Jim Stevens, NorthStar Engineering**, representing the applicant. Commissioner Merz asked about an easement for the adjacent property to the east. Senior Development Engineer Matt Johnson advised that an easement for the adjacent property to the east is a condition of approval. With no further speakers to address the Commission, the public hearing was closed at 6:53 p.m.

It was motioned (Merz) and seconded (O'Donnell) that the Planning Commission adopt Resolution No. 12-01, approving Parcel Map 11-03 (Lassen Road Opportunity 1, LLC), based on the findings and subject to the conditions of approval contained therein.

Motion carried by a vote of 7-0

6. **REGULAR AGENDA** - There were no items for the Regular Agenda
7. **BUSINESS FROM THE FLOOR**
Mark Stemen stated he felt that the Hutchinson Green project (Agenda Item 5.2, Giezentanner) be held back from approval until after the City has adopted its Climate Action Plan.
8. **REPORTS AND COMMUNICATIONS**
 - 7.1 **Planning Update** - Principal Planner Brendan Vieg provided a status update on the key items in the Planning Commission's 2011-2012 Work Plan. PSD Wolfe will report back regarding having a member of the Commission serve on the Sustainability Task Force. It was noted that a draft of the Climate Action Plan, lead by the General Services Department, is scheduled to be released sometime in March, 2012.
 - 7.2 **Communication(s)** - None
8. **ADJOURNMENT** - There being no further business to come before the Commission, Chair Juhl-Darlington adjourned the meeting at 7:17 p.m. to the Adjourned Regular Meeting of February 16, 2012 at 6:30 p.m.

April 19, 2012
Date Approved

/s/
Karen Masterson
Administrative Assistant

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE ADJOURNED REGULAR MEETING OF
FEBRUARY 16, 2012**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Dan Allmon, Dave Kelley (arrived at 6:32 p.m.), John Merz, Mike O'Donnell, Ken Rensink, Vice Chair Barrett, and Chair Juhl-Darlington

Commissioner(s) Absent: None

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

1. CALL TO ORDER AND ROLL CALL

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

2. EX PARTE COMMUNICATION

Allmon: Met with Jim Stevens, NorthStar Engineering

Merz: Received a call from Tovey Giezentanner

Barrett: Spoke briefly with Jim Stevens by phone

Juhl-Darlington: Spoke with Tovey Giezentanner

O'Donnell: Spoke with Alec and Hosana Patience and Jim Stevens

Rensink: Spoke with Jim Stevens, Mark Stemen, and residents Genga, Hana, and Patience

Kelley: Received a call from Jim Stevens

3. CONSENT AGENDA

There were no items listed for the Consent Agenda. It was noted that draft minutes of the February 2, 2012 meeting of the Planning Commission were included with the agenda packet; however, because they were not listed on the Consent Agenda, they will be considered at the next meeting of the Planning Commission.

4. PUBLIC HEARING ITEMS

- 4.1 Planned Development Permit 11-02 and Parcel Map 11-05 (Giezentanner) East 20th and Hutchinson Streets - APNs 018-490-138 through -155** *(Noticed 01-21-12; Continued from 02-02-12)* - A request to approve a parcel map and planned development permit to merge 18 lots into two lots, and authorize modifications to development standards to facilitate development of a 22-unit multi-family apartment project. The Planning Commission will also conduct site design and architectural review for the project. The site

is designated Medium-High Density Residential on the General Plan diagram, and is located in an R3 (Medium-High Density Residential) zoning district. This project is categorically exempt from environmental review pursuant to Section 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines. *This project was continued from the 2/2/12 meeting to allow sufficient time for review and analysis of a modified design which reduced the number of apartments from the previously proposed 26 units to 22 units. Planning staff recommends that the Planning Commission adopt Resolution No. 12-02, approving Tentative Parcel Map 11-05 and Planned Development Permit 11-02 (Giezentanner), based on the findings and subject to the conditions of approval contained therein.*

Associate Planner Greg Redeker presented the staff report, reviewing highlights of the latest proposal, the site plan, and modifications to development standards requested. Senior Development Engineer Matt Johnson requested that the applicant confirm that they would take care of standard improvements required as a result of the development.

Chair Juhl-Darlington opened the public hearing at 6:45 p.m. Members of the public addressing the Commission on this agenda item were:

- **John Anderson**, representing the applicant, presented a brief power point presentation which included a summary of the proposed project's energy conservation/sustainability features. He stated that at the pre-application neighborhood meeting, people indicated they liked the project, but desired fewer units and additional parking. The proposed project was further modified so as not to compete with the carriage house rentals of some of the residents.
- **Alec Patience** spoke in opposition, circulated a petition against the development, does not want a "transitional" neighborhood.
- **Hosana Patience** spoke in opposition, does not want apartments at the entrance to the neighborhood.
- **Carolyn Hana** spoke in opposition, would prefer single-family homes or rowhouses.
- **Michael Genga** spoke in opposition, does not want a rental neighborhood, parking is already an issue.
- **Gary Loustale** spoke in opposition, would not have purchased his property if he knew apartments would be developed.
- **Sharon Caspers** spoke in opposition, traffic, speeding, and parking problems already exist, quality of life will be worse.
- **Gary Powell** spoke in opposition, came to Chico for low density, does not want a transient development.
- **Bobby Walden** spoke in opposition, parking is an issue, does not want renters.
- **Laura Hazzard** spoke in favor, knew it was medium-high density, likes the design and the fact the number of units was reduced.
- **Mark Stemen**, representing Butte Environmental Council, spoke in favor, impressed with developer's work, sustainability features and addition of a community garden; more parking and lower density are against the principles of the General Plan.

- **Jen Denzel** spoke in opposition, likes the way the proposed project looks, matches their units, but disappointed that the units will be rentals; currently rents a studio and stated the renters are stable members of the community.
- **Mike Trolinder** spoke in favor, very beautiful design, fits the neighborhood well and the quality of the project should not attract “trash.”
- **Brian Eisermann** spoke in opposition, parking and noise are already issues, neighborhood owners with rentals are in control, does not want apartments without a resident manager.
- **John Anderson** was recalled by Commissioner Kelley to address the question of a resident manager which was deferred to Tovey Giezentanner (proposed project owner).
- **Tovey Giezentanner** stated there will be a resident manager on-site.

There being no further speakers to address the Commission, the public hearing was closed at 7:36 p.m.

Commissioner Kelley explained the Commission’s role in the architectural review, and stated that the Commission cannot control who moves in; it is not relevant to their decision. Senior Development Engineer Matt Johnson was asked to follow-up with the Police Department regarding speeding enforcement in the area.

Commissioner O’Donnell wants to preserve the uniqueness of neighborhoods and cannot think of a neighborhood more unique than Doe Mill.

Commissioner Rensink stated the zoning is R3 and that the proposed project is in the middle of that density range; the development proposes 22 one-bedroom units and 36 parking spots. Driving through the neighborhood it seems everyone either has four vehicles or no one is parking in their 2-car garages. He also mentioned that at one time a 70-unit apartment project was proposed.

Commissioner Barrett agreed with Commissioner Rensink. With four parking spaces for each rowhouse, the neighborhood is adequately parked and she feels the proposed project “splits the difference” between the plan for apartments vs. the plan for rowhouses.

Commissioner Merz was concerned about the possible removal of an area bus stop. Planning Services Director Wolfe will follow-up with BCAG (Butte County Association of Governments) to confirm whether or not the stop on Bruce Road has been discontinued.

Commissioner Allmon stated the original intention of the development was mixed-use. The cars on the street now were never intended to be on the street and the proposed project should actually help alleviate the current parking issue. He feels that this is a good opportunity to show that new urbanism does work and that the apartments that are planned look much better than what is currently at the proposed project site.

Commissioner O'Donnell stated a tremendous amount of people were under the assumption that there would be rowhouses; they did not expect apartments by any means. If the apartments were planned across the street, that would be one thing. Whether the apartments are in the front, back or center of the development, there should be a much larger percentage of the neighbors on board with the proposed project.

Commissioner Barrett thinks the one-bedroom units will be a good fit for young professionals and that they will invest themselves in the neighborhood.

