



City of Chico
NOTICE OF CANCELLATION
of
January 3, 2013
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the January 3, 2013 regular meeting of the Planning Commission of the City of Chico is canceled.

The Planning Commission will meet Thursday, January 17, 2013 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: December 27, 2012

Distribution:

City Clerk/State Mandated (2)

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City Council

CM Nakamura

PSD Wolfe

ACA Wilson

SDE Johnson

Agenda E-Subscribers



City of Chico
NOTICE OF CANCELLATION
of
January 17, 2013
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the January 17, 2013 adjourned regular meeting of the Planning Commission of the City of Chico is canceled.

The Planning Commission will meet Thursday, February 7, 2013 for a 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: January 10, 2013

Distribution:

City Clerk/State Mandated (2)

Post: Council Chambers

Post: Website

Via Email

City Council

CM Nakamura

PSD Wolfe

ACA Wilson

SDE Johnson

Agenda E-Subscribers

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
FEBRUARY 7, 2013**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Eleanor Anderson, Matt Juhl-Darlington, John Merz, Mike O'Donnell, Ken Rensink, Toni Scott, Margaret Worley

Commissioners Absent: None.

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

1. CALL TO ORDER AND ROLL CALL

Commissioner Juhl-Darlington called the meeting to order at 6:30 p.m. Administrative Assistant Materson completed roll call. Commissioners and staff were present as noted.

2. INTRODUCTION OF NEWLY APPOINTED PLANNING COMMISSIONERS

3. ELECTION OF OFFICERS

PSD Wolfe opened nominations for the office of chair.

Commissioner O'Donnell nominated Commissioner Juhl-Darlington and Commissioner Rensink seconded the nomination.

Commissioner Merz nominated Commissioner Rensink and Commissioner O'Donnell seconded the nomination.

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: Anderson, Juhl-Darlington, O'Donnell, Scott, Worley

PSD Wolfe opened nominations for the office of vice chair.

Commissioner Juhl-Darlington nominated Commissioner Rensink. Commissioner Rensink nominated Commissioner O'Donnell.

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

AYES: Anderson, Juhl-Darlington, Merz, Rensink, Scott and Worley

Chair Juhl-Darlington presided over the balance of the meeting.

4. **EX PARTE COMMUNICATION**

Anderson: Email exchange with Senior Planner Bob Summerville.

Merz: Telephone call with Andy Shepard, a mobile food vendor.

5. **CONSENT AGENDA** – None.

6. **PUBLIC HEARING ITEMS** – None.

7. **REGULAR AGENDA**

7.1. **Phase II(B) of the Comprehensive Update of Title 19 Land Use and Development Regulations of the Chico Municipal Code and Rezone of Foothill Development Special Design Overlay Zoning District - (Noticed 01-28-13)**

- (Noticed 01-28-13) – The Commission will conduct a public hearing and review proposed amendments to Title 19 of the Chico Municipal Code that comprise a portion of Phase II(B) of the Comprehensive Update. Phase II(B) amendments consist of various revisions and amendments to better implement the General Plan and improve the development review process. Important changes to the Code's regulation of signs and parking are also included, as are changes to the various land use tables in Title 19. In addition, the proposed amendments would permit Transitional and Supportive Housing in many zoning districts without the currently required Use Permit, in order to comply with recently adopted state law. Also included within Phase II(B) are amendments that address Chapters 19.22 (Temporary Uses), Chapter 19.68 (Landscaping Standards), and new Chapters 19.23 (Mobile Food Vendors) and Chapter 19.27 (Foothill Development Permits). In addition, the Planning Commission will consider, as part of the Phase II(B) amendments, a Special Design Considerations overlay (-SD overlay) zoning district specific to foothill areas where existing regulations set forth in Chapter 19.66 (Foothill Development Standards) would be implemented. **(Report: Senior Planner Bob Summerville). Planning staff recommends that the Planning Commission review the suggested changes presented in this overview and provide any suggested revisions for inclusion in a draft ordinance that will be considered at a subsequent public hearing.**

Senior Planner Summerville presented the staff report, provided background information on the history of the updates. He also reminded the Commission that these are continued implementations of the 2030 General Plan.

Proposed Revisions/Amendments:

- Additional definitions, consistent with state law include: Cottage Food Operations; Supportive Housing; and Transitional Housing.
- Two new chapters to Title 19: Chapter 19.23 Mobile Food Vendors and Chapter 19.27 Foothill Development Permits.
- Increased downtown building height from 65 feet to 85 feet.
- Public access to creeks.
- Agricultural buffers (100 foot) regarding new development along the sphere of influence.
- Animal keeping: Ease of restrictions of bee keeping and chickens.
- Community gardens: New operating standards proposed.
- Amendments to permit approval periods, permit expiration extensions, effective date of permits, and public hearing procedure.
- Changes to land use tables in Commercial and Industrial Zoning Districts.

Chair Juhl-Darlington opened the discussion to the Commission. Questions and concerns arose regarding cottage food industry regulations, mobile food vendors operating standards and hours of operation, cost of mailing public hearing notices and the agriculture buffer distance.

Associate Planner Sawley presented the proposed amendments regarding Parking.

Proposed Revisions/Amendments to Chapter 19.70 (Parking and Loading Standards):

- Reduce minimum parking requirements.
- Add flexibility for requesting a parking reduction.
- Eliminate non-residential Downtown parking requirements.
- Eliminate “Parking Impacted Area” requirements.
- Minor clean up and consistency changes.

Associate Planner Redeker presented the proposed amendments regarding Chapter 19.75 (Signs). A majority of the updates are to bring the code into conformance with First Amendment Law, since signs are considered a form of speech.

Major Concepts include:

- Must be largely content-neutral.
- There are only a few categories where regulation based on content or function is permissible.
- Must offer greater allowance for noncommercial messages.
- Exceptions and special cases.

Policy questions for the Commission are as follows:

- Portable signs in Downtown.
- Freeway-oriented signs
- Digital reader boards and changeable copy signs

Chair Juhl-Darlington opened the discussion to the Commission. Questions and concerns arose regarding whether any input was received from retail merchants, parking capacity for apartments, parking for corner parcels, outdoor cafés permits, portable sign permits, and animal keeping.

Chair Juhl-Darlington opened the public hearing at 7:50 p.m. and invited the public to speak.

Members of the public addressing the Commission were:

- Jon Luvaas spoke about food carts, locations for farmers markets and use permit requirements for horses, cattle, hogs and bees. Concerned with removal of ag operations, animal keeping and community gardens in the airport zoning area. Also spoke about parking requirements for cars and bicycles and signage in the downtown area.
- John Geiger spoke about food carts.
- Jacob Boehm spoke about food carts.
- Mike Trolinder spoke about noticing requirements and downtown parking and signs.
- Brian Houston spoke about mobile food vendors hours of operation.
- Mark Stemen spoke about hours of operations, fencing, greenhouses and size of community gardens. Also spoke about setbacks for chickens, rabbits and goats and ag protection.
- Richard Roth spoke about concern that mobile food vendors are not healthy, whole food.
- Lisa Palmer spoke about operating hours for mobile food vendors.

With no other members of the public wishing to address the Commission, Chair Juhl-Darlington closed the public hearing at 8:35 p.m.

The Planning Commission recessed at 8:35 p.m. and reconvened at 8:50 p.m. Commissioners and staff were present as noted.

Commissioners continued discussion on proposed amendments and staff answered questions when necessary.

Following receipt of public testimony and discussion among the Commission and staff, the Commission directs staff to make the following changes to the proposed amendments:

1. Section 19.10.020 (Temporary uses, allowed by right): Where a temporary farmers market occupies an existing parking lot, increase the area that a market may occupy beyond the recommended limit of 25% of the required spaces for permanent uses on the property.
2. Section 19.23 (Mobile Food Vendors): Clarify that non-motorized trailers would be allowed for mobile food vendors. Provide more flexible hours of operation, allowing longer hours when adjacent to non-residential uses.
3. Section 19.27 (Foothill Development Permits): The Commission discussed amending the boundaries of the new -FD overlay zone in order to apply the foothill standards to areas from the 250-foot elevation and higher, consistent with the currently regulated area. The Commission requested to continue this item for further discussion at the next meeting.
4. Definition for “new construction”: The term "new construction" is identified under the DN (Downtown North) and DS (Downtown South) zoning districts as amended in Table 4-7 (Commercial and Office Zone General Development Standards) of Chapter 19.44 (Commercial and Office Zones) where allowable heights are increased from 65 to 85 feet. The Commission recommended that the term be defined.
5. Section 19.46.040.B3 (Manufacturing/Industrial zoning district performance standards): Discussion on landscaping. Majority of Commission is ok with the proposed 15% net area of site to be utilized for landscaping areas.
6. Section 19.60.030 (Creekside development): Discussion on access to creeks regarding setback requirements varying from informational or regulatory. Through a straw poll, Commission agrees with staff’s recommendation in the staff report.
7. Section 19.64.010 (Purpose) and Section 19.64.040 (Agricultural Buffers): Would like 300’ buffer to be more consistent with the County but that will require a General Plan amendment. Commission agrees with staff’s recommendation in the staff report. Commission has asked staff to change the word “warn” to “inform” in Chapter 19.64.010.C.
8. Section 19.76.040 (Animal Keeping): The Commission took a straw poll to consider allowing honey bees in R2 or R3 zoning districts. With a 4-3 straw poll, Commission is ok with changes as proposed in the staff report.

