



City of Chico
NOTICE OF CANCELLATION
of
January 1, 2015
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the January 1, 2015 regular meeting of the Planning Commission of the City of Chico is cancelled.

The Planning Commission will meet on Thursday, January 15, 2015 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: December 19, 2014

Distribution:

Post: Council Chambers

Post: Website

Via Email

Commissioners

City Council

CM Orme

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Agenda E-Subscribers

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR ADJOURNED MEETING OF
January 15, 2015**

Municipal Center
421 Main Street
Council Chambers

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

Commissioners Absent: Matt Juhl-Darlington

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

1. ROLL CALL

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

2. EX PARTE COMMUNICATION

Several commissioner Commissioners acknowledged visiting by the project site.

3. CONSENT AGENDA

There were no items on the Consent Agenda.

4. PUBLIC HEARING ITEMS

4.1 The Estates at Hooker Oak Vesting Tentative Subdivision Map (S 14-02) and Boundary Line Modification 14-08 (Chico Lifestyle Home Builders, Inc.) 1982 and 1986 Hooker Oak Avenue, APNs 045-411-013 and -016 - (Noticed 12/12/14) A proposal to subdivide a 2.7 acre parcel (APN 045-411-016) into 9 lots for development of single-family homes, creating a gross density of 3.21 units per acre. A separate but related

proposal is to modify a common property line between APNs 045-411-016 and -013. The site is designated Low Density Residential on the General Plan diagram and is located in the R1-10 (Low Density Residential-10,000 square foot minimum parcel size) zoning district. **(Staff Report: Senior Planner Bob Summerville)**

Senior Planner Summerville provided a project overview.

Commissioner Worley inquired about long-term protection of Elderberry shrubs on the project site.

Commissioner Merz also asked about the elderberries, and inquired about the neighbors' concerns regarding single-story homes and privacy fencing.

Community Development Director Wolfe shared that the subdivision process is focused on the division of land, but is not the best mechanism for dictating design like requiring single-family homes be built.

Senior Planner Summerville shared with the Commission how the City's planned development process works.

Commissioner Howlett asked about the Lindo Channel greenway and required setbacks.

Commissioner Merz inquired about the archaeological resources on the project site and how they would be protected.

Chair Rensink opened the public hearing at 6:49 pm

Addressing the Commission in the following order were:

Wes Gilbert, project engineer, provided an overview of the project.

Alan Gair, neighbor, expressed concerns regarding the placement of future homes and fence lines on the site, whether future homes will be single-story, the status of existing trees and new trees to be planted, whether there is access to the Lindo Channel greenway, whether there will be any additional structures on the site, and how storm drainage will be handled.

Dale Bennett, neighbor, shared that he is comfortable with the applicant's assertion that he will develop single-story homes.

Francene Gair, neighbor, inquired about the retaining wall, and how it will function between neighboring parcels.

Wes Gilbert, project engineer, shared that there would be minimal fill, approximately one foot, added to the project site.

Connie Eccla, neighbor, expressed concern regarding the preservation of fence that she recently installed.

Chair Rensink closed the public hearing at 7:04 pm

Commissioner Merz opined that it would be helpful to have an attendance sheet from the neighborhood meeting.

Commissioner Merz and Development Engineer Johnson discussed how storm drainage on the site will be handled.

Commissioner Worley asked about how the storm drainage on adjacent developments functions.

Commissioner Merz made inquiries regarding the environmental review, specifically regarding the mitigation language for air quality, biological resources, and archaeological resources. Commissioner Merz suggested that any language that references a “should” should become a “shall”.

Commissioner Merz also inquired about the site’s drainage, a proposed outfall to Lindo Channel, and the need to provide a resident access to Lindo Channel.

Commissioner O’Donnell moved that the Planning Commission adopt Resolution No. 15-01, approving The Estates at Hooker Oak Vesting Tentative Subdivision Map (S 14-02) and Boundary Line Modification 14-08 (Chico Lifestyle Home Builders, Inc.), based on the findings and subject to the conditions contained therein. Commissioner Scott seconded the motion, which passed (5-1-1, Merz opposed; Juhl-Darlington absent).

5. REGULAR AGENDA

None.

6. BUSINESS FROM THE FLOOR

None.

7. REPORTS & COMMUNICATIONS

7.1 Planning Update

Community Development Director Wolfe provided the Commission with an update of recent development activity.

8. ADJOURNMENT

There being no further business from the Commission, the meeting adjourned at 7:38 pm to the **Regular Meeting of Thursday, February 5, 2015.**

12/17/15
Date Approved

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



City of Chico
NOTICE OF CANCELLATION
of
February 5, 2015
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the February 5, 2015 regular meeting of the Planning Commission of the City of Chico is cancelled.

The Planning Commission will meet on Thursday, February 19, 2015 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: January 28, 2015

Distribution:

Post: Council Chambers

Post: Website

Via Email

Commissioners

City Council

CM Orme

ACM Constantin

PSD Wolfe

ACA Jared

SDE Johnson

Agenda E-Subscribers



City of Chico
NOTICE OF CANCELLATION
of
February 19, 2015
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the February 19, 2015 adjourned regular meeting of the Planning Commission of the City of Chico is cancelled.