A motion was made (Merz) and seconded (Barrett) that the Planning Commission adopt Resolution No. 12-02, approving Tentative Parcel Map 11-05 and Planned Development Permit 11-02 (Giezentanner), based on the findings and subject to the conditions of approval contained therein.

Motion carried on a 6-1 vote as follows:

AYES: Allmon, Kelley, Merz, Rensink, Barrett and Juhl-Darlington

NOES: O'Donnell

5. **REGULAR AGENDA** - There were no items for this Agenda.
6. **BUSINESS FROM THE FLOOR**
Mike Trolinder suggested separating the architectural review portion of a proposed development project in the future in order to receive separate input from the public.
7. **REPORTS AND COMMUNICATION**
 - 7.1 **Planning Update** - Planning Services Director Wolfe mentioned there were no items for the March 1, 2012 agenda, but a Title 19 Workshop is planned on March 15, 2012. A CEQA (California Environmental Quality Act) Workshop is planned for March 31, 2012 with more details to follow.
 - 7.2 **Communication(s)** - None
8. **ADJOURNMENT** - There being no further business to come before the Commission, Chair Juhl-Darlington adjourned the meeting at 8:03 p.m. to the Adjourned Regular Meeting of March 15, 2012 at 6:30 p.m.

April 19, 2012
Date Approved

/s/
Karen Masterson
Administrative Assistant



City of Chico
NOTICE OF CANCELLATION
of
March 1, 2012
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the March 1, 2012 regular meeting of the Planning Commission of the City of Chico is canceled.

The Planning Commission will meet Thursday, March 15, 2012 for an adjourned regular meeting at 6:30 p.m. in the City Council Chambers located at 421 Main Street.

By: Karen Masterson, Administrative Assistant
Dated: February 23, 2012

Distribution:

City Clerk/State Mandated (2)

Post: Council Chambers

Post: Website

Via Email

City Council

CM Burkland

PSD Wolfe

ACA Wilson

SDE Johnson

Agenda E-Subscribers



City of Chico
NOTICE OF CANCELLATION
of
March 15, 2012
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the March 15, 2012 adjourned regular meeting of the Planning Commission of the City of Chico is canceled.

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

Karen Masterson

By: Karen Masterson, Administrative Assistant

Dated: March 7, 2012

Distribution:

City Clerk/State Mandated (2)

Post: Council Chambers

Post: Website

Via Email

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City of Chico
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Planning Commission Meeting

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The Planning Commission will meet Thursday, April 19, 2012 for an adjourned regular meeting at 6:30 p.m. in the City Council Chamber located at 421 Main Street.

Karen Masterson

By: Karen Masterson, Administrative Assistant
Dated: March 28, 2012

Distribution:

City Clerk/State Mandated (2)

Post: Council Chambers

Post: Website

Via Email

City Council

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Agenda E-Subscribers

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE ADJOURNED REGULAR MEETING OF
APRIL 19, 2012**

Municipal Center
421 Main Street
Council Chambers

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

Commissioner(s) Absent: Vice Chair Kathy Barrett, John Merz

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

1. CALL TO ORDER AND ROLL CALL

Chair Juhl-Darlington 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

3.1 Minutes - Regular Meeting of February 2, 2012

Minutes - Adjourned Regular Meeting of February 16, 2012

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

It was motioned (Kelley) and seconded (O'Donnell) to approve the minutes of February 2, 2012 and February 16, 2012, as presented, without corrections.

Motion carried by a vote of 5-0-2 (Barrett, Merz absent)

4. PUBLIC HEARING ITEMS - None

5. REGULAR AGENDA

5.1 Workshop for the Update of Title 19, Land Use and Development Regulations of the Chico Municipal Code (Courtesy Notice 04-13-12) - In accordance with Phase II of a Draft Work Plan for a Comprehensive Update of Title 19, the Planning Commission will conduct a public workshop on amendments that include Chapters 19.04 (Definitions), 19.08 (Nonconforming Structures, Uses, and Parcels), 19.18 (Site Design and Architectural Review), and 19.74 (Signs, regarding the DN Downtown North and DS Downtown South zoning districts). *Planning staff recommends that the Planning Commission consider public comments and provide direction to staff on the noted topics. No action will be taken at this meeting.*

Senior Planner Bob Summerville presented the staff report. The Commission will be addressing seven topics at this meeting, which will be considered one by one.

Item 1 - Downtown Sign Code Amendments - At its meeting on April 4, 2012, the Architectural Review and Historic Preservation Board (ARHPB) held a workshop on revisions to the sign code pertaining to just the Downtown. Associate Planner Redeker stated the intention of the revisions to the sign code is to enhance Downtown, provide a lively streetscape, and help implement the 2030 General Plan. Senior Planner Summerville reviewed the ARHPB's recommendations.

- A. Amend the code to allow more opportunities for projecting signs, keep them as thin as possible, encourage aesthetic compatibility of guy wires with the overall design and require ARHPB review of any internally illuminated projecting signs.
- B. Amend the code to allow art elements, murals, or other non-traditional signs, potentially including those with moving parts. This classification of signs would require ARHPB review and approval.
- C. Amend the code to allow awning-mounted cabinet signs or internally illuminated awning signs, with ARHPB review and approval.
- D. Amend the code to increase the maximum allowable area for window signage from 10 percent of total window area to 15 percent.
- E. Amend the code to allow more than one sign per wall, so long as the maximum allowed area is not exceeded. Continue to prohibit "sandwich board" signs in the public right-of-way. Support the concept of Comprehensive Sign Programs (CSP) for multiple businesses in one building, with ARHPB review and approval. Consider allowing wall and projecting signs to be installed above the height of a second story window sill, subject to ARHPB review and approval.

The Commission generally supported the recommendations of the ARHPB. It was noted that the Downtown Chico Business Association (DCBA) participated in the ARHPB Sign Code Workshop and supports the ARHPB's recommendations. Chair Matt Juhl-Darlington stated he felt sandwich board signs could be done tastefully and add to the character. Associate Planner Redeker responded, noting the liability issue as these sign types are most often in the public right-of-way.

Item 2 - Airport Zoning District Approval Authority, Chapter 19.48 - Planning staff recommends amending the code to eliminate internal inconsistencies regarding approval authority for use permits and other land use entitlements in airport zoning districts. The code amendment would state that the Zoning Administrator or Planning Commission has the authority to approve projects in the AM (Airport, Manufacturing/Industrial) and AC (Airport, Commercial) zoning districts. The ARHPB would likewise have authority to

conduct architectural review in the AM and AC districts. The Airport Commission would retain authority to review projects in the A (Aviation) and AP (Airport, Public Facilities) zoning districts and the Airport Architectural Committee would retain authority in the A and AP zoning districts.

Item 3 - Definitions, Chapter 19.04 - Recommended changes in this chapter are to add certain new definitions and make minor changes to existing definitions for added clarity. Commissioners' comments/questions included: A) "Community Garden" definition - what is an "organized group of people" and recommend adding criteria for garden size. B) "Visual Simulation" definition needs more clarity - how do you define impact to a viewshed? C) "Auditorium" - how large is "large?" Planning staff will work on refinements to the definitions.

Item 4 - Nonconforming Structures, Uses, and Parcels, Chapter 19.08 - This chapter has historically been difficult to implement or interpret, primarily because it does not regulate nonconforming "site improvements" as it does nonconforming uses or structures. Staff recommends a new category be added to provide a mechanism for their expansion and modification under certain circumstances. The Commission had no requested changes to staff's recommendation on this item.

Item 5 - Site Design and Architectural Review, Chapter 19.18 - Planning staff and the ARHPB recommend language modifications in two areas of this chapter. **Section 19.18.060.C., Findings.**, would be revised to add "including consideration of all elevations" to the language. **Section 19.18.070C., Conformance to plans.**, would be revised to add "in compliance with Section 19.30.060 (Changes to an approved project)." The Commission had no requested changes to staff's recommendation on this item.

Item 6 - Home Occupation Permits, Chapter 19.20 - Staff is requesting a minor amendment to language in **Section 19.20.020 Purposes**, that would allow home occupations in the OR Office Residential zoning district. The Planning Commission concurred.