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

9. **REPORTS & COMMUNICATIONS** –None.

10. **ADJOURNMENT** – The Commission has agreed to continuing the discussion of the remainder of the items (page 11 forward). Chair Juhl-Darlington adjourned the meeting at 10:03 p.m. to the Adjourned Regular Meeting of February 21, 2012 at 6:30 p.m.

Date Approved



Mark Wolfe
Community Development Director

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE ADJOURNED REGULAR MEETING OF
FEBRUARY 21, 2013**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Chair, Matt Juhl-Darlington
Vice Chair, Ken Rensink
Eleanor Anderson
Matt Juhl-Darlington,
Mike O'Donnell
Toni Scott
Margaret Worley.

Commissioners Absent: John Merz

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

1. **CALL TO ORDER AND ROLL CALL**
Commissioner Juhl-Darlington called the meeting to order at 6:30 p.m. Administrative Assistant Masterson completed roll call. Commissioners and staff were present as noted.
2. **SWEARING IN OF NEWLY-APPOINTED PLANNING COMMISSIONERS**
City Clerk Debbie Presson swore-in Eleanor Anderson, Toni Scott and Margaret Worley as new Planning Commissioners, who will each serve four-year terms.
3. **EX PARTE COMMUNICATION**
None.
4. **CONSENT AGENDA**
None.
5. **PUBLIC HEARING ITEMS**
None.

6. **REGULAR AGENDA**

6.1. Phase II(B) of the Comprehensive Update of Title 19 Land Use and Development Regulations of the Chico Municipal Code and Rezone of Foothill Development Special Design Overlay Zoning District - (Noticed 01-28-13) – The Commission will continue its discussion and review proposed amendments to Title 19 of the Chico Municipal Code that comprise a portion of Phase II(B) of the Comprehensive Update. Phase II(B) amendments consist of various revisions and amendments to better implement the General Plan and improve the development review process. Important changes to the Code's regulation of signs and parking are also included, as are changes to the various land use tables in Title 19. In addition, the proposed amendments would permit Transitional and Supportive Housing in many zoning districts without the currently required Use Permit, in order to comply with recently adopted state law. Also included within Phase II(B) are amendments that address Chapters 19.22 (Temporary Uses), Chapter 19.68 (Landscaping Standards), and new Chapters 19.23 (Mobile Food Vendors) and Chapter 19.27 (Foothill Development Permits). In addition, the Planning Commission will consider, as part of the Phase II(B) amendments, a Special Design Considerations overlay (-SD overlay) zoning district specific to foothill areas where existing regulations set forth in Chapter 19.66 (Foothill Development Standards) would be implemented. **(Report: Senior Planner Bob Summerville). *Planning staff recommends that the Planning Commission review the suggested revisions for inclusion in a draft ordinance that will be considered at a subsequent public hearing.***

Planning Services Director Mark Wolfe reminded the Commission this was a continuation of its discussion from its February 7, 2013 meeting. He also reminded the Commission that the public hearing was conducted at that meeting and it was not necessary to conduct a public hearing at this time. The Commission was directed to begin their discussion on page 11 of the staff report.

Chair Juhl-Darlington opened the public comment period at 6:35 p.m. and invited the public to speak with any general comments.

Members of the public addressing the Commission were:

Stephanie Elliott, GRUB Education Programs spoke about community gardens and their ADA requirements, excessive and expensive requirements inhibiting the public from creating community gardens in low income area, and seeking information on animal keeping within community gardens as they are an integral component to community gardens.

Dave Kelley spoke regarding how to measure heights to the gable of roofs and passed out a handout (colored pictures of various structures) regarding Downtown parking reductions, and spoke in favor of portable signs Downtown.

Chris Giampaoli, developer, spoke about parking reductions.

Mark Stemen spoke in regards to setbacks for animal keeping, ADA access of community gardens and density issues.

With no other members of the public wishing to address the Commission, Chair Juhl-Darlington closed the public comment period at 7:05 p.m.

Associate Planner Mike Sawley discussed density issues along transit corridors.

Senior Planner Summerville discussed community gardens in relation to ADA and parking concerns.

Assistant City Attorney Roger Wilson spoke in relation to ADA accessibility with community gardens.

Commissioners discussed proposed amendments and staff answered questions.

The Planning Commission recessed at 8:00 p.m. and reconvened at 8:15 p.m. Commissioners and staff were present as noted.

Chair Juhl-Darlington re-opened the public comment at 8:25 p.m.

Mike Trolinder addressed the Commission regarding expanded uses in the Manufacturing/Industrial zoning districts. He suggested an exemption for small business use permits to encourage a broader range of businesses.

Dave Kelly shared his ideas regarding parking and mixed use centers. He suggested multi-family areas needed more parking and other uses less parking.

Bill Webb, Webb Construction, stated he felt there was adequate parking for the 3-4 bedroom units but more consideration needed to be given to the 1-2 bedroom units.

Mike Trolinder also expressed his opinions regarding signs Downtown. He suggested meeting with Downtown businesses to discuss their needs.

With no other members of the public wishing to address the Commission, Chair Juhl-Darlington closed the public comment period at 8:40 p.m.

Following receipt of public testimony and discussion among the Commission and staff, the Commission directed staff to make the following changes to the proposed amendments:

1. Section 19.10.020 (Temporary uses, allowed by right): Where a temporary farmers market occupies an existing parking lot, increase the area that a market may occupy beyond the recommended limit of 25% of the required spaces for permanent uses on the property.
2. Section 19.23 (Mobile Food Vendors): Clarify that non-motorized trailers would be allowed for mobile food vendors. Provide more flexible hours of operation, allowing longer hours when adjacent to non-residential uses.
3. Section 19.27 (Foothill Development Permits): The Commission discussed amending the boundaries of the new -FD overlay zone in order to apply the foothill standards to areas from the 250-foot elevation and higher, consistent with the currently regulated area. The Commission requested to continue this item for further discussion at the next meeting.
4. Definition for “new construction”: The term "new construction" is identified under the DN (Downtown North) and DS (Downtown South) zoning districts as amended in Table 4-7 (Commercial and Office Zone General Development Standards) of Chapter 19.44 (Commercial and Office Zones) where allowable heights are increased from 65 to 85 feet. The Commission recommended that the term be defined.
5. Section 19.46.040.B3 (Manufacturing/Industrial zoning district performance standards): Discussion on landscaping. Majority of Commission supports the proposed 15% net area of site to be utilized for landscaping areas.
6. Section 19.60.030 (Creekside development): Discussion on access to creeks regarding setback requirements varying from informational or regulatory. Through a straw poll, Commission agreed with staff's recommendation in the staff report.
7. Section 19.64.010 (Purpose) and Section 19.64.040 (Agricultural Buffers): Would like the Ag buffer to be more consistent with County's but that will require a General Plan amendment. Commission agrees with staff's recommendation in the staff report. Commission has asked staff to change the word “warn” to “inform” in Chapter 19.64.010.C.
8. Section 19.76.040 (Animal Keeping): The Commission took a straw poll to consider allowing honey bees in R2 or R3 zoning districts. With a 4-3 straw poll, Commission supports changes as proposed in the staff report.

7. **BUSINESS FROM THE FLOOR**

None.

8. **REPORTS & COMMUNICATIONS**

None.

9. **ADJOURNMENT** – The Commission agreed to continue the discussion of the remainder of the items (page 11 forward). Chair Juhl-Darlington adjourned the meeting at 9:15 p.m. to the Adjourned Regular Meeting of March 7, 2013 at 6:30 p.m.

3/4/16
Date Approved

Mark Wolfe
Mark Wolfe
Community Development Director

City of Chico
NOTICE OF CANCELLATION
of
March 7, 2013
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the March 7, 2013 regular meeting of the Planning Commission of the City of Chico is canceled.

The Planning Commission will meet Thursday, March 21, 2013 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: February 28, 2013

Distribution:

City Clerk/State Mandated (2)

Post: Council Chambers

Post: Website

Via Email

City Council

CM Nakamura

PSD Wolfe

ACA Wilson

SDE Johnson

Agenda E-Subscribers

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
MARCH 21, 2013**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Chair Matt Juhl-Darlington
Vice Chair Ken Rensink
John Merz
Mike O'Donnell
Toni Scott
Margaret Worley

Commissioner(s) Absent: Eleanor Anderson

Staff Members Present: Mark Wolfe, AICP, Planning Services Director
Roger Wilson, Assistant City Attorney
Matt Johnson, Senior Development Engineer
Denise Britton, Urban Forest Manager
Mike Sawley, Associate Planner
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**
Several Commission members disclosed they had visited the site.
3. **CONSENT AGENDA**
There were no items for the Consent Agenda.
4. **PUBLIC HEARING ITEMS**
 - 4.1 **Deer Park Vesting Tentative Subdivision and Planned Development Permit (S/PDP13-01) - (Noticed 03-11-13)** - Located on Lionsgate Way and East 8th Street, west of Forest Avenue, APNs Various. A proposed 24-lot subdivision involving parcels created through a previously recorded subdivision known as the Park Forest Subdivision. The request would also revise approved designs for single-family homes to be constructed on the subject lots. The project site is designated on the Chico General Plan Diagram as Low Density Residential and is zoned R1 (Low Density Residential). The project is within the scope of the adopted mitigated negative declaration for the Park Forest Subdivision. **(Report: Associate Planner Mike Sawley)**

Association Planner Sawley provided a project overview.