The Planning Commission will meet on Thursday, March 5, 2015 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: February 12, 2015

Distribution:

Post: Council Chambers

Post: Website

Via Email

Commissioners

City Council

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Agenda E-Subscribers

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR ADJOURNED MEETING OF
March 5, 2015**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Cynthia Arregui
Dale Bennett
Bob Evans
John Howlett
Margaret Worley

Commissioners Absent: Matt Juhl-Darlington
Toni Scott

Staff Members Present: Mark Wolfe, AICP, Community Development Director
Brendan Vieg, Principal Planner
Bob Summerville, AICP, Senior Planner
Mike Sawley, Associate Planner
Matt Johnson, Senior Development Engineer
Chris Cardinale, Assistant City Attorney
Deborah Presson, City Clerk

1. ROLL CALL

Community Development Director Mark Wolfe called the meeting to order at 6:30 pm. Commission members and staff were present as noted.

2. INTRODUCTION OF NEWLY APPOINTED PLANNING COMISSIONERS

At its meeting of 01/20/15, the City Council confirmed a two year extension of Matt Juhl-Darlington and appointed new Commissioners Cynthia Arregui, Dale Bennett, and Bob Evans to serve four-year terms on the Planning Commission. City Clerk Deborah Presson administered Oaths of Office to the new commissioners.

3. ELECTION OF OFFICERS

Due to the absence of two commissioners, the Planning Commission voted to elect its officers at its next meeting (5-0-2; Juhl-Darlington and Scott absent). The Planning Commission voted for Commissioner Howlett to serve as the interim Chair for the evening's meeting (5-0-2; Juhl-Darlington and Scott absent).

4. EX PARTE COMMUNICATION

Several commissioners acknowledged visiting project sites and speaking to project representatives.

5. CONSENT AGENDA

There were no items on the Consent Agenda.

6. PUBLIC HEARING ITEMS

6.1 General Plan Amendment/Rezone 14-04 (Sierra Nevada Brewery) - 2008, 2012, 2022, 2026 Franklin Street, APNs 005-450-042, -039, -018, and -032 - (Noticed 2-20-15) A proposal to amend the General Plan designation from Medium-High Density Residential to Residential Mixed Use, and Rezone from R3 (Medium-High Density Residential) to RMU (Residential Mixed Use). In accordance with California Environmental Quality Act (CEQA) Guidelines, Section 15162, the proposed General Plan Amendment/Rezone is within the scope of the Environmental Impact Report that was certified for the General Plan, and no further environmental review is necessary. **(Staff Report: Senior Planner Bob Summerville)**

Commissioner Bennett recused himself due to the conflict that his wife works for the applicant's representative.

Senior Planner Summerville provided a project overview.

Commissioner Evans asked why the applicant did not pursue a conditional use permit.

Senior Planner Summerville explained that the use being pursued is not allowed in the existing zoning district with a conditional use permit.

Interim Chair Howlett opened the public hearing at 6:41 pm

Addressing the Commission in the following order were:

There were not commenters.

Interim Chair Howlett closed the public hearing at 6:41 pm

Commissioner Worley supports the rezone as the proposed use is consistent with adjacent uses.

Commissioner Worley moved that the Planning Commission adopt Resolution No. 15-04, recommending Council approval of General Plan Amendment/Rezone 14-04 (Sierra Nevada Brewery), based on the findings and subject to the conditions contained therein. Commissioner Evans seconded the motion, which passed (4-0-1-2; Bennett recused; Scott and Juhl-Darlington absent).

6.2 Code Amendment and Use Permit for Drive-through Sales in the DS (Downtown South) zoning district, and a Site Specific Proposal for a Drive-through Coffee Kiosk (RZ 14-02 and UP 14-19, Dutch Bros.) - The code amendment would affect properties located adjacent to State Route 32, between Salem Street and Wall Street. The site specific drive-through proposal is located at 196 Humboldt Avenue, APN 004-425-003 - (Noticed 2-20-15) Drive-in and drive-through uses are not currently permitted in the Downtown South zoning district. The proposal is to amend Title 19 of the Chico Municipal Code to permit drive-in and drive-through sales in the Downtown South zoning district subject to use permit approval and where specific location and site design criteria are met. Contingent upon the code amendment, a use permit is proposed to authorize 24-hour operation of a drive-through coffee kiosk on the west side of Wall Street, between East 9th Street and Humboldt Avenue. The 0.4-acre site currently supports a used car sales business. Properties subject to the code amendment, including 196 Humboldt Avenue, are designated Commercial Mixed Use on the General Plan diagram and located in the DS-L-COS zoning district (Downtown South with Landmark and Corridor Opportunity Site overlay districts). The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction of Small Structures). The Planning Commission will conduct a public hearing and make a recommendation to the City Council, which will consider the proposal at a future meeting. **(Staff Report: Associate Planner Mike Sawley)**

Associate Planner Sawley provided a project overview.

Commissioner Worley inquired about the level of CEQA review.

Interim Chair Howlett inquired about the ingress/egress for the project design, the potential for queuing, and the proposed diagonal parking.

Commissioner Worley asked about other zoning districts where drive-through sales are allowed, and what the criteria are.

Commissioner Bennett shared that with approval of the code amendment, the ability for others to proceed with a drive-through in the Downtown South would be extremely limited.

Interim Chair Howlett opened the public hearing at 6:59 pm

Addressing the Commission in the following order were:

Dan Richardson, project applicant, shared that he is the owner of the existing Dutch Bros., and that he wants to put a new Dutch Bros. at the proposed location because he believes that it will activate the area in a positive way, and because the design is supportive of multi-modal access and pedestrian visitors.

Commissioner Evans asked about peak hours of operations and the potential for queuing.

Commissioner Arregui asked about the potential for internal site traffic congestion.

Melanie Bassett, Executive Director, DCBA, expressed support for the project because it will rejuvenate Downtown and is consistent with the General Plan.