Item 7 - Minimum Density on Residential Parcels Less Than 15,000 square feet - Achieving minimum gross density in the R2, R3, and R4 zoning districts is often infeasible on smaller parcels, particularly if the parcel is located on a street corner (due to gross density calculations based on street frontage). For these parcels a "net density" calculation rather than a "gross density" would increase the ability to meet density requirements and advance General Plan goals of achieving a compact urban form. Staff recommends adding language to **Section 19.42.040, Minimum lot area and density.**, as follows: "For undeveloped parcels 15,000 square feet or smaller in size, density may be calculated using net site acreage rather than gross acreage when so doing substantially advances General Plan goals of infill development and neighborhood compatibility." The Commission asked whether a whole new sentence is needed and requested the language be "tightened up," more efficiently combining current and proposed language.

Mike Trolinder, of MPS Brand Studio, addressed the Commission and apologized for arriving late. He requested permission to provide comments on the proposed sign code changes. Mr. Trolinder stated that businesses are struggling and he is very happy that the City is looking to make amendments to the existing sign code. He feels flexibility is the key and as an example, mentioned how much Shubert's would benefit from a sandwich board at the corner on private property. Mr. Trolinder suggested that "soft" product, e.g. banners, could be lowered to 6'6" rather than 8'. Commissioner Kelley asked what the difference was between a canopy and an awning. A canopy is thinner and projects horizontally. Marquis examples are the Senator Theater and Pluto's (a corner marquis).

Senior Planner Summerville stated the next Title 19 Workshop is tentatively scheduled for June 7th.

6. **BUSINESS FROM THE FLOOR** - Mike Trolinder suggested that architectural review be handled separately, during the entitlement hearing process, in those cases where the Planning Commission is conducting the architectural review.
7. **REPORTS & COMMUNICATIONS** - None
- 7.1 **Planning Update** - Planning Services Director Mark Wolfe stated that items coming before the Commission in May included the Annual Report on the General Plan and the Sustainability Indicators Report. PSD Wolfe will provide an update on the status of the Climate Action Plan via email.
8. **ADJOURNMENT** - The meeting was adjourned at 8:18 p.m. to the Regular Meeting of May 3, 2012 at 6:30 p.m.

June 7, 2012
Date Approved

/s/
Karen Masterson
Administrative Assistant

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
MAY 3, 2012**

Municipal Center
421 Main Street
Council Chambers

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

Commissioner(s) Absent: None

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

1. **CALL TO ORDER AND ROLL CALL**
Chair Juhl-Darlington called the meeting to order at 6:30 p.m. Commissioners and staff were present as noted. (Commissioner Rensink arrived at 6:32 p.m.).
2. **EX PARTE COMMUNICATION** - None
3. **CONSENT AGENDA** - None
4. **PUBLIC HEARING ITEMS** - None
5. **REGULAR AGENDA**
 - 5.1 **General Plan Annual Report and Sustainability Indicators Report** (*Courtesy Notice 04-28-12*) - As required by State law, a report summarizing the implementation of Chico's General Plan has been prepared. The Annual Report includes trends in population, development activity, land availability, long-range planning, housing, and status on implementing General Plan Actions. In addition to the Annual Report, a Sustainability Indicators Report has been prepared to gauge progress in advancing the General Plan's sustainability-related policies and goals. ***Staff recommends that the Planning Commission accept the reports and provide comments. No action is to be taken. The reports will be forwarded to City Council for consideration in June; separate notice of the Council's meeting will be provided.***

Associate Planner Williams presented the staff report on the first annual progress report on the 2030 Chico General Plan, reviewing each of the following sections: population, development activity, land availability, long-range planning, and housing. Appendix A of the Annual Report provided status on implementation of the General Plan Actions. It was

noted this report will be reviewed by City Council prior to being sent to the Governor's Office of Planning and Research. In 2016, a more comprehensive 5-year report will be provided rather than an annual report.

Principal Planner Vieg presented the Sustainability Indicators Report. This report will be prepared annually and its purpose is to gauge progress in advancing the sustainability-related policies and goals of the General Plan. In preparing the report, the City worked with staff, community leaders, Butte County Association of Governments (BCAG), Butte County Air Quality Management District (BCAQMD), California Water Service, and the City's own Sustainability Task Force. The indicators represent the status of a larger issue area and are not intended to be a perfect measurement. The goal is to look at the change in measurement over time and consider trends to determine progress on an issue.

The Commission reviewed the indicators, asked questions and provided comments which are summarized below.

- There will be a full (mandated) report updating the housing element in 2014.
- 2011 air quality was worse than 2010 as a result of meteorological conditions; 2010 was more of an anomaly.
- The Sustainability Task Force is still working on an update of the Climate Action Plan.
- Electronic Balance Transfer (EBT) data was used as the baseline for the Ag & Local Food Production indicator because it is an easier tracking mechanism and also speaks to social equity. Commissioner Merz asked about contacting local food producers; perhaps we could track organic food production or gross revenue data from various farmers' markets.
- Commissioner Merz asked if the City was going work on an Open Space Plan.
- Commissioner Rensink asked if nitrate action areas (hot spots) could be delineated in the report. Commissioner Merz stated that web links and/or resources could be added.
- Chair Juhl-Darlington inquired about "camp clean-ups" by the General Services Department. Principal Planner Vieg stated this referred to homeless camps; however, perhaps they could be referred to as "illegal encampments."
- Commenting on the Waste Reduction and Recycling section, Commissioner Merz suggested changing the indicators to measure recycling as he feels that the per capita waste figure is similar to the indicator that measures how much waste goes to the Neal Road landfill. He further suggested obtaining data from recycling stations and adding the green compost facility (near the airport) as a component. Principal Planner Vieg said the state established the per capita waste target rate of 6.2 lbs/day.

No one from the public addressed staff or the Commission on this agenda item. The Commission appreciated the succinct style of the report, providing a single page for each sustainability indicator. Consensus was to accept the Annual Report and the Sustainability Indicator Report and forward same to City Council for review, comment, and acceptance.



City of Chico
NOTICE OF CANCELLATION
of
May 17, 2012
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the May 17, 2012 adjourned regular meeting of the Planning Commission of the City of Chico is canceled.

The Planning Commission will meet Thursday, June 7, 2012 for a regular meeting at 6:30 p.m. in the City Council Chamber located at 421 Main Street.

By: Karen Masterson, Administrative Assistant
Dated: May 9, 2012

Distribution:

City Clerk/State Mandated (2)

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**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
JUNE 7, 2012**

Municipal Center
421 Main Street
Council Chambers

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

Commissioner(s) Absent: Dan Allmon, Ken Rensink

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

1. CALL TO ORDER AND ROLL CALL

Chair Juhl-Darlington called the meeting to order at 6:33 p.m. Commissioners and staff were present as noted.

2. EX PARTE COMMUNICATION - None

3. CONSENT AGENDA

3.1 Minutes - Adjourned Regular Meeting of April 19, 2012

Minutes - Regular Meeting of May 3, 2012

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

A motion was made by Commissioner Kelley and seconded by Commissioner O'Donnell to approve the minutes of April 19, 2012 and May 3, 2012, as presented, without corrections.

For the minutes of April 19, 2012, the motion carried by a vote of 3-0-2-2 (Allmon and Rensink absent; Barrett and Merz abstained)

For the minutes of May 3, 2012, the motion carried by a vote of 5-0-2 (Allmon and Rensink absent)

4. PUBLIC HEARING ITEMS - There were no items for this portion of the agenda

5. REGULAR AGENDA

5.1 Update on Climate Action Plan - General Services Department staff has been working with the Sustainability Task Force to develop a Climate Action Plan for the community. A Draft of the Plan is currently under review. Lead staff for the Climate Action Plan (CAP)

effort will provide the Planning Commission with an overview of the Draft document and accept any comments the Commission might have. ***Planning staff recommends that the Planning Commission accept the update report and provide any comments to General Services Department staff.***

GSAM Herman provided a power point presentation to the Commission and introduced Fletcher Alexander, an analyst from the Institute for Sustainable Development at Chico State. The history of the CAP was reviewed, beginning with the signing of the Mayor's Climate Protection Agreement in November, 2006, followed by the March 2007 formation of the Sustainability Task Force. A baseline greenhouse gas (GHG) inventory was conducted, using ICLEI (International Council for Local Environmental Initiatives) software, establishing 2005 as the base year. Targets and goals of the CAP and how to meet them were discussed.