Commissioner Worley requested clarification regarding the changes from the original plans that were previously approved. Associate Planner Sawley explained the main difference was that 3 lots were removed and lot lines were adjusted to reflect the proposed changes.

Commissioner Merz requested clarification regarding why guest houses were included in the plans. Associate Planner Sawley stated the guest houses were an option available on certain lots, separate building permits would be required and were included in the plan design because the applicant is asking for an exception to allow the guest houses to be a maximum of 350 square feet instead of the standard 250 square feet.

Chair Juhl-Darlington inquired about alleys and whether they were large enough for emergency vehicles. Associate Planner Sawley stated they met all current standards.

Commissioner Worley requested clarification regarding the exclusive use easements and questioned why the developer chose to utilize exclusive use easements vs expanding lots.

Commissioner Worley questioned whether the 25% open space requirement was being satisfied. Associate Planner Sawley stated that there was more than 25% open space with the current plan and clarified what areas were included in the 25% calculation.

Commissioners expressed concern regarding trees that were retained in the original design and scheduled to be removed under proposed design. Staff shared that the trees were determined to be damaged and unsafe.

Chair Juhl-Darlington opened the public hearing at 6:57 p.m.

Addressing the Commission in the following order were:

John Anderson, Anderson Kim Architecture & Urban Design speaking on behalf of the applicant discussed the project at length. Mr. Anderson address the questions and concerns the Commission regarding the guest houses, Use Easements and open space requirements.

Tom DiGiovanni, President, New Urban Builders, also spoke on behalf of the applicant. He addressed the issues with the first phase of the project, why the design was revised and also addressed the concerns with guest houses, exclusive use easements, alley design, tree loss, and over-all project design. Mr. DiGiovanni specifically addressed the concerns regarding the loss of the three Black Walnut trees at the entrance of the project. He stated that they were inadvertently damaged by a subcontract during the initial phase and were being monitored by the City's Urban Forest Manger, who determined they needed to be removed for safety reasons. Mr. DiGiovanni also discussed the projected target market for the houses and pricing range anticipated.

Tom Haithcock, former Director of the Nature Center, and previous "commenter" on the original project, addressed the Commission with his concerns regarding the Black Walnut trees to be removed and shared that a considerable amount of time and effort was spent

saving the Black Walnut trees slated for removal. Mr. Haithcock requested that if indeed the trees had to be removed that the project be required to compensate the loss.

There were no additional members of the public wishing to address the Commission on this item and the public hearing was subsequently closed at 7:48 p.m.

Commissioner Rensink inquired about the penalties for damaging the trees and whether there were penalties for removing more than the approved number of trees on the project.

Commissioner Merz requested clarification on the need for a modification to the Chico Maintenance District. Senior Development Engineer Matt Johnson stated that originally the costs associated with the Maintenance District were divided between the existing lots at the time, and since 3 lots were proposed to be removed, there would need to be an adjustment for the loss of those lots.

Commissioner Merz requested further information and clarification regarding the loss of the Black Walnut trees. Urban Forest Manager Denise Britton addressed the concerns and relayed the circumstances leading up to her determination that the trees need to be removed for safety. She also addressed the additional 5 trees that are scheduled for removal. Ms. Britton stated the trees would be mitigated in an alternative location with native species that will be appropriate with the project design.

A motion was made by Commissioner Merz, and seconded by Rensink, to adopt Resolution No. 13-01, approving the Deer Park Subdivision and Planned Development Permit (S/PDP 13-01), subject to the conditions of approval contained therein.

Motion carried by a vote of 6-0-1 (Anderson absent)

Direction was given to Assistant City Attorney Wilson to provide the Commission with the current penalties for damaging trees and the history of how the amount was determined.

5. REGULAR AGENDA

None

6. BUSINESS FROM THE FLOOR

None

7. REPORTS & COMMUNICATIONS

None

7.1 Planning Update – Planning Services Director Wolfe provided the latest agenda calendar status. There are several items in the queue for the April 4, 2013 agenda including staff providing draft ordinances regarding Title 19 updates for Commission review. There will be an upcoming training in May for the Commission coordinated by the City Clerk's Office. Staff will be providing the Commission with a proposed Work Plan for the Commission consistent with the previous Work Plans focusing on the implementation of the General Plan.

8. **ADJOURNMENT** - There being no further business to come before the Commission, Chair Juhl-Darlington adjourned the meeting at 8:10 p.m. to the Adjourned Regular Meeting of April 4, 2013.

3/4/16
Date Approved

Mark Wolfe
Mark Wolfe
Planning Services Director

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
APRIL 4, 2013**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Chair, Matt Juhl-Darlington
Vice Chair, Ken Rensink
Eleanor Anderson
John Merz
Mike O'Donnell
Toni Scott
Margaret Worley

Commissioner(s) Absent: None

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

1. **CALL TO ORDER AND ROLL CALL**
2. 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**
There were no items for the Consent Agenda.

4. **PUBLIC HEARING ITEMS**

4.1 **Phase II(B) of the Comprehensive Update of Title 19 Land Use and Development Regulations of the Chico Municipal Code and Rezone of Foothill Development Special Design Overlay Zoning District** (*Noticed 03-25-13*) - The Planning Commission will conduct a public hearing and consider a recommendation to the City Council regarding proposed amendments to Title 19 of the Chico Municipal Code that comprise Phase II(B) of the Comprehensive Update. Phase II(B) amendments consist of various revisions and amendments to better implement the General Plan and improve the development review process. Important changes to the Code's regulation of signs and parking are also included, as are changes to the various land use tables in Title 19. In addition, the proposed amendments would permit Transitional and Supportive Housing in many zoning districts without the current requirement for a use permit, in order to comply with recently adopted state law. Also included within Phase II(B) are amendments that address Chapter 19.10 (Noticing and Public Hearings), Chapter 19.22 (Temporary Uses),

Chapter 19.30 (Permit Implementation, Time Limits, Extension), Chapter 19.64 (Agricultural Preservation Standards), Chapter 19.60 (General Property Development and Use Standards), Chapter 19.68 (Landscaping Standards, Chapter 19.70 (Parking and Loading Standards), Chapter 19.74 (Signs), Chapter 19.76 (Standards for Specific Land Uses - including Animal Keeping), and new Chapters 19.23 (Mobile Food Vendors) and Chapter 19.27 (Foothill Development Permits). In addition, the Planning Commission will consider, as part of the Phase II(B) amendments, a new Foothill Development (-FD) overlay zoning district specific to foothill areas where existing regulations set forth in Chapter 19.66 (Foothill Development Standards) and Chapter 19.66 (Foothill Design Criteria) would be consolidated for clarity and streamlined processing.

Report presented by Senior Planner Bob Summerville, Associate Planner Mike Sawley, and Associate Planner Greg Redeker

Planning staff recommended that the Planning Commission adopt the following resolutions:

- A) *Resolution No. 13-02, Resolution of the Planning Commission of the City of Chico recommending City Council adoption of an ordinance amending Title 19 of the Chico Municipal Code regarding Phase II(B) of a Comprehensive Update of Title 19; and,*
- B) *Resolution No. 13-03, Resolution of the Planning Commission of the City of Chico recommending that the City Council rescind Chapter 19R.66 Foothill Design Criteria; and,*
- C) *Resolution No. 13-04, Resolution of the Planning Commission of the City of Chico recommending City Council adoption of an ordinance rezoning the Foothill Development (-FD) overlay zoning district; and,*
- D) *Resolution No. 13-05, Resolution of the Planning Commission of the City of Chico recommending City Council adoption of an ordinance repealing and replacing Chapter 19.70 entitled "Parking and Loading Standards" of the Chico Municipal Code regarding Phase II(B) of a Comprehensive Update of Title 19; and,*
- E) *Resolution No. 13-06, Resolution of the Planning Commission of the City of Chico recommending City Council adoption of an ordinance rescinding Chapter 19.74 (Signs) of the Chico Municipal Code and adopting a new Chapter 19.74 (Signs) as part of Phase II(B) of the Comprehensive Update of Title 19.*

Chair Juhl-Darlington opened the public hearing at 6:57 p.m.

Members of the public addressing the Commission appeared in the following order:

Mark Stemen spoke in agreement with the changes regarding community gardens, but did express concerns regarding the setbacks for chicken coops. He also questioned the classification of goats, stating that it should be regulated more by breed, stating pygmy goats should be considered the same as dogs with a limit of three. Mr. Stemen then

addressed the Commission as President of BEC and stated he was upset about the proposed changes in the setback along the creekside greenways.

Mike Trolinder addressed the Commission regarding the sign code, specifically the marquee signage. He spoke in favor of the sandwich board standards and expressed his preference for a taller allowable height.

There were no additional members of the public wishing to address the Commission on this item and the public hearing was subsequently closed at 7:13 p.m.

Chair Juhl-Darlington requested staff address the questions raised by members of the public.

Planning Services Director Wolfe clarified the information and intent with the creekside setback standards and also shared that a larger set back could be required if deemed necessary to address an environmental impact.