Katie Simmons, CEO, Chico Chamber of Commerce, expressed support for the project on behalf of her Board.

Colleen Winter, co-owner of Lulu's, does not support the project due to concerns with queuing and congestion, because it isn't the best fit for the Downtown in the long-term, and because the 24-hour operation will result in unregulated activity.

Assistant City Attorney Cardinale shared with the Commission that correspondence was received from Patrick Cole and that it has been shared with the Commission, and that it should be considered part of the record.

John Liveard a nearby business owner, is opposed to the project due to congestion and potential queuing onto a public street, and because of concerns with the use in the long-term.

Debra Cannon, co-owner of Lulu's, served on the Downtown Ad Hoc Committee for the General Plan update and does not believe that the proposed use is consistent with the vision for the area.

Interim Chair Howlett closed the public hearing at 7:24 pm

Commissioner Worley expressed concern with the use and the potential for congestion, and does not believe it is consistent with the General Plan.

Commissioner Evans believes that the proposed use will mostly capture existing pass-by traffic, and that the 24-hour use will help address the homeless concerns in the area and revitalize South Downtown.

Commissioner Bennett acknowledged staff's, the DCBA's, and the Chamber's support for the project, and believes the project is supportable.

Commissioner Evans moved that the Planning Commission adopt Resolution No. 15-03, recommending Council adoption of the Code Amendment and approval of Use Permit 14-19 (Dutch Bros.), based on the findings and subject to the conditions contained therein. Commissioner Bennett seconded the motion, which passed (3-2-2; Howlett and Worley opposed; Scott and Juhl-Darlington absent).

6.3 New CHP Facility (PM 14-02, UP 14-10, and AR 14-05) 425 Southgate Avenue; APN 040-400-088 - (Noticed 1-31-15) A proposal to subdivide a 60-acre site into four parcels and develop one of the parcels with a new California Highway Patrol (CHP) facility. No specific uses or development are proposed for the other parcels, and an existing tractor sales business would remain. The proposed development consists of a new CHP area office and emergency dispatch center, which would replace the existing CHP facility located on Fir Street. The new CHP facility would be situated on 5.8 acres and would include three single-story buildings totaling approximately 40,000 square feet in area. A vehicle fueling station would also be installed, as would a 140-foot telecommunications tower specifically for CHP use. Other site improvements include parking areas drive aisles, sidewalks, equipment yards, and landscaping. The site is zoned CR (Regional Commercial), and designated Regional Commercial on the General Plan diagram. **(Staff Report: Associate Planner Mike Sawley)**

Associate Planner Sawley provided a project overview.

Commissioner Howlett inquired about the tree removal and whether it was a reflection of the future road extension or the site design.

Associate Planner Sawley shared that many of the trees have grown in an unhealthy manner (e.g., split trunks), which make them potentially hazardous, and that likely many of them would need to be removed in the future.

Development Engineer Johnson shared that from a traffic and circulation standpoint that the future freeway interchange being planned at the Southgate intersection would work well with the proposed site design, as will the future Notre Dame extension. The City has negotiated with the applicant and secured the necessary right-of-way for proper circulation.

There was a discussion between the Commission and Assistant City Attorney Cardinale about the whether the Commissioners should be visiting sites and speaking with applicants and their representatives prior to meetings.

Assistant City Attorney Cardinale shared that the Commission should base its decision on the official record.

Commissioner Worley inquired about the need for tree removal.

Interim Chair Howlett opened the public hearing at 7:51 pm

Addressing the Commission in the following order were:

Eric Glass, project architect, provided background and details regarding the project design and requested Commission support.

Commissioner Evans asked when the project will be built.

Mr. Glass suggested that the project would be completed in approximately 20 months.

Interim Chair Howlett asked how often trucks will be inspected, and about the disposition of the existing CHP facility.

Zach Arbios, CHP architect, responded that the trucks that will be inspected will mostly be local, and that the former CHP facility will be sold to the City at appraised value and incorporated into the City's corporate yard.

Whick Smock, a neighboring property owner, shared his support for the proposed loop design and the project.

Interim Chair Howlett closed the public hearing at 8:20 pm

Commissioner Worley expressed support for the project design.

Interim Chair Howlett shared his appreciation for the work that went into the project design.

Commissioner Bennett moved that the Planning Commission adopt Resolution

No. 15-02, adopting a mitigated negative declaration and approving the parcel map, use permit, and site design and architecture for the new CHP facility (PM 14-02, UP 14-10 and AR 14-05), based on the findings and subject to the conditions contained therein. Commissioner Evans seconded the motion, which passed (5-0-2; Scott and Juhl-Darlington absent).

7. REGULAR AGENDA

None.

8. BUSINESS FROM THE FLOOR

None.

9. REPORTS & COMMUNICATIONS

9.1 Planning Update

None.

10. ADJOURNMENT

There being no further business from the Commission, the meeting adjourned at 8:30 pm to the **Adjourned Regular Meeting of Thursday, April 2, 2015.**

12/17/15
Date Approved

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



City of Chico
NOTICE OF CANCELLATION
of
March 19, 2015
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the March 19, 2015 adjourned regular meeting of the Planning Commission of the City of Chico is cancelled.

The Planning Commission will meet on Thursday, April 2, 2015 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: March 12, 2015

Distribution:

Post: Council Chambers

Post: Website

Via Email

Commissioners

City Council

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ACA Jared

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Agenda E-Subscribers

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR ADJOURNED MEETING OF
April 2, 2015**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Toni Scott, Chair
John Howlett, Vice Chair
Dale Bennett
Bob Evans
Margaret Worley

Commissioners Absent: Cynthia Arregui
Matt Juhl-Darlington

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

1. ROLL CALL

Community Development Director Mark Wolfe called the meeting to order at 6:30 pm. Commission members and staff were present as noted.