The Commission provided comments and suggestions as follows:

Commissioner Kelley inquired about Franchise Waste Zones as currently the two waste haulers send three trucks each down all streets. Creating Franchise Waste Zones would assign an area to each hauler, thereby reducing duplicate truck trips.

Commissioner Merz said he wanted to review the document page by page beginning with

Page 14, Item No. 3) which mentions development of a "Climate Change Adaptation Plan" and Commissioner Merz wondered where this was. GSAM Herman stated there was an ad hoc subcommittee for "Adaptation Planning" and that we will come up with an implementation plan, along the lines of the 2030 General Plan Implementation Guide.

Page 20, The graph, at target date 2015, shows an emissions reduction target of 5% and is in error. GSAM Herman said this graph was provided by an outside firm and she was not able to make the correction, but she is aware of it and it will be corrected in the final draft.

Page 23, Check the text in the middle box (Assembly Bill 1493 Reference) to be sure the last sentence in the paragraph is a complete sentence, due to lack of punctuation.

Page 26, Regarding the variation in cost-effectiveness graph, a comment was made that bicycles are good, while biodiesel is not as good. GSAM Herman stated comments have not been incorporated yet; this is the first draft.

Page 36, Paragraphs 2.2 (Hybrid Vehicles) and 2.3 (Electric Vehicles) - The City attempted to identify the number of hybrid vehicles purchased. Commissioner Merz suggested stating that the Department of Motor Vehicles will be providing that information via vehicle registration statistics.

Page 47, The Commission inquired if the “School Outreach and Education Program” identified has been implemented. Mr. Alexander stated that an ad-hoc committee of the Sustainability Task Force is working on this. The Gateway Science Museum has a GHG Tool Kit that can be taken to different locations. There is another ad-hoc committee that is working to implement a “Sustainable Business Recognition Program.”

Page 48, Item 3) “Sustainability Website” - The Commission asked when this is expected to be available. GSAM Herman stated we hope to have this completed by the end of August.

Page 48, Item 4) “Air Quality Mitigation” - The Commission asked that the language in the last sentence be reviewed for possible re-wording. The sentence currently reads: “The City and Butte County Air Quality Management District (BCAQMD) will employ locally appropriate environmental review guidelines to further help mitigate increases in GHG emissions.”

Page 55, Item 4.2 “Increase the City’s Municipal Use of Renewable Energy” - Commissioner Merz stated he believes the City is currently purchasing some renewable energy and that we should consider reflecting that in the document.

Page 59, Regarding reaching the City’s overall target for GHG reductions, GSAM Herman referred the Commission to Table 4.5 “Summary of 2020 Emissions Reductions Estimates.”

Commissioner Kelley asked about the graph in GSAM Herman’s power point presentation, and on page 17. Is the dip shown during Phase II attributable to the implementation of the General Plan? GAM Herman stated, yes, and that the “business as usual” line will move down. Commissioner Kelley suggested adding a line to the “Baseline/Projection” graph - one for minimum build-out and one for maximum build-out of the 2030 General Plan.

There being no members of the public wishing to address the Commission on this item, the discussion was considered complete.

- 5.2 Workshop for the Update of Title 19, Land Use and Development Regulations of the Chico Municipal Code** *(Courtesy Notice Published 05-29-12)* - In accordance with Phase II of a Draft Work Plan for a Comprehensive Update of Title 19, the Planning Commission will conduct a public workshop on amendments that include General Plan Actions from the Housing Element, Southwest Neighborhood Special Design Overlay Zoning District, with development standard for administrative review of new single family homes, and minor amendments to Chapter 19.60, General Property Development Standards. *Planning staff recommends that the Planning Commission consider public comments and provide direction to staff on the noted topics. No action will be taken at this meeting.*

Senior Planner Bob Summerville provided opening remarks and presented the staff report. Chair Juhl-Darlington opened the discussion to public comment.

Addressing the Commission on this matter was **Paul Lieberum**, representing the Barber Neighborhood Association. Mr. Lieberum asked about the possibility of including the Diamond Match property in the Special Design Overlay district for the Southwest Chico Neighborhood. It was noted that the Diamond Match site is a Special Planning Area (SPA) and as such, a Specific Plan would be required prior to any development of the area..

Other code changes to come forward included clarifying the language for off-street parking regulations from “in the setback areas” to “only on approved all-weather surface areas...” in order to remedy the parking of vehicles in front and side yards, especially in the Avenues. Flexibility is being added into the undergrounding of utilities section of the code to address those situations where locating cable underground is not feasible, especially in the downtown area.

Commissioner Merz suggested adding “urban forest manager” into the design standards language for the SD-8 overlay zoning district referring to the planting trees from the list of “Recommended Street Trees for Chico.”

Conversation again turned to possible inclusion of the Diamond Match site in the SD-8 overlay zone at the suggestion of Commissioner Merz. Commissioner O’Donnell agreed with Commissioner Merz. Commissioner Kelley disagreed. PSD Wolfe recommended against doing so because the overlay zone was designed for the sole reason to address new development in the Barber Neighborhood and that we should not apply those standards to the Diamond Match SPA. The Commission concurred with PSD Wolfe.

6. **BUSINESS FROM THE FLOOR** - None
7. **REPORTS & COMMUNICATIONS**
 - 7.1 **Planning Update** - Planning Service Director Wolfe provided a brief update of department activities and future meeting schedule.
8. **ADJOURNMENT** - The meeting was adjourned at 8:43 p.m.

11-15-12
Date Approved

Karen Masterson
Karen Masterson
Administrative Assistant



City of Chico
NOTICE OF CANCELLATION
of
June 21, 2012
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the June 21, 2012 adjourned regular meeting of the Planning Commission of the City of Chico is canceled.

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

By: Karen Masterson, Administrative Assistant

Dated: June 14, 2012

Distribution:

City Clerk/State Mandated (2)

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City Council

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PSD Wolfe

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City of Chico
NOTICE OF CANCELLATION
of
July 5, 2012
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the July 5, 2012 regular meeting of the Planning Commission of the City of Chico is canceled.

The Planning Commission will meet Thursday, July 19, 2012 for an adjourned regular meeting at 6:30 p.m. in the City Council Chamber located at 421 Main Street.

Karen J. Masterson

By: Karen Masterson, Administrative Assistant

Dated: June 27, 2012

Distribution:

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**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE ADJOURNED REGULAR MEETING OF
JULY 19, 2012**

Municipal Center
421 Main Street
Council Chambers

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

Commissioner(s) Absent: None

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

1. **CALL TO ORDER AND ROLL CALL**

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

2. **EX PARTE COMMUNICATION** - None

3. **CONSENT AGENDA**

3.1 **Minutes** - Adjourned Regular Meeting of June 16, 2011

Minutes - Adjourned Regular Meeting of July 21, 2011

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

A motion was made by Commissioner Merz, and seconded by Chair Juhl-Darlington, to remove the June 16, 2011 minutes from the Consent Agenda and to approve the minutes of the July 21, 2011 meeting without corrections.

Motion to approve the July 21, 2011 minutes, as presented without corrections, carried by a vote of 4-0-3 (O'Donnell, Rensink and Juhl-Darlington abstained due to absence from the July 21, 2011 meeting.)

Commissioner Merz stated he would like staff to review Section 5.2 of the draft minutes from the June 16, 2011 meeting to confirm the accuracy of same, explaining that the motion language was confusing.

A motion was made by Commissioner Kelley, and seconded by Vice Chair Barrett, to ask staff to review and confirm the accuracy of Section 5.2 of the June 16, 2011 minutes before placing them on a future consent agenda.

Motion carried by a vote of 7-0.