Commission discussed the merits of a 100 foot setback. Commissioner Rensink inquired what the requirements would be to change the minimum setback to 50 feet. Planning Services Director Wolfe stated that it would require another public hearing and would possibly make development impossible and lead to non-conforming structures.

Commissioner Scott ask for clarification regarding the parking changes.

Commissioner Merz expressed concern that the Title 19.44 mixed use language and table was not in front of the Commission and felt uncomfortable voting on verbiage not reviewed.

Commissioner Worley inquired about a notation to the City Council that the Commission had not reviewed the language of the section in question. Senior Planner Summerville stated that the staff report would note the Commission was in agreement to the changes but had not reviewed the specific language.

A motion was made by Commissioner O'Donnell, and seconded by Commissioner Anderson, that the Planning Commission adopt Resolution No. 13-02, recommending the City Council adoption of an ordinance amending Title 19 of the Chico Municipal Code regarding Phase II(B) of a Comprehensive Update of Title 19.

Commissioner Worley inquired if the resolution could be postponed to another meeting. Planning Services Director Wolfe stated that the Resolution could be back on the agenda on May 2, 2013, and would not cause a significant issue.

Commission discussed that while the verbal presentation of changes to the table in Title 19.44 was not the preferred method of proposing a change; the changes in that section were not significant enough to warrant postponing the vote on the resolution.

Motion carried (6-1) to adopt Resolution 13-02.

A motion was made by Commissioner Anderson, and seconded by Commissioner Worley, that the Planning Commission adopt Resolution No. 13-03, recommending the City Council rescind ordinance 19.66 of the Chico Municipal Code Foothill Design Criteria. Motion carried by a vote of 7-0.

A motion was made by Commissioner Anderson, and seconded by Commissioner Scott, that the Planning Commission adopt Resolution No. 13-04, recommending the City Council adoption of an ordinance rezoning the Foothill Development (-FD) Overlay zoning district.

A motion was made by Commissioner Merz to amend the Resolution/original motion to indicate that the boundary of the Foothill Development overlay follows the 250 foot elevation. Motion is seconded by Commissioner Rensink.

Commissioner Anderson stated this would put her in the area of overlay, therefore she must abstain. Due to the abstention of Commissioner Anderson the original Motion was determined to no longer be valid. City Attorney Wilson indicated that a new motion with the amendment incorporated within it would be the proper way to proceed.

The Amended Motion made by Commissioner Merz, seconded by Commissioner Rensink. The Motion failed (3-3-1-Juhl-Darlington, Scott & O'Donnell opposed, Anderson abstained)

A motion was made by Commissioner O'Donnell, and seconded by Commissioner Scott, that the Planning Commission adopt Resolution No. 13-04, recommending the City Council adoption of an ordinance rezoning the Foothill Development (-FD) Overlay zoning district as proposed. The motion passes (4-2-1; Merz & Rensink opposed, Anderson abstained)

A motion was made by Commissioner Scott, and seconded by Commissioner Worley, that the Planning Commission adopt Resolution No. 13-05, recommending the City Council adoption of an ordinance repealing and replacing chapter 19.70 entitled "Parking and Loading Standards" of the Chico Municipal Code regarding Phase II(B) of a comprehensive update of Title 19. The motion passes (5-1-1 Merz opposed, Anderson abstained)

A motion was made by Commissioner Anderson and seconded by Commissioner Worley that the Planning Commission adopt Resolution No. 13-06 recommending the City council adoption of an ordinance rescinding Chapter 19.74 (Signs) of the Chico Municipal code and adopting a new chapter 19.74 (Signs) as part of Phase II(B) of the Comprehensive Update of Title 19. The motion Passes (7-0)

5. **REGULAR AGENDA**
None

6. **BUSINESS FROM THE FLOOR**
None

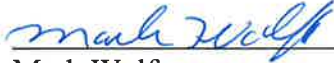
7. **REPORTS & COMMUNICATIONS**

7.1 **Planning Update** – Planning Services Director Wolfe provided the latest agenda calendar status. There is nothing in the queue for the April 18th, agenda, therefore the meeting will be cancelled. On May 2, 2013, staff will present the proposed Biannual Work Plan for the Planning Commission. Director Wolfe also reported that in the agenda packet was a memo from Assistant City Attorney Wilson regarding the tree damage penalties as requested by the Commission in the previous meeting.

8. **ADJOURNMENT**

There being no further business to come before the Commission, Chair Juhl-Darlington adjourned the meeting at 8:05 p.m. to the Adjourned Regular Meeting of May 2, 2013.

3/4/16
Date Approved


Mark Wolfe
Planning Service Director

City of Chico
NOTICE OF CANCELLATION
of
April 18, 2013
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the April 18, 2013 adjourned regular meeting of the Planning Commission of the City of Chico is canceled.

The Planning Commission will meet on Thursday, May 2, 2013 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: April 11, 2013

Distribution:

City Clerk

Post: Council Chambers

Post: Website

Via Email

City Council

CM Nakamura

ACM Orme

PSD Wolfe

ACA Wilson

SDE Johnson

Agenda E-Subscribers

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
May 2, 2013**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Chair, Matt Juhl-Darlington
Vice Chair, Ken Rensink
Eleanor Anderson
John Merz
Toni Scott
Margaret Worley

Commissioner(s) Absent: Mike O'Donnell

Staff Members Present: Roger Wilson, Assistant City Attorney
Matt Johnson, Senior Development Engineer
Brendan Vieg, Principal Planner
Karen Masterson, Administrative Assistant

1. **CALL TO ORDER AND ROLL CALL**
2. 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**
There were no items for the Consent Agenda.
4. **PUBLIC HEARING ITEMS**
There were no items for Public Hearing
5. **REGULAR AGENDA**

5.1 **2013-2014 Planning Commission Work Plan** – The Commission reviewed the proposed Work Plan to be presented at a future meeting of the City Council. Principal Planner Brendan Vieg presented the staff report and the proposed Work Plan.

Commissioner Merz requested clarification on the information provided in the section titled Fiscal Considerations. Principal Planner Vieg stated that most of the projects in the Work Plan were already in the budget or will be in the budget so funding would not be a consideration in the completion of the projects.

Commissioner Merz requested an update on the status of the Air Quality Impact Fee. Principal Planner Vieg stated staff had recently met with the Air Quality Board staff to provide feedback on the CEQA handbook update that is in progress. He stated that staff provided them a list of comments and suggestions for the handbook, including a specific request to clarify the mitigation section to eliminate any ambiguity in the steps to be taken.

Commissioner Merz inquired about the measurements column and why it was not populated. Principal Planner Vieg stated the Work Plan Form is a generic form utilized by all Boards & Commissions appointed by the City Council. In the past this section has not been utilized by the Planning Commission. Principal Planner Vieg stated he was unsure what quantifications, if any, would be appropriate in that column. Commissioner Merz suggested that perhaps the column should be removed rather than left blank.

Commissioner Merz requested that work plan item # 4, Inclusionary Housing and item #6, Update 2009 Housing Element be placed in succession since he believes them to be interactive. He also requested the priority for Inclusionary Housing be changed to Immediate. Principal Planner Vieg stated that some of the delay in the Inclusionary Housing project has been due to recent litigation and the situation needs to be resolved prior to moving forward.

Chair Juhl-Darlington opened the floor for public comment on this item.

Mark Stemen from the Butte Environmental Council expressed his disappointment regarding the progress of the Air Quality Impact Fee. He requested a meeting with staff to further discuss the project.

There was no further comments from the public.

The Planning Commission accepted the report and directed staff to present the Work Plan to the City Council with the changes requested.

5.2 General Plan Annual Report and Sustainability Indicators Report - As required by the City's General Plan and State government Code, the Commission reviewed the General Plan Annual Report and Sustainability Indicators Report. Principal Planner Vieg presented the Staff Report, General Plan Annual Report and Sustainability Indicators Report.

Commissioner Worley requested clarification regarding the estimated population and growth rate vs the actual growth rate and how that affected land inventory for development. Commissioner Merz inquired about the parameters used to calculate the growth history and how future numbers would be calculated.

Commissioner Anderson requested that the Clean & Safe program be highlighted in the Sustainability Report.

Commissioner Rensink asked for clarification regarding the "reporting data" and "Base year data".

Commissioner Merz requested clarification regarding the tree planting sites, the monitoring of health of trees and the open space areas.

Commissioner Merz suggested the Economic Development rating should be upgraded to showing "Clear Progress". Commissioner Scott suggested adding a bullet point with unemployment statistics.

Chair Juhl-Darlington stated he found the reports to be informational, clearly written and helpful.

Chair Juhl-Darlington opened the floor for public comment on this item:

Mark Stemen from the Butte Environmental Council requested clarification regarding the City effort to conduct a Green House Gas Inventory and the expansion of Opportunity Sites in the City's General Plan.

There were no further comments from the public.

The Planning Commission accepted the reports and gave staff direction to present the General Plan Annual Report and the Sustainability Indicators Report to City Council with the changes requested.

6. BUSINESS FROM THE FLOOR

Commissioner Rensink addressed the Commission and members of the public regarding his vote at the previous meeting involving the Foothill Development Overlay. In the original discussion and vote several meetings prior, he agreed with the boundary line following the 270 foot elevation and during the approval of the Ordinance he voted against the 270 foot elevation boundary. Commissioner Rensink stated he felt he needed to explain this contradiction. He explained that after careful consideration he felt the additional buffer made more sense with regards to the General Plan and the vision of future development, and that is why he made his vote.