2. ELECTION OF OFFICERS AND ARHPB ALTERNATE

Through an established nomination and voting process, the Commission elected new officers, as well as an alternate for the Architectural Review and Historic Preservation Board (ARHPB) as follows: Chair: Toni Scott (5-0-2; Juhl-Darlington and Arregui absent); Vice-Chair: John Howlett (5-0-2; Juhl-Darlington and Arregui absent); ARHPB Alternate: Dale Bennett (5-0-2; Juhl-Darlington and Arregui absent).

3. EX PARTE COMMUNICATION

Several commissioners acknowledged visiting the project site.

4. CONSENT AGENDA

There were no items on the Consent Agenda.

5. **PUBLIC HEARING ITEMS**

6.1 Vesting Parcel Map PM 14-04 (Total Asset Development Co., Inc.) - 287 E. 9th Avenue - APN 003-392-004 - (Noticed 3-21-15) A request to subdivide a 0.47 acre site into four parcels, located at the southwest corner of E. 9th Avenue and Laburnum Avenue. The site is designated Low Density Residential on the General Plan Diagram, and is located in an R1 (Low Density Residential) zoning district. **(Staff Report: Associate Planner Mike Sawley)**

Associate Planner Sawley provided a project overview.

Commissioner Evans asked about the neighborhood meeting, and concerns raised regarding the possibility of 2-story homes and privacy for existing homes.

Vice-Chair Howlett asked about the original proposal to create five parcels and the applicant's request for abandonment of City right-of-way along E. 9th Avenue.

Commissioner Worley inquired about minimum lot sizes and set-backs and the difference between standard setbacks and small lot subdivision standards.

Commissioner Bennett asked about the future width of Laburnum Avenue and safety concerns raised by neighbors.

Development Engineer Johnson shared that future improvement plans will require that standard street widths be required.

Chair Scott opened the public hearing at 6:45 pm

Addressing the Commission in the following order were:

Wes Gilbert, project engineer, supports the staff report and its conclusions except that he does not support the project condition requiring a Class II bike path as he believes it is inconsistent with current City plans and standards.

Chair Scott inquired about the loss of a tree on the project site in January 2015. Mr. Gilbert stated that the tree was located on the property line and was removed by the neighbor.

Donna Wallace, neighbor, spoke against the project and shared concerns regarding abandonment of City of right-of-way, size of the proposed parcels, inconsistency with General Plan goals and policy, and project density.

Charles Withuhn, neighbor and tree advocate, shared concerns about the loss of trees and ensuring project consistency with the neighborhood; and requests the Commission to require the project applicant to plant additional trees.

Anne Murphy, neighbor, shared concerns about the project changing the character of the neighborhood, and setting precedent for future redevelopment in the neighborhood.

Greg Williams, neighbor, is concerned about the impact of the project on the neighborhood, including increased traffic.

Debbie Adams, neighbor, believes the proposed project sets a bad precedent if two-story homes are allowed.

Kelsey Chambers, neighbor, would like to see Chico stay the way it is, and doesn't believe the project's density is good for the community.

Wes Gilbert, project engineer, shared that there is a precedent for the City giving away right-of-way on previous projects, including in the Avenues.

There was a discussion between neighbors, the applicant's engineer, staff, and the Commission regarding whether the project will have one- or two-story homes.

Chair Scott closed the public hearing at 7:05 pm

Development Engineer Johnson shared a history of the City's development of streets, including a move to narrower streets and separated sidewalks, utilization of context sensitive street design to reduce street widths, and adoption of a General Plan that desires multi-modal circulation. This history and evolution of street design supports staff's proposed condition to require a Class II bike lane along E. 9th Avenue that supports multi-modal circulation.

Vice-Chair Howlett inquired about the status of sewer extension into the neighborhood.

Commissioner Evans asked about the status of the City's Bike Master Plan, and why the applicant should develop bike infrastructure that is not identified in the current plan.

Commissioner Worley inquired about the removal of the diseased trees in the City's right-of-way, and how they will be replaced. She also asked how density was determined, and highlighted the Commission's inability to limit multi-story residences.

Chair Scott asked about the density of the multi-family residences adjacent to the proposed project.

Vice-Chair Howlett asked if there had been other small lot subdivisions in the neighborhood.

Commissioner Evans sympathized with the neighbors regarding the impacts of infill development, and again expressed concerns regarding requiring a bike lane.

Commissioner Evans moved that the Planning Commission adopt Resolution No. 15-05, approving Parcel Map 14-04 (Total Asset Development), based on the findings and subject to the conditions contained therein. Commissioner Bennett seconded the motion, which passed (5-0-2; Arregui and Juhl-Darlington absent).

6. REGULAR AGENDA

None.

7. BUSINESS FROM THE FLOOR

Charles Withuhn, Chico Tree Advocate, shared that there are many members of the community willing to help plant trees on new projects in the community.

8. REPORTS & COMMUNICATIONS

9.1 Planning Update

Community Development Director Wolfe shared with the Commission that there would be no 2nd meeting in April.

9. **ADJOURNMENT**

There being no further business from the Commission, the meeting adjourned at 7:56 pm to the **Adjourned Regular Meeting of Thursday, May 7, 2015.**

12/17/15
Date Approved

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



City of Chico
NOTICE OF CANCELLATION
of
April 16, 2015
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the April 16, 2015 adjourned regular meeting of the Planning Commission of the City of Chico is cancelled.