4. **PUBLIC HEARING ITEMS**

- 4.1 **Chico 2030 General Plan Follow-Up: Consideration of Various General Plan Land Use Diagram Amendments and Zoning Corrections (GPA/RZ 12-01) (City of Chico)** *(Noticed 7/4/12)* - Adoption of the Chico 2030 General Plan and a subsequent revision of the City's Zoning Map resulted in the redesignation and rezoning of over 14, 000 properties city-wide. In connection with the General Plan adoption and Zoning Map revision, certain mapping errors, oversights, and inconsistencies occurred. Staff has identified a series of amendments to the City's Land Use Diagram and Zoning Map that will correct these errors. The corrections generally reflect existing land uses or uses which would better advance the Goals and Policies of the General Plan. The proposed amendments are a refinement of the General Plan adoption process, and their environmental impacts are within the scope of the certified Final environmental Impact Report (FEIR) for the Chico 2030 General Plan update. *The Planning Services Director recommends that the Planning Commission adopt Resolution No. 12-03, recommending that the City Council approve GPA/RZ 12-01 which would amend land use designations and rezone various properties within the City.*

Principal Planner Brendan Vieg presented the staff report, provided a brief power point presentation, and answered questions from the Commission. Specific discussion ensued regarding the general plan designation for the Valley Contractor's Exchange (VCE) office at 951 E. 8th Street. Staff recommends changing the Medium Density Residential designation to Neighborhood Commercial. Without doing so, the VCE building would be non-conforming.

Chair Juhl-Darlington opened the public hearing at 6:49 p.m. There were no members of the public wishing to address the Commission on this item and the public hearing was subsequently closed at 6:50 p.m.

A motion was made by Commissioner Merz, and seconded by Chair Juhl-Darlington, that the current general plan designation of Medium Density Residential for the VCE property remain unchanged.

Motion failed by a vote of 1-6 (Merz in favor)

A motion was made by Chair Juhl-Darlington, and seconded by Commissioner Kelley, that the Planning Commission adopt Resolution No. 12-03, recommending that the City Council approve GPA/RZ 12-01, which would amend land use designations and rezone various properties within the City.

Motion carried by a vote of 7-0

5. **REGULAR AGENDA**

- 5.1 **Interpretation of Land Use and Development Regulations (A-C-ST-103) (City of Chico)** - Interpretations of Title 19 of the Chico Municipal Code as necessary to permit establishment of a wine-tasting room at 222 West Second Street. Matters to be considered include interpretation of the terms “liquor store” and “bar and drinking establishment.” *The Planning Services Director recommends that the Commission, by motion, determine that the proposed wine-tasting room is neither a liquor store nor a bar and drinking establishment, as such terms may be applied through Title 19 of the Chico Municipal Code.*

Planning Services Director (PSD) Wolfe presented the staff report. La Rocca Vineyards is proposing a wine tasting room in the downtown area. There is no provision in the Chico Municipal Code for “wine tasting” and, therefore, an interpretation is needed in order to approve the use. The Commission is being asked to make a determination that a wine tasting room is neither a “liquor store” nor a “bar and drinking establishment.”

Chair Juhl-Darlington opened the public hearing at 7:10 p.m. Addressing the Commission were **Phaedra LaRocca Morrill** and **Philip LaRocca**, both speaking in favor and answering questions posed by the Commission, e.g. business hours, whether or not food will be served, quantity and size of the tasting pours, other retail items that will be for sale and whether or not minors will be permitted in the establishment. There being no others wishing to address the Commission on this matter, Chair Juhl-Darlington closed the public hearing at 7:25 p.m.

A motion was made by Commissioner Rensink, and seconded by Commissioner O'Donnell, that the Commission has determined that the proposed wine-tasting room is neither a liquor store nor a bar and drinking establishment, as such terms may be applied through Title 19 of the Chico Municipal Code.

Motion carried by a vote of 7-0.

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

7. **REPORTS & COMMUNICATIONS**

- 7.1 **Planning Update** - PSD Wolfe provided the latest agenda calendar status. There is nothing in the queue for the August 2, 2012 agenda; however, there will be items for the meeting of August 16, 2012. Commissioner Merz inquired about the County’s General Plan work and how Chico is interfacing with same. Bell Muir and Doe Mill were noted as areas of interest. PSD Wolfe will gather information and report back to the Commission.

8. **ADJOURNMENT** - There being no further business to come before the Commission, Chair Juhl-Darlington adjourned the meeting at 7:50 p.m. to the Adjourned Regular Meeting of August 16, 2012.

August 16, 2012
Date Approved

Karen Masterson
Karen Masterson
Administrative Assistant



City of Chico
NOTICE OF CANCELLATION
of
August 2, 2012
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the August 2, 2012 regular meeting of the Planning Commission of the City of Chico is canceled.

The Planning Commission will meet Thursday, August 16, 2012 for an adjourned regular meeting at 6:30 p.m. in the City Council Chamber located at 421 Main Street.

Karen J. Masterson

By: Karen Masterson, Administrative Assistant
Dated: July 26, 2012

Distribution:

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Agenda E-Subscribers

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE ADJOURNED REGULAR MEETING OF
AUGUST 16, 2012**

Municipal Center
421 Main Street
Council Chambers

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

Commissioners Absent: None

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

1. **CALL TO ORDER AND ROLL CALL**
Chair Juhl-Darlington called the meeting to order at 6:32 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**
 - 4.1 **Comprehensive Update of Title 19 Land Use and Development Regulations of the Chico Municipal Code (Phase II-A)** - (*Noticed 08/06/12*) - Amendments to be considered at this hearing affect Chapters 19.04 (Definitions), 19.08 (Nonconforming Structures, Uses, and Parcels), 19.18 (Site Design and Architectural Review), 19.52 (Overlay Zoning Districts - Southwest Chico Neighborhood Special Design Overlay Zoning District), 19.60 (General Property Development and Use Standards), 19.76 (Standards for Specific Land Uses), and General Plan Actions from the Housing Element that address housing density bonus, and accommodations for persons with disabilities. (**Staff Report: Bob Summerville, AICP, Senior Planner and Greg Redeker, AICP, Associate Planner**)

Planning staff recommends that the Planning Commission consider draft ordinances for the proposed code amendments and provide a recommendation to the City Council for final action at a subsequent noticed public hearing.

Senior Planner Summerville presented the staff report and answered questions from the Commission. Following initial discussion by the Commission, Chair Juhl-Darlington opened the public hearing at 7:15 p.m.

With no members of the public wishing to address the Commission, Chair Juhl-Darlington closed the public hearing at 7:15 p.m.

A motion was made by Commissioner Kelley and seconded by Vice Chair Barrett to adopt Resolution 12-04, recommending that the City Council adopt an ordinance amending Title 19 of the Chico Municipal Code regarding Phase II of the update of Title 19 per the agenda report.

Commissioner Merz requested a friendly amendment to the Motion above to add the words 'up to' to Page 18, Line 14 in front of the word 'three' to read 'up to three incentives'. This friendly amendment was accepted.

Commissioner Merz requested a second friendly amendment to the motion above to include the table graph handout prepared by Housing and Neighborhood Services Director depicting the California Density Bonus Law from the California Government Code 65915-65918 as part of the documentation of the Code. This friendly amendment was not accepted.

Commissioner Merz requested a third friendly amendment to the motion above to end the sentence on Page 18, Line 14 after the word 'concessions'. Commissioner Kelley modified the friendly amendment to add a comma instead of a period after the word 'concessions' so that the sentence continues to read "concession, if the housing development consists of 5 or more units". Commissioner Kelley's modified friendly amendment was accepted.

A completely new motion was made at this point in the public hearing.

Commissioner Merz moved to adopt Resolution 12-04, recommending that the City Council adopt an ordinance amending Title 19 of the Chico Municipal Code regarding Phase II of the update of Title 19 per the agenda report with the following three friendly amendments:

- *Add the words 'up to' to Page 18, Line 14 in front of the word 'three' to read 'up to three incentives'; and*
- *Include the table graph handout which depicts the California Density Bonus Law from the California Government Code 65915-65918; and*
- *Add a comma after the word 'concessions' so the sentence continues to read "concessions, if the housing development consists of 5 or more units".*

Commissioner Rensink seconded this motion.