7. REPORTS & COMMUNICATIONS

None

7.1 Planning Update

Principal Planner Vieg stated there were no projects currently on the May 16, 2013 agenda and the meeting would most likely be canceled. Principal Planner Vieg stated the Title 19 Ordinance would be presented at the next City Council meeting with the input and changes provided by the Planning Commission.

8. ADJOURNMENT

There being no further business to come before the Commission, Chair Juhl-Darlington adjourned the meeting at 7:47 p.m. to the Adjourned Regular Meeting of May 16, 2013.

3/4/16
Date Approved


Mark Wolfe
Planning Service Director

City of Chico
NOTICE OF CANCELLATION
of
May 16, 2013
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the May 16, 2013 adjourned regular meeting of the Planning Commission of the City of Chico is canceled.

The Planning Commission will meet on Thursday, June 6, 2013 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 10, 2013

Distribution:

City Clerk

Post: Council Chambers

Post: Website

Via Email

City Council

CM Nakamura

ACM Orme

PSD Wolfe

ACA Wilson

SDE Johnson

Agenda E-Subscribers

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
June 6, 2013**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Matt Juhl-Darlington, Chair
Ken Rensink, Vice Chair
Eleanor Anderson
John Merz
Toni Scott
Mike O'Donnell
Margaret Worley

Commissioners Absent: None

Staff Members Present: Mark Wolfe, AICP, Community Development Director
Brendan Vieg, Principal Planner
Gregg Redeker, Associate Planner
Mike Sawley, Associate Planner
Matt Johnson, Senior Development Engineer
Roger Wilson, Assistant City Attorney

1. ROLL CALL

Chair Juhl-Darlington called the meeting to order at 6:30 pm. Commission members and staff were present as noted.

2. EX PARTE COMMUNICATION

All the Commissioners disclosed they had visited the project sites. Commissioner O'Donnell disclosed he had spoken with a member of the public regarding item 4.2. Commissioner Scott disclosed she had spoken with residents regarding both items.

3. CONSENT AGENDA

There were no items for the Consent Agenda.

4. PUBLIC HEARING ITEMS

4.1 Modification of Use Permit 12-09 (Melton) 1191 Woodland Avenue, APN 004-411-004 (Noticed 05-28-13) – A proposed modification to an approved fence that exceeds three feet in height within the front yard setback. The project site is designated Low Density Residential on the General Plan Land Use diagram and located in the R1 Zoning district (Low Density Residential). The project is exempt from environmental review pursuant to

Section 15303 of the California Environmental quality Act (CEQA) Guidelines (New Construction or Conversion of Small Structures). (**Staff Report: Associate Planner Mike Sawley**)

Commissioner Scott stated the City Attorney determined that there was no conflict of interest for her on this item given that 5th Sun is a former client of her current employer and the association ended prior to her employment.

Commissioner O'Donnell recused himself due to a conflict of interest.

Associate Planner Sawley provided a project overview.

Chair Juhl-Darlington opened the public hearing at 6:35 PM

There was no public comment

Chair Juhl-Darlington closed the public hearing at 6:36 PM

Commissioner Merz moved to adopt Resolution 13-07, approving the modification of Use Permit 12-09 (Melton), subject to the conditions of approval contained therein. Seconded by Commissioner Worley. The motion passes 6-0-1 (O'Donnell recused)

4.2 Use Permit 13-03 (First Responder EMS) 821 Chestnut Street, APN 004-278-009
(Noticed 5-28-13) – A request to operate an ambulance station and crew's quarters in an existing single family residence located between W. 8th and W. 9th Streets. The use permit would also authorize a fence up to eight feet in height on the side property line, and up to Six feet in Height within the front yard setback. This project was referred to the Planning Commission by the Zoning Administrator at the conclusion of a public hearing held on May 14, 2013. The site is designated Medium-High Density Residential on the General Plan land Use Diagram, and is located in the R3 zoning district (Medium-High Density Residential). This project is categorically exempt from environmental review pursuant to Section 15303 of the California Environmental Quality Act (CEQA) guidelines (new Construction or Conversion of Small Structures). (**Staff Report: Associate Planner Greg Redeker, AICP**)

Associate Planner Redeker presented a project overview.

Commission discussed the concerns of local residents. Associate Planner Redeker clarified the proposed fence met the 15 foot setback, and the driveway expansion would be constructed with appropriate material as required by the code.

Commission discussed traffic concerns.

Chair Juhl-Darlington opened the public hearing at 6:52 PM

Members of the public addressing the Commission were in the following order:

Byron Parsons, CEO of First Responder; represented the applicant. Mr. Parsons explained the map and included an additional handout for the Commission showing the serviced areas and response time from existing EMT locations. Mr. Parsons explained the need for a station in that area which receives twice as many calls as any other area and the number of calls is increasing. Mr. Parsons addressed the concerns of the local residents, stating proposed solutions for each issue.

Ray Murdock spoke in opposition of the project expressing concerns about the fence and commercial use in a residential area.

Ginger Vogel, a resident in proximity to the neighborhood, expressed concern with “speeding” ambulances in an area of high pedestrian traffic.

Ryan Cheal, rental property owner, spoke in opposition of the station and the fence and feels the unit would be vandalized.

Tawny Cleveland expressed appreciation of the service but felt the location was wrong.

Paul Lieberum, Vice President of Chico Heritage Association, stated they have worked very hard to bring back the historic nature of that area, but admitted that the location in question is not a historic property.

Linda Hamilton, rental property owner in the area, expressed her concerns regarding noise levels, neighborhood “blight”, and traffic. Feels it would wreck the neighborhood.

Donna Becker owner of the adjoining property thanked staff for the immediate response to her questions. Mrs. Becker stated she owned the property next to the site that would share the fence. She is in favor of the ambulance station.

No further public comment.

Chair Juhl-Darlington closed the public hearing at 7:55 PM.

Commissioner O'Donnell moved to adopt Resolution 13-08 approving Use Permit 13-03 (First Responder EMS), subject to the conditions of approval contained therein. Motion was seconded by Commissioner Scott. Commissioner Anderson requested a friendly amendment to remove Goal CD-5 from the resolution. Commissioner O'Donnell accepted the amendment. The amended motion passed 5-2 (Merz & Worley opposed)

5. **REGULAR AGENDA**

5.1 Selection of Designated Alternate for the Architectural Review and Historic Preservation Board (ARHPB) – *Community Development Director Wolfe presented the topic and nomination process.*

Commissioner Worley nominated Commissioner Ken Rensink, Chair Juhl-Darlington seconded the nomination. Commission vote was unanimous, Commissioner Rensink was elected to serve as the designated alternate in the event the ARHPB does not have a quorum for its regular meeting.

6. **BUSINESS FROM THE FLOOR**

None


7. **REPORTS & COMMUNICATIONS**

7.1 Planning Update – Community Development Director Wolfe gave a calendar update. The training session coordinated by the City Clerk's Office has not been scheduled yet. There are no items on the agenda for June 20, 2013. The next Commission meeting will be July 18, 2013.

8. **ADJOURNMENT**

There being no further business from the Commission, the meeting adjourned at 8:17 pm to the **Regular Meeting of Thursday, July 18, 2013.**

3/4/16
Date Approved



Mark Wolfe, AICP
Community Development Director /
Planning Commission Secretary

City of Chico
NOTICE OF CANCELLATION
of
June 20, 2013
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the June 20, 2013 adjourned regular meeting of the Planning Commission of the City of Chico is canceled.

The Planning Commission will meet on Thursday, July 18, 2013 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: June 14, 2013

Distribution:

City Clerk
Post: Council Chambers
Post: Website
Via Email
City Council
CM Nakamura
ACM Orme
PSD Wolfe
ACA Wilson
SDE Johnson
Agenda E-Subscribers



City of Chico
NOTICE OF CANCELLATION
of
July 4, 2013
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the July 4, 2013 regular meeting of the Planning Commission of the City of Chico is canceled.

The Planning Commission will meet on Thursday, July 18, 2013 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: June 26, 2013

Distribution:

City Clerk

Post: Council Chambers

Post: Website

Via Email

City Council

CM Nakamura

ACM Orme

PSD Wolfe

ACA Wilson

SDE Johnson

Agenda E-Subscribers

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE ADJOURNED REGULAR MEETING OF
JULY 18, 2013**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Chair, Matt Juhl-Darlington
Vice Chair, Ken Rensink,
Eleanor Anderson
Mike O'Donnell
Toni Scott
Margaret Worley

Commissioners Absent: John Merz

Staff Members Present: Mark Wolfe, AICP, Community Development Director
Brendan Vieg, Principal Planner
Bob Summerville, AICP, Senior Planner
Matt Johnson, Senior Development Engineer
Roger Wilson, Assistant City Attorney

1. ROLL CALL

Chair Juhl-Darlington called the meeting to order at 6:31 pm. Commission members and staff were present as noted.

2. EX PARTE COMMUNICATION

None.

3. CONSENT AGENDA

There were no items for the Consent Agenda.