The Planning Commission will meet on Thursday, May 7, 2015 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: April 7, 2015

Distribution:

Post: Council Chambers

Post: Website

Via Email

Commissioners

City Council

CM Orme

ACM Constantin

PSD Wolfe

ACA Jared

SDE Johnson

Agenda E-Subscribers

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR ADJOURNED MEETING OF
May 7, 2015**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Toni Scott, Chair
Cynthia Arregui
Dale Bennett
Bob Evans
Margaret Worley

Commissioners Absent: John Howlett, Vice Chair
Matt Juhl-Darlington

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

1. **ROLL CALL**

Community Development Director Mark Wolfe called the meeting to order at 6:30 pm. Commission members and staff were present as noted.

2. **EX PARTE COMMUNICATION**

Several commissioners acknowledged visiting the project site.

3. **CONSENT AGENDA**

There were no items on the Consent Agenda.

4. **PUBLIC HEARING ITEMS**

4.1 Mariposa Manor Subdivision (S 14-05) East side of Mariposa Avenue, opposite Whitewood Way in Chico; APN 016-060-020 – *(Noticed 4-2-15)* A proposal to utilize the city's small-lot subdivision standards to divide the 4.76-acre site into 34 parcels for future development with single-family homes. The site is zoned R1 (Low Density Residential), and designated Low Density Residential on the General Plan diagram. Staff is recommending that a Mitigated Negative Declaration (MND) be adopted for the project

pursuant to the California Environmental Quality Act (CEQA). (**Staff Report: Associate Planner Mike Sawley**)

Associate Planner Sawley provided a project overview.

Commissioner Evans inquired if staff attends all pre-application meetings.

Commissioner Worley inquired about the reasoning behind the requirement for either high density or very low density in the airport overflight zones.

Commissioner Evans asked about the difference in setbacks between standard single-family residences and small lot subdivisions.

Chair Scott opened the public hearing at 6:39 pm

Addressing the Commission in the following order were:

Wes Gilbert, project engineer, supports the staff report and its conclusions, and believes the project is consistent with adjacent project.

Chair Scott closed the public hearing at 6:41 pm

Commissioner Worley inquired about where wetland bank credits are acquired.

Commissioner Bennett moved that the Planning Commission adopt Resolution No. 15-06, adopting the mitigated negative declaration and approving the subdivision (Mariposa Manor Subdivision), subject to the conditions contained therein. Commissioner Worley seconded the motion, which passed (5-0-2; Juhl-Darlington and Howlett absent).

5. REGULAR AGENDA

None.

6. BUSINESS FROM THE FLOOR

None.

7. REPORTS & COMMUNICATIONS


7.1 Planning Update

Community Development Director Wolfe shared with the Commission that there will be a 2nd meeting in May.

8. ADJOURNMENT

There being no further business from the Commission, the meeting adjourned at 6:44 pm to the **Regular Meeting of Thursday, May 21, 2015.**

12/17/15
Date Approved



Mark Wolfe, AICP
Community Development Director /
Planning Commission Secretary

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR ADJOURNED MEETING OF
May 21, 2015**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Toni Scott, Chair
 John Howlett, Vice Chair
 Cynthia Arregui
 Bob Evans
 Margaret Worley

Commissioners Absent: Dale Bennett
 Matt Juhl-Darlington

Staff Members Present: Brendan Vieg, Principal Planner
 Matt Johnson, Senior Development Engineer
 Andrew Jared, Assistant City Attorney

1. ROLL CALL

Principal Planner Brendan Vieg called the meeting to order at 6:30 pm. Commission members and staff were present as noted.

2. EX PARTE COMMUNICATION

None.

3. CONSENT AGENDA

There were no items on the Consent Agenda.

4. PUBLIC HEARING ITEMS

4.1 General Plan Annual Report and Sustainability Indicators Report – *(Noticed 5-11-15)* As required by the City’s General Plan and State Government Code, the Planning Commission will review the General Plan Annual Report and Sustainability Indicators Report and provide comments to staff. **(Staff Report: Principal Planner Brendan Vieg)**

Principal Planner Vieg provided an overview of the General Plan Annual Report and Sustainability Indicators Report.

General Plan Annual Report Discussion

Commissioner Worley inquired about population growth being slower than expected and about integrating parks within new growth areas even if local parks are maintained by CARD.

Commissioner Evans asked about mixed use projects and developer's difficulty obtaining financing due to lender's concerns, about incentives regarding Opportunity Sites, and about the recently adopted User Fee Study update.

Vice Chair Howlett inquired about the County's agriculture mitigation ordinance, how coordination is going between the City and LAFCO to implement the agreement between the City and LAFCO, and why there is a lack of new affordable housing being developed in the City.

Chair Scott inquired about the General Plan Action Status, updating the City's Design Guidelines, and the status of the City's Diversity Action Plan.

Chair Scott opened the public hearing regarding the General Plan Annual Report at 6:54 pm, and with no public comments closed the public hearing at 6:55 pm.

Chair Scott requested that the following comments be included in the General Plan Annual Report or forwarded to Council with the report:

- Reduced staffing has had an impact to the health of the Urban Forest and overall planning activities
- Many of the commercial/industrial projects entitled in 2014 did not come before the Planning Commission because of streamlined planning processes. They instead went to the ZA and/or ARHPB
- Include the Building Division's on-line permitting program as a long-range program in 2014
- Highlight that the City is still contracting out tree services and the fact that there is still not a permanent position to manage the City's urban forest
- There needs to be consistency in the City's commitment to fund the library
- Council should prioritize community engagement regarding public safety

Other topics discussed included funding for public art in capital projects, and efforts to implement the Housing Element.