Motion failed 2-5 (Merz and Rensink approved. Kelley, O'Donnell, Juhl-Darlington, Barrett and Allmon dissented).

The Commission reverted back to the original motion made by Commissioner Kelley and seconded by Vice Chair Barrett to approve Resolution 12-04, recommending that the City Council adopt an ordinance amending Title 19 of the Chico Municipal Code regarding Phase II of the update of Title 19 per the agenda report with the following two friendly amendments:

- *Add the words 'up to' to Page 18, Line 14 in front of the word 'three' to read 'up to three incentives'.*
- *Add a comma after the word 'concessions' so that the sentence continues to read 'concessions, if the housing development consists of 5 or more units'.*

This motion passed 7-0.

A motion was made by Commissioner Merz and seconded by Commissioner Kelley to adopt Resolution 12-05, recommending that the City Council adopt an ordinance establishing the Southwest Chico Neighborhood Special Design Overlay zoning district and amending Title 19 of the Chico Municipal Code regarding Phase II of the update of Title 19 per the agenda report.

The motion passed 7-0.

5. **REGULAR AGENDA** – There were no items for the Regular Agenda.
6. **BUSINESS FROM THE FLOOR** – None.
7. **REPORTS & COMMUNICATIONS** – Planning Services Director Wolfe does not believe there are any items for the September 6, 2012 meeting so it will be cancelled but there will be a couple items for the September 20, 2012 meeting.
8. **ADJOURNMENT** – There being no further business to come before the Commission, Chair Juhl-Darlington adjourned the meeting at 7:42 p.m. to the Adjourned Regular Meeting of September 20, 2012 at 6:30 p.m.

6/5/14
Date Approved

/s/
Mark Wolfe
Community Development Director



City of Chico
NOTICE OF CANCELLATION
of
September 6, 2012
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the September 6, 2012 regular meeting of the Planning Commission of the City of Chico is canceled.

The Planning Commission will meet Thursday, September 20, 2012 for an adjourned regular meeting at 6:30 p.m. in the City Council Chamber located at 421 Main Street.

By: Karen Masterson, Administrative Assistant
Dated: August 30, 2012

Distribution:

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Agenda E-Subscribers

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE ADJOURNED REGULAR MEETING OF
SEPTEMBER 20, 2012**

Municipal Center
421 Main Street
Council Chambers

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

Commissioners Absent: Mike O'Donnell

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

1. CALL TO ORDER AND ROLL CALL

Chair Juhl-Darlington called the meeting to order at 6:31 p.m. Commissioners and staff were present as noted.

2. EX PARTE COMMUNICATION –

Allmon: Met with Gerald Circo at site. Met with Jim Stevens.

Kelley: Spoke with Gerald Circo. Spoke with Greg Melton, Mike O'Donnell and Matt Webb.

Merz: Visited both sites. Spoke with Suellen Rowilson.

Rensink: Spoke with Nancy Ferguson.

Barrett: Spoke with Sue Ellen. Spoke with Jim Stevens and briefly with Matt Webb.

Juhl-Darlington: Spoke with Matt Webb and Jim Stevens.

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

4. PUBLIC HEARING ITEMS

- 4.1 Tentative Small-Lot Subdivision S 12-01 (Matt Webb) APNs 006-790-023 through 006-790-050 and 006-790-053 - (Noticed 09-08-12) - A proposed 29-lot subdivision involving parcels created through a previously recorded subdivision known as the Ellenwood Subdivision in Northwest Chico. The request would also revise approved designs for single-family homes to be constructed on the subject lots. Located within the bounds of the Northwest Chico Specific Plan, the project site is designated on the Chico General Plan Diagram as Low Density Residential and is zoned R1-AOD (Low Density Residential, within the D Airport Overflight zone). The project is within the scope of the certified Final Environmental Impact Report (EIR) for the Northwest Chico Specific Plan. (Staff Report: Associate Planner Mike Sawley). *Planning staff recommends adoption of Resolution No. 12-07, approving Tentative Small Lot Subdivision S 12-01 (Matt Webb), subject to the conditions of approval contained therein.***

Associate Planner Sawley presented the staff report and provided information regarding an error in the Resolution, lines 1 and 2 on page 2, which have been corrected. Associate Planner Sawley also answered questions from the Commission.

Following initial discussion by the Commission, Chair Juhl-Darlington opened the public hearing at 6:40 p.m. and invited the Applicant to make a presentation.

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

- Matt Webb, applicant.
- Mike Osborne, resident on DeGarmo, supports the project proposal.
- Mark Stemen, Chico resident, supports the project with questions.

With no other members of the public wishing to address the Commission, Chair Juhl-Darlington closed the public hearing at 6:57 p.m.

Commissioner Rensink inquired if whether the house could be prewired in case future homeowners wish to add solar devices. The applicant responded they may be able to put together a package to include it as an option.

A motion was made by Commissioner Merz and seconded by Commissioner Rensink to approve Resolution 12-07, approving Tentative Small Lot Subdivision S 12-01 (Matt webb), subject to the conditions of approval contained therein.

Motion passes 6-0-1 (O'Donnell absent).

- 4.2 Use Permit 12-09 (Melton) 1191 Woodland Ave.; APN 004-411-004 - (Noticed 09-08-12) - A proposal to construct a fence that exceeds three feet in height within the front yard setback. The proposed fence includes five-foot wrought iron fencing and gates supported by six-foot tall masonry elements. The project site is designated Low Density Residential on the General Plan Land Use Diagram and located in the R1 (Low Density Residential) zoning district. (Staff Report: Associate Planner Mike Sawley) *Planning staff recommends adoption of Resolution No. 12-06, approving Use Permit 12-09 (Melton), subject to the conditions of approval contained therein.***

Associate Planner Sawley presented the staff report and spoke about the original plan, how it has been changed due to the concerns of the neighbors.

Chair Juhl-Darlington opened the public hearing at 7:12 p.m. and invited the Applicant to make a presentation.

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

- Greg Melton, landscape architect representing the Applicant.
- Jim Stevens, NorthStar Engineering, representing the Applicant.
- Nancy Ferguson, neighbor, spoke about transparency within the neighborhood.
- Christina Nichols, neighbor, strongly opposes the project.
- Bruce Norlie, neighbor, spoke in opposition.
- Jill Resk, neighbor, spoke in opposition.
- Mike Ferguson, neighbor, spoke in opposition.
- Jeff Glatz, spoke in favor of the project.
- Dan Gonzales, homeowner, discussed his options and willingness to work with the neighbors.
- Anna Marie Cooper, clarified the house with a wooden fence is actually the homeowner's office and not a living dwelling.
- Jill Circo, neighbor, also clarified the house in question with the wooden fence it is actually a side yard fence and the whole front of the house is not obstructed.
- Tom Resk, neighbor, spoke in neutrality of the project.

With no other members of the public wishing to address the Commission, Chair Juhl-Darlington closed the public hearing at 8:10 p.m.

Discussion continued regarding the question of compatibility. Assistant City Attorney Wilson noted the four areas of the code to mean size, design, location and operating characteristics.

A motion was made by Commissioner Merz and seconded by Vice Chair Barrett to deny Resolution 12-06, denying Use Permit 12-09 (Melton).

Discussion continued regarding compatibility.

A motion was made by Commissioner Kelley and seconded by Chair Juhl-Darlington to continue the matter to allow the applicant to redesign.

The Planning Commission recessed at 8:50 p.m. and reconvened at 9:00 p.m. Commissioners and staff were present as noted.

Chair Juhl-Darlington re-opened the public hearing at 9:00 p.m. and invited the Applicant to address the Commission.

Jeff Gonzalez, applicant, thanked the Commission for its time and energy and respectfully requested a continuance so he could speak with his neighbors and come to a mutual conclusion.

A motion was made by Commissioner Merz and seconded by Vice Chair Barrett to continue the matter to a date specific meeting of October 18, 2014.

Assistant City Attorney Wilson noted that if this motion passes the two earlier motions will be moot and he recommends a new public hearing be re-opened at the date specific meeting since it will not be re-noticed.

Motion passes 6-0-1 (O'Donnell absent).