4. PUBLIC HEARING ITEMS

4.1 - Tentative Parcel Map 13-02 (Country Vista, Inc.) 2925 Godman Avenue, APN 007-220-013 (Noticed 07-01-13) - A request to divide a 4.32 acre parcel into two parcels. The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Infill Development Projects). (*Staff Report: Senior Planner Bob Summerville*)

Senior Planner Summerville provided a project overview.

Chair Juhl-Darlington inquired about the timing of the project's buildout.

Chair Juhl-Darlington opened the public hearing at 6:40 pm.

Addressing the Commission in the following order were:

Jim Stevens, Project Engineer, spoke on behalf of the applicant and highlighted project details. The applicant requested a change to the timing of making street frontage improvements on Godman Avenue.

Staff provided responses to the Commission regarding the applicant's request to change the timing of street frontage improvements.

Laranita Vaughn, neighbor, owns property south of the project site and expressed general concerns about the project.

Chair Juhl-Darlington closed the public hearing at 7:01 pm.

Commissioner Rensink moved that the Planning Commission adopt Resolution 13-09, approving Tentative Parcel Map 13-02 (Country Vista, Inc.), subject to the findings and conditions of approval contained therein. Commissioner Worley seconded the motion, which passed 6-0-1 (Merz absent).

5. **REGULAR AGENDA**

None.

6. **BUSINESS FROM THE FLOOR**

None.

7. **REPORTS & COMMUNICATIONS**

7.1 Planning Update

Community Development Director Wolfe shared that the next Commission meeting would be August 15, 2013.

8. **ADJOURNMENT**

There being no further business from the Commission, the meeting adjourned at 7:20 pm to the Adjourned Regular Meeting of Thursday, August 15, 2013.

3/4/16
Date Approved


Mark Wolfe, AICP
Community Development Director



City of Chico
NOTICE OF CANCELLATION
of
August 1, 2013
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the August 1, 2013 regular meeting of the Planning Commission of the City of Chico is canceled.

The Planning Commission will meet on Thursday, August 15, 2013 for an adjourned regular meeting at 6:30 p.m. in the City Council Chamber located at 421 Main Street.

By: Michelle Pease, Administrative Assistant
Dated: July 26, 2013

Distribution:

City Clerk

Post: Council Chambers

Post: Website

Via Email

City Council

CM Nakamura

ACM Orme

PSD Wolfe

ACA Wilson

SDE Johnson

Agenda E-Subscribers



City of Chico
NOTICE OF CANCELLATION
of
August 15, 2013
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the August 15, 2013 adjourned regular meeting of the Planning Commission of the City of Chico is cancelled.

The Planning Commission will meet on Thursday, September 5, 2013 for a regular meeting at 6:30 p.m. in the City Council Chamber located at 421 Main Street.

By: Michelle Pease, Administrative Assistant
Dated: August 8, 2013

Distribution:

City Clerk

Post: Council Chambers

Post: Website

Via Email

City Council

CM Nakamura

ACM Orme

PSD Wolfe

ACA Wilson

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Agenda E-Subscribers



City of Chico
NOTICE OF CANCELLATION
of
September 5, 2013
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the September 5, 2013 regular meeting of the Planning Commission of the City of Chico is cancelled.

The Planning Commission will meet on Thursday, September 19, 2013 for an adjourned regular meeting at 6:30 p.m. in the City Council Chamber located at 421 Main Street.

By: Jessica Henry, Administrative Analyst
Dated: August 29, 2013

Distribution:

City Clerk

Post: Council Chambers

Post: Website

Via Email

City Council

CM Nakamura

ACM Orme

PSD Wolfe

ACA Wilson

SDE Johnson

Agenda E-Subscribers



City of Chico
NOTICE OF CANCELLATION
of
September 19, 2013
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the September 19, 2013 adjourned regular meeting of the Planning Commission of the City of Chico is cancelled.

The Planning Commission will meet on Thursday, October 3, 2013 for a regular meeting at 6:30 p.m. in the City Council Chamber located at 421 Main Street.

By: Michelle Pease, Administrative Assistant
Dated: September 12, 2013

Distribution:

City Clerk

Post: Council Chambers

Post: Website

Via Email

City Council

CM Nakamura

ACM Orme

PSD Wolfe

ACA Wilson

SDE Johnson

Agenda E-Subscribers

CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
October 3, 2013

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Matt Juhl-Darlington, Chair
 Ken Rensink, Vice Chair
 Eleanor Anderson
 John Merz
 Toni Scott
 Margaret Worley

Commissioners Absent: Mike O'Donnell

Staff Members Present: Mark Wolfe, AICP, Community Development Director
 Brendan Vieg, Principal Planner
 Greg Redeker, AICP, Assistant Planner
 Matt Johnson, Senior Development Engineer
 Roger Wilson, Assistant City Attorney

1. ROLL CALL

Chair Juhl-Darlington called the meeting to order at 6:30 pm. Commission members and staff were present as noted.

2. EX PARTE COMMUNICATION

Commissioner Rensink disclosed that he spoke with Planner Redeker regarding item 4.1. Commissioners Merz and Worley disclosed that they visited the project sites.

3. CONSENT AGENDA

There were no items for the Consent Agenda.

4. PUBLIC HEARING ITEMS

4.1 - Vesting Tentative Parcel Map 13-01 (Growdon) 1065 Lia Way, APN 042-660-018 (Noticed 08-21-13) - A request to subdivide a 0.74 acre site developed with a single-family residence into three lots for single-family residential development. One lot will retain the existing residence, one is an infill residential flag lot, and one is a standard residential lot. The property is designated Low Density Residential on the General Plan Diagram, and is located in the R1-AOC zoning district (Low Density Residential with Airport Traffic Pattern overlay). This project is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Development Projects). (*Staff Report: Associate Planner Greg Redeker, AICP*)

Associate Planner Redeker provided a project overview.

Commissioner Merz inquired about the requirement for site drainage, sewer service, and the abandonment of the well.

Commissioner Worley inquired about the airport overlay requirements for a specific number of parcels.

Chair Juhl-Darlington opened the public hearing at 6:47 pm. Addressing the Commission in the following order were:

Applicant Cathy Growdon agreed to the proposed project conditions, and answered questions raised by the Commission.

Don Brennan, neighbor, expressed concerns about size and aesthetics of the homes that would be built on the new parcels. He also requested that the new homeowners pay a portion of maintenance for the private street.

Mary LaGrander, neighbor, expressed concerns about the number of parcels on the lot, and the value of the homes that would be built.

Chair Juhl-Darlington closed the public hearing at 6:58 pm.

Staff and the Commission discussed the private agreement for cost sharing the maintenance of the road.

Commissioner Merz moved that the Planning Commission adopt Resolution No. 13-10, approving the Growdon Vesting Tentative Parcel Map, based on the findings and subject to

the conditions contained therein. Commissioner Rensink seconded the motion, which passed (6-0-1) (O'Donnell absent).

4.2 - Use Permit 13-14 and Architectural Review 13-06 (McDonald's) 1388 East Avenue; APN 016-060-054 - A request to authorize a drive-through for a McDonald's restaurant, including final approval of the proposed site design and architecture. The Architectural Review and Historic Preservation Board previously reviewed this project on 6/19/13 and 9/4/13, and has forwarded a recommendation of approval to the Planning Commission. The site is designated Commercial Mixed Use on the General Plan diagram, and is located in the CC-AOC zoning district (Community Commercial with Airport Traffic Pattern overlay). The project is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Development Projects). (Staff Report: Associate Planner Greg Redeker, AICP)

Associate Planner Redeker provided a project overview.

Commissioner Anderson inquired about the pros and cons of removing the pedestrian path to the offices behind McDonald's, as requested by the owner of the office complex.

Commissioner Merz inquired about the varying private access easements between the different parcels in the vicinity.

Commissioner Rensink inquired about the level of service traffic at this location.

Chair Juhl-Darlington inquired about the provision of parking spaces.

Chair Juhl-Darlington opened the public hearing at 7:28 pm. Addressing the Commission in the following order were:

Efrain Corona, Project Applicant, highlighted project details and also agreed to remove the pedestrian pathway to the adjacent office complex if supported by the Commission, and spoke to the benefits of the green screen.

BT Chapman spoke against the project because there are too many fast food restaurants in the vicinity and because he believes that McDonald's does not provide a healthy food option.

Robert Spalding, a doctor in the adjacent office complex, requested that a wall be placed between McDonald's and the office complex.

Chair Juhl-Darlington closed the public hearing at 7:39 pm.

Staff and Commission discuss issues raised during the public hearing, including parking lot shading, parking, landscaping plans, pedestrian circulation and safety, and the provision of a fence or a green screen between McDonald's and the adjacent office complex.

Chair Juhl-Darlington re-opened the public hearing at 8:15pm. Addressing the Commission in the following order were:

Efrain Corona, Project Applicant, responded to additional questions raised by the Commission.

Chair Juhl-Darlington closed the public hearing at 8:28 pm.

The Commission discussed several changes to the project, including eliminating the eastern walkway leading to the office complex and extending the rear greenscreen to the northeast corner of the site.

Commissioner Worley moved that the Planning Commission adopt Resolution No. 13-11, approving Use Permit 13-14 and Architectural Review 13-06 (McDonald's), based on the findings and subject to the conditions of approval contained therein, with an amendment to extend the green screen to northeast corner of the project site. Commissioner Scott seconded the motion, which failed 2-3-1-1 (Worley and Scott in favor; Juhl-Darlington, Rensink and Merz opposed; Anderson abstained; and O'Donnell absent).