Commissioner Evans praised the report, but highlighted that the General Plan is extremely ambitious and that the number of actions being pursued is beyond the ability of staff to implement. He believes that the General Plan should be reconsidered, and the focus of staff should be on core municipal responsibilities.

Commissioner Worley asked about the status of municipal EV charging stations, the provision of bus service to Sacramento, and pursuing a Dark Sky ordinance.

The Commission requested additional information regarding the Chico Municipal Airport overflight zones and their purpose.

Sustainability Indicators Report Discussion

Several commissioners expressed concern regarding the total net loss of trees in the urban forest identified in the Sustainability Indicators Report. There was a discussion of the loss of the urban forester and the City's tree crew, how to ensure the right tree species are planted, and the status of the Urban Forest Master Plan.

Commissioner Howlett asked about the status of the Open Space indicator and the lack of funding for the City's greenways.

The Commission and staff discussed opportunities for implementing the General Plan's vision for utilizing the City's greenways as recreational corridors, especially in areas like Comanche Creek and Lindo Channel. There was also a discussion of how the community is volunteering thousands of hours to help the City maintain its open space areas.

Commissioner Worley shared with the Commission an effort the City participated in during the 1980s to reduce energy use. There was a contest with other communities. The community came together and there was a slogan called "Let's Make Chico First". Ultimately, Chico won the competition and was awarded money from PG&E, which was used to fund a solar clock and other fun local projects. The Commission all agreed that this is the type of community effort the City needs today.

Chair Scott opened the public hearing regarding the Sustainability Indicators Report at 7:46 pm

Addressing the Commission in the following order were:

Mark Stemen, community member and Chair of the City's Sustainability Task Force: agrees that local ag is showing signs of improvement; is concerned that the rise in B-Line ridership is only for existing riders; is concerned about the City's management of the urban forest, especially because there is no urban forest manager; and, highlighted that groundwater levels beneath the City are declining and that there should be a more involved discussion of that issue.

Mr. Stemen also requested that the indicator ranking for Climate Change be changed from "Moderate Performance" to "Improvement Area" for a variety reasons, including the fact that much of the reduction in GHG emissions can be attributed to the global recession, and because residential energy use rose 20% over the period tracked, which is twice the rate of population during that same time. Also, the only reason we are seeing GHG emissions reductions locally is due to external efforts of the state and PG&E, not local actions.

Staff shared that it supported Mr. Stemen's request.

There was a discussion about residential energy use, solar installations, changing behavior to reduce GHG emissions, municipal power generation, and what percentage of GHG emissions come from transportation sources and electrical use.

Chair Scott closed the public hearing regarding the Sustainability Indicators Report at 8:15 pm

The Commission discussed the rating for the Air Quality indicator. Staff shared that the indicators are not perfect measurements, and that the real purpose of the report is to generate dialogue and discussion.

Vice Chair Howlett and several other commissioners believe that the Air Quality indicator should remain the same.

Vice Chair Howlett also highlighted that there was no new bike facilities developed in 2014.

Vice Chair Howlett moved that the Planning Commission accept the 2015 General Plan Annual Report and Sustainability Indicators Report and forward it to the City Council with the inclusion of edits to the Ag/Local Food page to remove the word "organic" and changing the rating for the Climate Change indicator from "Moderate Performance" to

“Need For Improvement”. Commissioner Worley seconded the motion, which passed (5-0-2; Bennett and Juhl-Darlington absent).

Chair Scott shared that she believes that the City’s Planning Division needs the resources necessary to pursue the many important and valuable programs in the General Plan in order to help make Chico the best it can be.

5. REGULAR AGENDA

None.

6. BUSINESS FROM THE FLOOR

None.

7. REPORTS & COMMUNICATIONS


7.1 Planning Update

Principal Planner shared with the Commission that CDD Wolfe had spoken with the City Clerk and that she will be setting up some training in either late June or early July.

8. ADJOURNMENT

There being no further business from the Commission, the meeting adjourned at 8:31 pm to the **Regular Adjourned Meeting of Thursday, June 4, 2015.**

12/17/15
Date Approved



Mark Wolfe, AICP
Community Development Director /
Planning Commission Secretary

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR ADJOURNED MEETING OF
June 4, 2015**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Toni Scott, Chair
 John Howlett, Vice Chair
 Cynthia Arregui
 Dale Bennett
 Bob Evans
 Margaret Worley

Commissioners Absent: Matt Juhl-Darlington

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

1. **ROLL CALL**

Community Development Director Mark Wolfe called the meeting to order at 6:30 pm. Commission members and staff were present as noted.

2. **EX PARTE COMMUNICATION**

Several commissioners acknowledged visiting the project sites, and Chair Scott had email correspondence with the applicant on Agenda Item 4.1.

3. **CONSENT AGENDA**

There were no items on the Consent Agenda.

4. **PUBLIC HEARING ITEMS**

4.1 Use Permit 14-20 (Island In A Cup) 615 Mangrove Avenue; APN 003-210-019 – (Noticed 5-22-15) A proposal to allow a drive-through service window in a business suite of an existing shopping center for sales of fruit beverages (“smoothies”), coffee, and snacks. The project was previously considered at the Zoning Administrator meeting of April 14, 2015 and referred to the Planning Commission for further review. The site is

designated Community Commercial on the General Plan diagram and in the CC (Community Commercial) zoning district. This project is exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). **(Staff Report: Senior Planner Bob Summerville)**

Senior Planner Summerville provided a project overview.