5. **REGULAR AGENDA** – There were no items for the Regular Agenda.
6. **BUSINESS FROM THE FLOOR** – Mark Stemen would like the Commission to reconsider the stop light in certain circumstances as the Webb project will exceed the air quality standards.
7. **REPORTS & COMMUNICATIONS** – Community Development Director stated there will be two items for the October 4, 2012 meeting.
8. **ADJOURNMENT** - There being no further business to come before the Commission, Chair Juhl-Darlington adjourned the meeting at 9:20 p.m. to the Regular Meeting of October 4, 2012 at 6:30 p.m.

5/15/14
Date Approved

/s/
Mark Wolfe
Community Development Director

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
OCTOBER 4, 2012**

Municipal Center
421 Main Street
Council Chambers

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

Commissioners Absent: Dan Allmon

Staff Members Present: Mark Wolfe, Planning Services Director; Roger Wilson, Assistant City Attorney; Matt Johnson, Senior Development Engineer; Rob Merrifield, Police Sergeant, Mike Sawley, Associate Planner; Greg Redeker, Associate Planner and, Karen Masterson, Administrative Assistant.

1. **CALL TO ORDER AND ROLL CALL**
Chair Juhl-Darlington called the meeting to order at 6:31 p.m. Commissioners and staff were present as noted.
2. **EX PARTE COMMUNICATION** –
Merz: Visited both sites.
Rensink: Visited both sites.
Barrett: Was told about Angie's but not as it relates to the Planning Commission.
3. **CONSENT AGENDA** – There were no items for this agenda.
4. **PUBLIC HEARING ITEMS**
 - 4.1 **Use Permit 12-12 (Baldwin) 212 W. 2nd Street, APN 004-052-007** - (*Noticed 09-22-12*) - A proposed alcohol beverage establishment in Downtown Chico. The proposed new location is zoned DN-L-COS (Downtown North, with Landmark and Corridor Opportunity Site overlay zones), and is designated Commercial Mixed Use on the Chico General Plan Diagram. The project is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301 (Existing Facilities). (**Staff Report: Associate Planner Mike Sawley**). ***Planning staff recommends adoption of Resolution No. 12-08, approving Use Permit 12-12 (Baldwin), subject to the conditions of approval contained therein.***

Associate Planner Sawley presented the staff report and answered questions from the Commission. Police Sergeant Merrifield provided clarification regarding the conditions.

Following initial discussion by the Commission, Chair Juhl-Darlington opened the public hearing at 6:40 p.m. and invited the Applicant, Scott Baldwin, to make a presentation.

With no other members of the public wishing to address the Commission, Chair Juhl-Darlington closed the public hearing at 6:45 p.m.

Commissioner Merz presented several questions regarding conditions, in which Associate Planner Sawley and Police Sergeant Merrifield provided clarification.

A motion was made by Commissioner Rensink and seconded by Commissioner O'Donnell to approve Resolution 12-08, approving Use Permit 12-12, subject to the conditions of approval contained therein.

Motion passes 6-0-1 (Allmon absent).

- 4.2 Use Permit 12-11 (Angie's Poker Club) 175 E. 20th Street; APN 005-480-079 -**
(Noticed 09-22-12) - A request to operate a card room with up to eight tables, including a restaurant and bar, 24 hours a day, in an existing commercial suite formerly used as a restaurant. The site is designated Commercial Mixed Use on the General Plan Diagram and located in the CC (Community Commercial) zoning district. **(Staff Report: Associate Planner Greg Redeker)** ***Planning staff recommends adoption of Resolution No. 12-09, approving Use Permit 12-11 (Angie's Poker Club), subject to the conditions of approval contained therein.***

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

Chair Juhl-Darlington opened the public hearing at 7:18 p.m. and invited the Applicant to make a presentation.

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

- Stan Seiff, applicant provided information regarding the cardroom.
- Hilary Herman, Barber Neighborhood Association, while not opposed to the project encourages the project to spruce up the site and continue to be a good neighbor.

With no other members of the public wishing to address the Commission, Chair Juhl-Darlington closed the public hearing at 7:28 p.m.

Discussion continued regarding beautification of the area and while the Commission cannot require it they are suggesting it.

A motion was made by Commissioner Kelley and seconded by Commissioner Merz to approve Resolution 12-09, approving Use Permit 12-11 (Angie's Poker Club), subject to the conditions of approval contained therein.

Motion passes 6-0-1 (Allmon absent).

5. **REGULAR AGENDA** – There were no items for the Regular Agenda.
6. **BUSINESS FROM THE FLOOR** – None.
7. **REPORTS & COMMUNICATIONS** – Community Development Director stated he is working with Assistant City Attorney Wilson regarding a memorandum on speaker allotment which will be distributed soon. There is also one item on for the next meeting, October 18 but no meeting on November 1, 2012.
8. **ADJOURNMENT** - There being no further business to come before the Commission, Chair Juhl-Darlington adjourned the meeting at 7:43 p.m. to the Adjourned Regular Meeting of October 18, 2012 at 6:30 p.m.

5/15/14
Date Approved

/s/
Mark Wolfe
Community Development Director

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE ADJOURNED REGULAR MEETING OF
OCTOBER 18, 2012**

Municipal Center
421 Main Street
Council Chambers

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

Commissioners Absent: Mike O'Donnell and Vice Chair Kathy Barrett.

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

1. **CALL TO ORDER AND ROLL CALL**
Chair Juhl-Darlington called the meeting to order at 6:32 p.m. Commissioners and staff were present as noted.
2. **EX PARTE COMMUNICATION** –
Allmon: Spoke with Jill Circo
Merz: Brief conversation with Suellen Rowilson.
Rensink: Received a few emails.
Juhl-Darlington: Walked the property and met with three neighbors.
3. **CONSENT AGENDA** – There were no items for this agenda.
4. **PUBLIC HEARING ITEMS**
 - 4.1 **Use Permit 12-09 (Melton) 1191 Woodland Avenue, APN 004-411-004** - (*Noticed 09-08-12; Public Hearing 09-20-12; Continued to 10-18-12*) – A revised proposal that would enclose the westerly half of the front yard with wall fencing that exceeds three feet in height. The project site is designated Low Density Residential on the General Plan Land Use Diagram and located in the R1 (Low Density Residential zoning district). The project is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303 (New Construction or Conversion of Small Structures). (**Staff Report: Associate Planner Mike Sawley**). *Planning staff recommends adoption of Resolution No. 12-06, approving Use Permit 12-09 (Melton), subject to the conditions of approval contained therein.*

Associate Planner Sawley presented the staff report and answered questions from the Commission.

Chair Juhl-Darlington opened the public hearing at 6:35 p.m. and invited the Applicant to make a presentation.

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

- Pat Conroy, representing the Applicant, as well as being a neighbor and builder, spoke of the revisions and discussions with the neighbors.
- Bruce Norlie, neighbor, spoke on behalf of the neighbors.
- Christina Nichols, neighbor, objects to a long section of solid wall.
- Mike Trolinder, reinforced the code allows you to build anything at three feet and that if you want something else you need a good design, allowed by process not by design.
- Nancy Ferguson, neighbor, spoke on the process setting precedent.
- Dan Gonzalez, Applicant, expressed concerns over narrowing down his options of multiple panels versus one large one and provided a large format of photos of other houses.

Commissioner Merz asked Assistant City Attorney Wilson if the Commission can have the new design entered into the exhibit. Assistant City Attorney Wilson said yes. Commissioner Rensink asked for clarification from the Applicant if he would be willing to split the fence into two four foot sections. The Applicant said yes but did not think it would look aesthetically good to have 4x6 sections.

Continuing the public hearing, the following members of the public addressing the Commission on this agenda item were:

- Greg Melton, project architect, agrees that two panels won't look good. Also stated the goal is to create more privacy.
- Jill Resk, neighbor, strongly opposes the wall/fence.
- Jeff Glatz, neighbor, stated precedent has already been set with fence heights in the neighborhood.
- Mike Ferguson, neighbor, will bring his fence into compliance and agrees multiple panels will soften the look.
- Anne Marie Cooper, neighbor, states there are no six foot fences in front of anyone's property in the neighborhood.