Chair Juhl-Darlington re-opened the public hearing at 8:40 pm. Addressing the Commission in the following order were:

Lance Crannell, Project Architect, and Marne Bouillon, Project Development Manager, offered reducing one parking space and dedicating it to additional outdoor seating. They also highlighted the effort that has gone into addressing pedestrian/vehicle conflicts, stated that they would like the Commission's support, and agreed to have the project continued to the next meeting so they can provide additional information and revisions.

Chair Juhl-Darlington closed the public hearing at 8:45 pm.

Applicant requested to continue this item to the meeting of November 7, 2013. Commissioner Merz acknowledged the Applicants request to continue this item to the

meeting of November 7, 2013, with the applicant to provide additional detail and information regarding the changes discussed, including revised plans depicting the final configuration of the site improvements. The motion was seconded by Commissioner Rensink, which passed 6-0-1 (O'Donnell absent).

5. REGULAR AGENDA

None.

6. BUSINESS FROM THE FLOOR

John Hardy addressed the Commission with concerns regarding the ongoing recycling activity of Basik Recycling in the Southwest Neighborhood.

7. REPORTS & COMMUNICATIONS


CDD Wolfe highlighted that the Planning Division is seeing a significant increase in development applications.

7.1 Planning Update

8. ADJOURNMENT

There being no further business from the Commission, the meeting adjourned at 8:56 pm to the Regular Meeting of Thursday, November 7, 2013.

Date Approved



Mark Wolfe, AICP
Community Development Director /
Planning Commission Secretary

City of Chico
NOTICE OF CANCELLATION
of
October 17, 2013
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the October 17, 2013 adjourned regular meeting of the Planning Commission of the City of Chico is cancelled.

The Planning Commission will meet on Thursday, November 7, 2013 for a regular meeting at 6:30 p.m. in the City Council Chamber located at 421 Main Street.

By: Michelle Pease, Administrative Assistant
Dated: October 10, 2013

Distribution:

City Clerk/State Mandated

Post: Council Chambers

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Via Email

Commissioners

City Council

CM Nakamura

ACM Orme

PSD Wolfe

ACA Wilson

SDE Johnson

Agenda E-Subscribers

CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
November 7, 2013

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Matt Juhl-Darlington, Chair
 Ken Rensink, Vice Chair
 Eleanor Anderson
 John Merz
 Mike O'Donnell
 Toni Scott
 Margaret Worley

Commissioners Absent: None

Staff Members Present: Mark Wolfe, AICP, Community Development Director
 Brendan Vieg, Principal Planner
 Bob Summerville, Senior Planner
 Greg Redeker, AICP, Associate Planner
 Matt Johnson, Senior Development Engineer
 Roger Wilson, Assistant City Attorney

1. ROLL CALL

Chair Juhl-Darlington called the meeting to order at 6:30 pm. Commission members and staff were present as noted.

2. EX PARTE COMMUNICATION

Commissioners disclosed that they visited the project sites.

3. CONSENT AGENDA

There were no items for the Consent Agenda.

4. PUBLIC HEARING ITEMS

4.1 Use Permit 13-16 (Chico Rancheria Housing Corporation) Ricky Court/Sunrise Court Common Area; APN 005-443-999 - A proposal to modify Planned Development Use Permit 95-4 (Sunrise Court) to allow the removal of an existing City bicycle path. Removal of the bike path is proposed to reduce ongoing incidents of criminal activity on and around the bike path. The site is located on land designated Medium Density Residential on the General Plan diagram and in the R2 Medium Density Residential zoning district. This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301.c (Existing Facilities). (Staff Report: Senior Planner Bob Summerville, AICP)

Community Development staff recommended that this item be continued to the Regular December 5, 2013 Planning Commission meeting due to a noticing error.

Chair Juhl-Darlington opened the public hearing at 6:32 pm. Addressing the Commission in the following order were:

Mark Stemen asked for a brief summary of the proposal.

Senior Planner Summerville provided a brief summary of the proposal.

Chair Juhl-Darlington closed the public hearing at 6:34 pm.

The Commission agreed to continue the item to the Regular December 5, 2013 Planning Commission meeting.

4.2 Use Permit 13-14 and Architectural Review 13-06 (McDonald's) 1388 East Avenue; APN 016-060-054 – A request to authorize a drive-through for a McDonald's restaurant, including final approval of the proposed site design and architecture. The Planning Commission previously considered the project on 10/3/13, and requested additional information from the applicant. The site is designated Commercial Mixed Use on the General Plan diagram, and is located in the CC-AOC zoning district (Community Commercial with Airport Traffic Pattern overlay). The project is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Development Projects). (Staff Report: Associate Planner Greg Redeker, AICP)

Associate Planner Redeker provided a project overview.

Chair Juhl-Darlington opened the public hearing at 6:42 pm. Addressing the Commission in

the following order were:

Applicant Corona provided an overview of the changes to the project consistent with the Commission's direction at its October 3, 2013 meeting, and provided other highlights regarding the project's sustainable design and operation.

Commissioner Worley inquired about the site's lighting.

Commissioner Merz asked about internal traffic circulation.

Chair Juhl-Darlington inquired about morning and afternoon traffic.

Susan Christianson, neighbor, opposes the project and believes there should be no drive-thru and that there are traffic, air quality, safety, and other impacts.

Mike Richardson expressed concerned regarding Pleasant Valley High School students moving through the parking lot.

Mark Burrington, McDonald's Franchisee, shared with the Commission the hours of operation for the existing McDonald's in Chico.

Chair Juhl-Darlington closed the public hearing at 7:06 pm.

Staff and the Commission discussed hours of operation, internal vehicle and pedestrian circulation, traffic levels, accident history in the area, and the drive-thru configuration.

Commissioner Scott moved that the Planning Commission adopt Resolution No. 13-11, approving Use Permit 13-14 and Architectural Review 13-06 (McDonalds), based on the findings and subject to the conditions of approval contained therein. Commissioner Worley seconded the motion, which passed (5-2) (Merz and Juhl-Darlington opposed).

4.3 Parcel Map 13-03 (Edwards) 1186 Vallombrosa Avenue; APN 045-291-014 - A request to subdivide a developed single-family residential lot into two parcels. The property is designated Low Density Residential on the General Plan diagram, and is located in an R1 zoning district (Low Density Residential). This project is categorically exempt from environmental review pursuant to Section 15332 of the California Environmental Quality Act Guidelines (Infill Development Projects). (Staff Report: Associate Planner Greg Redeker, AICP)

Associate Planner Redeker provided a project overview.
Commissioner Merz inquired about the timing of the pre-application neighborhood meeting.
Chair Juhl-Darlington opened the public hearing at 7:49 pm. Addressing the Commission in the following order were:

Project Applicant provided a brief overview of the project, and offered willingness to incorporate additional landscape screening to address privacy concerns of adjoining properties.

Tim Ferris, Attorney for the neighbors adjacent to the east (Ken and Pam Hallen), addressed the Commission and expressed concerns of the neighboring property owner regarding privacy and the need for vegetative screening.

Chair Juhl-Darlington closed the public hearing at 8:03 pm.

Staff and Commission discussed requiring vegetation screening if a 2-story structure is built.

Commissioner Rensink moved that the Planning Commission adopt Resolution No. 13-13, approving Parcel Map 13-03 (Edwards), based on the findings and subject to the conditions of approval contained therein with an amendment to condition 10 to require vegetative screening if a 2-story structure is proposed. Commissioner Anderson seconded the motion, which passed (7-0).

4.4 Amendment to Title 19 of the Chico Municipal Code Regarding Alcoholic Beverage Establishments in the DS (Downtown South) Zoning District - The Planning Commission will conduct a public hearing and provide a recommendation to the City Council regarding a correction to Section 19.44.060 of the Chico Municipal Code. During the comprehensive update of Title 19, the DS (Downtown South) zoning district was erroneously included in limitations on establishing, relocating, or enlarging alcoholic beverage establishments as set forth in Section 19.44.060. The proposed amendment would correct this error. The inclusion of the DS district in Section 19.44.060 was an oversight that had no policy discussion by the Planning Commission or City Council. The City Council certified an environmental impact report (EIR) in conjunction with its adoption of the 2030 General Plan in April 2011. The subject Title 19 amendment implements the General Plan. In accordance with California Environmental Quality Act (CEQA) Guidelines, Section 15162, the proposed amendment is within the scope of the EIR that was certified for the General Plan. (Staff Report: Senior Planner Bob Summerville, AICP)

Senior Planner Summerville provided a project overview.

Commissioner Merz asked, given the community's concerns regarding alcohol issues city-wide, why the limitations on establishing, relocating, or enlarging alcoholic beverage establishments in the Downtown South zoning district should not be retained in the City's Municipal Code.

Chair Juhl-Darlington opened the public hearing at 8:13 pm.

There was no public comment.

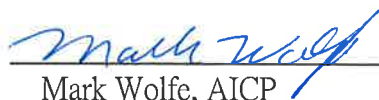
Chair Juhl-Darlington closed the public hearing at 8:14 pm.