Commissioner Bennett made a recommendation that the temporary queue space in front of the service window be shifted approximately 10 feet forward to allow adequate maneuvering area for a car in the queue space behind it (at the service window).

Commissioner Worley expressed concern regarding a proposed “Keep Clear” zone signage and striping in Mangrove Avenue. Staff shared that the striping and signage were no longer part of the project.

Commissioner Evans asked about the location of the ordering board, and shared that it might be better to let it remain where originally proposed (rather than shifting it forward as recommended in the traffic consultant’s report) to allow orders to be made earlier in the drive-thru process and thereby allow more time for customers to receive orders and move ahead.

Vice Chair Howlett inquired about the width of the dual service lanes, and if there was consideration given to the bus stop located north of the project site on Mangrove Avenue.

Chair Scott asked what consideration was given to pedestrians and bicyclists as part of the traffic studies, whether a caution sign should be incorporated into the project to protect pedestrians/bicyclists, and whether the final signage will be reviewed by City staff prior to installation.

Chair Scott inquired if there was any opportunity to aesthetically screen the utility cabinet just south of the project driveway on Mangrove with landscaping and/or other structural means.

Commissioner Worley asked clarification about Condition No. 2 in the staff report regarding any subsequent drive-through service at the site.

Chair Scott opened the public hearing at 6:54 pm

Addressing the Commission in the following order were:

Loren Chilson, project traffic engineer, shared that the applicant supports the proposed conditions of approval, and also made himself available for questions.

Commissioner Worley asked about the traffic data utilized from other Maui-Wowii locations in the traffic analysis.

Traffic engineer Chilson shared that the drive-thru is not the main feature of the business, but is instead a customer option to the primary feature which is a sit-down restaurant with a tropical experience.

Barbara Young, resident, opined that there is regularly more than 3 cars in drive-thrus throughout Chico, and does not believe the drive-thru design will work.

Chair Scott closed the public hearing at 6:59 pm

Commissioner Worley shared that there likely will be more than 3 cars stacking, and then expressed concern that patrons may not be willing to move forward.

Commissioner Arregui also shared reservations regarding drink preparation times and the high possibility for stacking out onto Mangrove.

Commissioner Evans stated that he supports the proposal based on the fact that both the City traffic engineer and an independent traffic engineer concluded the project design will work.

Chair Scott suggested that implementation of the project design may change current behavior patterns of motorists, bicyclists, and pedestrians that create potentially dangerous movements around the site.

Vice-Chair Howlett expressed reservations about the project because of the very busy Mangrove/Vallombrosa intersection, and because of safety concerns for bicyclists. He also shared that he believes the project will be successful and that the project's success will result in queuing onto Mangrove, which will cause a public health and safety problem.

Commissioner Bennett had early reservations, but believes that the project can function successfully as designed.

Senior Development Engineer Johnson pointed out that the drive-thru design allows individuals to change their mind and leave the drive-thru aisle by way of the passing lane.

Commissioner Evans moved that the Planning Commission adopt Resolution No. 15-08, approving Use Permit 14-20 (Island In A Cup/Hart) based on the required findings and subject to the conditions contained therein with the following additions:

- 1. Move the queue space in front of the service window forward approximately 10-feet.*
- 2. Add "Caution" signage for the benefit of pedestrians and bicyclists, subject to staff review and approval.*
- 3. Leave order menu board and intercom at originally proposed location.*

Commissioner Bennett seconded the motion, which failed (3-3-1; Arregui, Howlett and Worley opposed; Juhl-Darlington absent).

4.2 Hampton Court Tentative Subdivision Map (S 15-01) - 2875 Marigold Avenue, APN 016-090-018 – *(Noticed 5-22-15)* A proposal to subdivide a 4.82 acre parcel into 19 lots for development of single-family homes creating a gross density of 3.8 units per acre. The site is designated Low Density Residential on the General Plan diagram and in the R1-AOC (Low Density Residential-Airport Overflight zone-C) overlay zoning district. This project is exempt from environmental review pursuant to Section 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA). **(Staff Report: Senior Planner Bob Summerville)**

Commissioner Arregui recused herself from the agenda item because she has a business relationship with the applicant.

Senior Planner Summerville provided a project overview, and also shared that the Commission has no discretion to limit the height of homes built on the site in the future, other than already regulated up to 35-feet by the R1 (Low Density Residential) zoning regulations.

Senior Development Engineer Johnson spoke to the Commission regarding area traffic circulation and storm drainage facilities and how the facilities are adequately sized to meet the needs of the project.

Commissioner Evans asked about the timing and need for a number of City fees.

Vice Chair Howlett inquired about the condition of approval that mentioned roadway improvements only halfway into the street.

Chair Scott opened the public hearing at 7:32 pm

Addressing the Commission in the following order were:

Robb Brown, project principal, supports the project and made himself available to answer any questions.

Commissioner Evans asked about the process of removing a leach field.

Barbara Diaz, neighbor, shared that she has 16 grandchildren and a pool, and that she is adamantly opposed to there being any 2-story houses that would intrude on the privacy of existing homes. She also expressed concern about the speed of vehicles on Marigold. She also expressed concern that the street frontage associated with her subdivision is not adequately maintained by the City.

Chair Scott closed the public hearing at 7:38 pm

Chair Scott re-opened the public hearing at 7:39 pm

Addressing the Commission in the following order were:

Barbara Diaz, neighbor, again expressed concerns regarding 2-story homes.