With no other members of the public wishing to address the Commission, Chair Juhl-Darlington closed the public hearing at 7:25 p.m. The Commission continued their discussion.

A motion was made by Commissioner Kelley and seconded by Chair Juhl-Darlington to approve Resolution 12-06, approving Use Permit 12-09 (Melton), subject to the conditions of approval contained therein and as follows:

- *Accept the 24x36 drawing provided that shows a single (one) 8-foot panel of wrought iron, centered on the olive tree.*

Further discussion was made and Commission Kelley amended his motion to add the following condition:

- *The fence is shifted to the south, 4-5 feet.*

The amended motion was seconded by Chair Juhl-Darlington to approve Resolution 12-06, approving Use Permit 12-09 (Melton), subject to the conditions of approval contained therein and above.

Motion passes 5-0-2 (Barrett and O'Donnell absent).

5. **REGULAR AGENDA** – There were no items for the Regular Agenda.
6. **BUSINESS FROM THE FLOOR** – None.
7. **REPORTS & COMMUNICATIONS** – A memorandum was provided to the Commission regarding speakers was distributed. The Commission did not need to discuss.
8. **ADJOURNMENT** - There being no further business to come before the Commission, Chair Juhl-Darlington adjourned the meeting to the Adjourned Regular Meeting of November 14, 2012 at 6:30 p.m.

5/15/14
Date Approved

/s/
Mark Wolfe
Community Development Director



City of Chico
NOTICE OF CANCELLATION
of
November 1, 2012
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the November 1, 2012 regular meeting of the Planning Commission of the City of Chico is canceled.

The Planning Commission will meet Thursday, November 15, 2012 for an adjourned regular meeting at 6:30 p.m. in the City Council Chamber located at 421 Main Street.

By: Karen Masterson, Administrative Assistant
Dated: October 25, 2012

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**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE ADJOURNED REGULAR MEETING OF
NOVEMBER 15, 2012**

Municipal Center
421 Main Street
Council Chambers

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

Commissioners Absent: Dan Allmon

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

1. CALL TO ORDER AND ROLL CALL

Chair Juhl-Darlington 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

3.1 Minutes - Regular Meeting of June 7, 2012

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

A motion was made by Commissioner Kelley and seconded by Commissioner Merz to approve the minutes of June 7, 2012, as presented, without corrections. The motion carried by a vote of 6-0-1 (Allmon absent).

4. PUBLIC HEARING ITEMS

4.1 Conceptual Review of Parcel Map 11-04 and Planned Development Permit 12-01 (Schreder) 3 Summersky Commons; APN 018-060-029 - (Noticed 11-3-12) –

Conceptual review of a planned development and an associated parcel map, requesting to subdivide a vacant 7.94 acre lot into two lots, for single-family residential development. The property is designated Very Low Residential and Primary Open Space on the General Plan diagram and is located in the RS-2/PD and OS-1PD zoning districts (Suburban Residential [2-acre minimum] and Primary Open Space with Planned Development overlay). No environmental review is being conducted by the Commission at this time. **(Staff Report: Associate Planner Greg Redeker).** *Planning staff recommends that the Planning Commission conceptually review the project, and provide comments to City staff and the applicant.*

Associate Planner Redeker presented the staff report and answered questions from the Commission. He also stated there will be several more public hearings and reinforced the fact that this is conceptual only.

There is a 250' wide, no development area to the north. Associate Planner met with the engineer on site to take photographs. There are five items in which Associate Planner is looking for feedback back on:

1. Would like to do a full architectural review and site design through the Architectural Review and Historical Preservation Board.
2. Maximum building height of new construction
3. Extent and shape of building envelopes.
4. Adequacy of view shed information.
5. Extent of landscaping. The original was to provide landscaping, however in reality there hasn't been a lot of landscaping because people really like the views. Also, it is difficult to grow here, without bringing in good soil. Recommend drought tolerant native species.

Associate Planner Redeker received comments from the public. One email from Bob Kromer, a neighbor, as provided to the Commission. Associate Planner also received two telephone calls. One from Susan Mason for Butte Environmental Council wishing to make sure the view shed issues are being looked at and also that the Bidwell Park and Playground Commission would have the opportunity to review the project. Also received a telephone call from Ray Nolta, a homeowner at the corner of Shadybrook and Summersky, with concerns about traffic and the precedent that the subdivision of this parcel would be setting.

Associate Planner continued to answer questions from the Commission.

Chair Juhl-Darlington opened the public hearing at 6:47 p.m. and invited the Applicant to make a presentation.

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

- Rick Leland, attorney representing neighbors Larry and Lori Buckley at Lot 53, spoke in opposition.
- Nicole Ledford, North Star Engineering, representing the Applicant, made a presentation.
- Michael Hart, 3252 Canyon Oaks Terrace, spoke in opposition.
- Karrie Alexander, 3313 Shadybrook Lane, spoke in opposition.
- Gene Damschen, 2 Stonewood Court, spoke in opposition.
- Mike Marks, Lot 55, spoke in favor of the project.
- Resident at 3290 Shadybrook Lane, spoke in opposition.
- Larry Warner, friends of the Buckley's and spoke in opposition.

- Pam Pollard, 3 Rising Ridge Ct, spoke in opposition.
- Glen Dilley, 9 Stoney Meadows Terrace, spoke in opposition.

With no other members of the public wishing to address the Commission, Chair Juhl-Darlington closed the public hearing at 7:16 p.m.

Following discussion by the Commission and staff regarding viewshed impacts, landscaping, public safety concerns and whether or not the neighbors would allow photos of the viewshed to be taken from their property, Chair Juhl-Darlington re-opened the public hearing at 7:27 p.m.

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

- Karri Alexander, provided Greg Redeker with contact information as she stated Pinnacle was not informed of previous meetings.
- Rick Leland asked about scheduling the next hearing in June.
- Michael Hart stated all homes required sprinkler systems as there was a miscalculation of the sizing of the fire hydrant system.

With no other members of the public wishing to address the Commission, Chair Juhl-Darlington closed the public hearing at 7:28 p.m.

Comments from the Commission are as follows:

- *A greater level of design detail is required.*
- *The height limitation of 20 feet should be retained on both parcels.*
- *Any landscaping in the no-build area, and along the driveway, should consist solely of native species provided with drip irrigation systems. Clustered landscaping near the driveway, as opposed to a continuous linear planter is ok.*
- *Additional information, visual simulations, and/or studies are needed, including from vantage points other than within Bidwell Park to determine any visual impacts.*
- *The no-build areas should be enlarged to have more regular boundaries, and include the lone tree on Parcel 1 within the larger no-build area.*
- *The Commission is concerned about light and glare from the project.*
- *Submit a Thematic Architectural Design Program for the project. Such a document would include conceptual color elevations for the homes to be built, a conceptual site plan, and a conceptual landscape plan. Copious notes should be included on the plans, including those relating to materials color, lighting, structure height, massing, landscaping, and fencing. The intent would be to provide a better idea both to the Commission and to neighbors regarding what is proposed, and provide something concrete that can be referred to in any conditions of approval. Planning will continue to support referral of the final design for each lot to the ARHPB.*

- *Make a minor change to the map as noted in the memorandum from Development Engineering.*
- *Provide a conceptual grading plan, including information on current and proposed hydrology.*

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 stated there may not be any meetings in December as we are heading into the holiday season. An email will be sent to Commissioners when Title 19 can be brought back to the Commission.

8. **ADJOURNMENT** - There being no further business to come before the Commission, Chair Juhl-Darlington adjourned the meeting at 7:45 p.m. to the Regular Meeting of December 6, 2012 at 6:30 p.m.

6/5/14
Date Approved

/s/
Mark Wolfe
Community Development Director



City of Chico
NOTICE OF CANCELLATION
of
December 6, 2012
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the December 6, 2012 regular meeting of the Planning Commission of the City of Chico is canceled.

The Planning Commission will meet Thursday, December 20, 2012 for an adjourned regular meeting at 6:30 p.m. in the City Council Chamber located at 421 Main Street.

Karen Masterson

By: Karen Masterson, Administrative Assistant

Dated: November 29, 2012

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