Commissioner O'Donnell moved that the Planning Commission adopt Resolution No. 13-12, amending Title 19 of the Chico Municipal Code regarding alcoholic beverage establishments in the DS (Downtown South) Zoning District, based on the findings contained therein.. Commissioner Scott seconded the motion, which passed (6-1) (Merz opposed).

5. REGULAR AGENDA
None.
6. BUSINESS FROM THE FLOOR
None.
7. REPORTS & COMMUNICATIONS
None.
- 7.1 Planning Update
8. ADJOURNMENT

There being no further business from the Commission, the meeting adjourned at 8:56 pm to the Regular Meeting of Thursday, December 5, 2013.

Date Approved


Mark Wolfe, AICP
Community Development Director /
Planning Commission Secretary



City of Chico
NOTICE OF CANCELLATION
of
November 21, 2013
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the November 21, 2013 adjourned regular meeting of the Planning Commission of the City of Chico is cancelled.

The Planning Commission will meet on Thursday, December 5, 2013 for a regular meeting at 6:30 p.m. in the City Council Chamber located at 421 Main Street.

By: Michelle Pease, Administrative Assistant
Dated: November 14, 2013

Distribution:

City Clerk/State Mandated

Post: Council Chambers

Post: Website

Via Email

Commissioners

City Council

CM Nakamura

ACM Orme

PSD Wolfe

ACA Wilson

SDE Johnson

Agenda E-Subscribers

CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
December 5, 2013

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Ken Rensink, Vice Chair
Eleanor Anderson
John Merz
Mike O'Donnell
Toni Scott
Margaret Worley

Commissioners Absent: Matt Juhl-Darlington, Chair

Staff Members Present: Brendan Vieg, Principal Planner
Bob Summerville, Senior Planner
Matt Johnson, Senior Development Engineer
Roger Wilson, Assistant City Attorney

1. ROLL CALL

Vice Chair Rensink called the meeting to order at 6:30 pm. Commission members and staff were present as noted.

2. EX PARTE COMMUNICATION

Commissioners disclosed that they spoke with applicant's representative and visited the project site.

3. CONSENT AGENDA

There were no items for the Consent Agenda.

4. PUBLIC HEARING ITEMS

4.1 Use Permit 13-16 (Chico Rancheria Housing Corporation) - Sunrise Court Subdivision, APNs 005-440-999, 005-443-999 and 005-443-017 through -036 - A proposal to modify Planned Development Use Permit 95-4 (Sunrise Court) to allow the removal of an existing City bicycle path facility. Removal of the bike path is proposed to reduce ongoing incidents of

criminal activity on and around the bike path. The site is located on land designated Medium Density Residential on the General Plan diagram and in the R2 Medium Density Residential zoning district. This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301.c (Existing Facilities). (Staff Report: Senior Planner Bob Summerville, AICP)

Senior Planner Summerville provided a project overview.

Commissioner Worley and Merz asked background questions regarding path usage and how the path was originally conceived.

Vice Chair Rensink opened the public hearing at 6:41 pm. Addressing the Commission in the following order were:

Applicant's representative Jim Stevens provided an overview of the proposed project and highlighted benefits of the path closure.

Commissioner Merz inquired about the proposed relocation of the bike route.

Brian Lowden, project applicant, provided background on the safety issues related to the bike path and how the Mechoopda Tribe has been addressing those issues.

Commissioner Worley asked about the exact location of the garden and playground equipment.

Commissioner Scott requested additional detail regarding the community garden.

Senior Planner Summerville responded to Commission queries.

Ed Mayer, Executive Director of the Housing Authority of the County of Butte, provided comments in support of the proposed project.

Mike Applechuck, a neighbor, supports the proposed project, but has questions regarding the fencing around the proposed community area.

Kathy Lawson, representative of the Chico Rancheria Housing, supports the project and highlighted the dangers associated with bike path.

Janine Rood, representative from Chico Velo and the City's Bike Advisory Committee (BAC), spoke in support of the project and provided history on the BAC's past discussion of the path closure.

Mark Stemen, Butte Environmental Council, recommended denial of the proposed project because it serves as a pedestrian pathway to transit and because he believes it is inconsistent with the General Plan.

Vice Chair Rensink closed the public hearing at 7:14 pm.
Staff and the Commission discussed whether BCAG had been contacted regarding the project.

Chico Police Department's Sgt. Gonzalez spoke to issues related to public safety at the location, and the importance of creating a safe environment for the community in that area.

Commissioner Worley inquired about whether there could be gates put up on either end of the path at night.

The Commission weighed the concerns of safety against the desire for connectivity.

Commissioner O'Donnell moved that the Planning Commission adopt Resolution No. 13-16, authorizing modification of Planned Development Use Permit 95-4 (Chico Rancheria Housing Corporation), based on the findings and subject to the conditions of approval contained therein. Commissioner Anderson seconded the motion, which passed (5-1-1) (Merz opposed; Juhl-Darlington absent).

Commissioner Anderson moved that the Planning Commission send a recommendation to Council to identify an alternate bike/pedestrian route with specific attention to pedestrian access to transit, including consultation with BCAG, as part of the City's abandonment of the bike path. Commissioner Worley seconded the motion, which passed (6-0-1) (Juhl-Darlington absent).

5. REGULAR AGENDA
None.
6. BUSINESS FROM THE FLOOR
None.
7. REPORTS & COMMUNICATIONS
None.
- 7.1 Planning Update
8. ADJOURNMENT

There being no further business from the Commission, the meeting adjourned at 8:14 pm to the Regular Meeting of Thursday, December 19, 2013.

Date Approved



Mark Wolfe, AICP
Community Development Director /
Planning Commission Secretary

CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
December 19, 2013

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Ken Rensink, Vice Chair
Eleanor Anderson
Toni Scott
Margaret Worley

Commissioners Absent: Matt Juhl-Darlington, Chair
Mike O'Donnell
John Merz

Staff Members Present: Brendan Vieg, Principal Planner
Mike Sawley, Associate Planner
Matt Johnson, Senior Development Engineer
Roger Wilson, Assistant City Attorney

1. ROLL CALL

Vice Chair Rensink called the meeting to order at 6:30 pm. Commission members and staff were present as noted.

2. EX PARTE COMMUNICATION

Commissioners disclosed that they visited the project site.

3. CONSENT AGENDA

There were no items for the Consent Agenda.

4. PUBLIC HEARING ITEMS

4.1 Planned Development Permit 13-02 (Portland Place Carriage Apartments Project) 533 Orange Street; APN 004-204-006 (Noticed 12-07-13) – A proposed 8-unit apartment complex located on an undeveloped infill site. A planned development permit is requested to authorize code exceptions with regard to front and rear setbacks and architectural projections into setbacks. The

Architectural Review and Historic Preservation Board reviewed this project on 11/20/13, and has forwarded a recommendation of approval to the Planning Commission. The site is designated Residential Mixed Use on the General Plan diagram and is located in a RMU-L-FS zoning district (Residential Mixed Use with Landmark and Fraternity/Sorority overlay districts). The project is categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15332 (In-Fill Development Projects). (Staff Report: Associate Planner Mike Sawley)

Associate Planner Sawley provided a project overview.

Commissioner Anderson asked why the project is considered higher quality per the -Planned Development Code language.

Commissioner Scott inquired about the health of the trees on the project site.

Commissioner Worley asked about the tree species proposed for the parking lot.

Vice Chair Rensink opened the public hearing at 6:44 pm. Addressing the Commission in the following order were:

Jim Stevens, the applicant's representative, provided an overview of the proposed project and highlighted the fact that there really are two fronts to the project and that is why the applicant has requested an exception to the City's setback requirements.

Larry Coffman, the applicant's architect, answered Commission questions regarding the choice of landscaping and trees for the project.

Mark Stemen, Butte Environmental Council, requested that the project incorporate native trees identified in the draft Urban Forest Management Plan.

Vice Chair Rensink closed the public hearing at 6:51 pm.

Staff and the Commission discussed appropriate tree species for the project's landscaping.

Vice Chair Rensink re-opened the public hearing at 6:54 pm. Addressing the Commission in the following order were:

Pat Conroy, the applicant's builder, suggested that if the project's landscape architect thought

switching to a native tree was appropriate that the applicant would be happy to change the landscaping plans.

Mark Stemen, Butte Environmental Council, again recommended that the Commission urge adoption of the draft Urban Forest Management Plan.

Commissioner Worley moved that the Planning Commission adopt Resolution 13-15, approving Planned Development Permit 13-02 (Portland Place Carriage Apartments), subject to the conditions of approval contained therein. Commissioner Scott seconded the motion, which passed (4-0-3) (Juhl-Darlington, Merz, O'Donnell absent)

5. REGULAR AGENDA

None.

6. BUSINESS FROM THE FLOOR

John Anderson requested that the Code be amended to reduce the 15 ft. front setback in the RMU zoning district.

7. REPORTS & COMMUNICATIONS


Principal Planner Vieg informed the Commission that the City's Sustainability Task Force had its first meeting on December 12, 2013.

7.1 Planning Update

8. ADJOURNMENT

There being no further business from the Commission, the meeting adjourned at 8:14 pm to the Regular Meeting of Thursday, January 16, 2014.

3/4/16
Date Approved



Mark Wolfe, AICP
Community Development Director /
Planning Commission Secretary