Tim Leete, project principal, shared with the Commission that the proposed lots are relatively deep, thereby providing plenty of buffer room between new homes and existing homes for privacy, as well as opportunities for landscape screening.

Chair Scott closed the public hearing at 7:43 pm

Commissioner Howlett moved that the Planning Commission adopt Resolution No. 15-07, approving the Hampton Court Vesting Tentative Subdivision Map (S 15-01), based on the findings and subject to the conditions contained therein. Commissioner Worley seconded the motion, which passed (5-0-1-1, Arregui excused; Juhl-Darlington absent).

5. REGULAR AGENDA

None.

6. BUSINESS FROM THE FLOOR

None.

7. REPORTS & COMMUNICATIONS


7.1 Planning Update

Community Development Director Wolfe shared with the Commission that there will likely be a meeting on June 18, 2015.

8. ADJOURNMENT

There being no further business from the Commission, the meeting adjourned at 8:15pm to the **Adjourned Regular Meeting of Thursday, June 18, 2015.**

12/17/15
Date Approved



Mark Wolfe, AICP
Community Development Director /
Planning Commission Secretary



City of Chico
NOTICE OF CANCELLATION
of
June 18, 2015
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the June 18, 2015 adjourned regular meeting of the Planning Commission of the City of Chico is cancelled.

The Planning Commission will meet on Thursday, July 2, 2015 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: June 11, 2015

Distribution:

Post: Council Chambers

Post: Website

Via Email

Commissioners

City Council

CM Orme

ACM Constantin

PSD Wolfe

ACA Jared

SDE Johnson

Agenda E-Subscribers



City of Chico
NOTICE OF CANCELLATION
of
July 2, 2015
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the July 2, 2015 regular meeting of the Planning Commission of the City of Chico is cancelled.

The Planning Commission will meet on Thursday, July 16, 2015 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: June 18, 2015

Distribution:

Post: Council Chambers

Post: Website

Via Email

Commissioners

City Council

CM Orme

ACM Constantin

PSD Wolfe

ACA Jared

SDE Johnson

Agenda E-Subscribers



City of Chico
NOTICE OF CANCELLATION
of
July 16, 2015
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the July 16, 2015 adjourned regular meeting of the Planning Commission of the City of Chico is cancelled.

The Planning Commission will meet on Thursday, August 6, 2015 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: July 9, 2015

Distribution:

Post: Council Chambers

Post: Website

Via Email

Commissioners

City Council

CM Orme

ACM Constantin

PSD Wolfe

ACA Jared

SDE Johnson

Agenda E-Subscribers

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR ADJOURNED MEETING OF
August 6, 2015**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Toni Scott, Chair
 John Howlett, Vice Chair
 Dale Bennett
 Bob Evans
 Ken Rensink
 Margaret Worley

Commissioners Absent: Cynthia Arregui

Staff Members Present: Mark Wolfe, AICP, Community Development Director
 Brendan Vieg, Principal Planner
 Mike Sawley, Associate Planner
 Matt Johnson, Senior Development Engineer
 Andrew Jared, Assistant City Attorney
 Deborah Presson, City Clerk

1. ROLL CALL

Prior to roll call, City Clerk Deborah Presson swore in new Planning Commissioner Ken Rensink.

Community Development Director Mark Wolfe called the meeting to order at 6:30 pm. Commission members and staff were present as noted.

2. EX PARTE COMMUNICATION

Several commissioners acknowledged visiting the project site identified on Agenda Item 4.1.

3. CONSENT AGENDA

There were no items on the Consent Agenda.

4. PUBLIC HEARING ITEMS

4.1 Vesting Parcel Map PM 15-01 (KMC Properties and Lending, LLC) 810 W. 11th Avenue, APN 043-052-009 – *(Noticed 7-24-15)* A request to subdivide a 0.83 acre site into four parcels, located on the north side of West 11th Avenue, between Holly Avenue and Meadow Road. The existing single-family residence would be removed and four new single-family residences would be constructed on the site. The site is designated Low Density Residential on the General Plan Diagram, and is located in an R1 (Low Density

Residential) zoning district. This project is exempt from environmental review pursuant to Section 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA). **(Staff Report: Associate Planner Mike Sawley)**

Associate Planner Sawley provided a project overview.

Commissioner Bennett inquired why standard curb, gutter, and sidewalks are not being required for the project.

Senior Development Engineer explained that with the reduced number of homes taking access from the street there are less vehicle/pedestrian conflicts and that there are also benefits to stormwater runoff and natural percolation.

Chair Scott opened the public hearing at 6:37 pm

Addressing the Commission in the following order were:

Wesley Gilbert, project engineer, shared that the applicant supports staff's recommendation and the proposed conditions of approval.

Commissioner Evans asked about possible impacts to a large black walnut tree on the adjacent property, and the proximity of the construction of a new shed on an adjacent property.

Mr. Gilbert answered that the proposed project would not affect the tree or the new construction on the adjacent property.

Chair Scott closed the public hearing at 6:41 pm

Commissioner Rensink asked about condition of approval #9 regarding construction limitations in the event raptor nests are identified on site during certain times of the year.

Commissioner Worley moved that the Planning Commission adopt Resolution No. 15-09, approving Parcel Map PM 15-01 (KMC Properties and Lending, LLC) based on the required findings and subject to the conditions contained therein. Commissioner Rensink seconded the motion, which passed (6-0-1; Arregui absent).

5. REGULAR AGENDA
None.

6. **BUSINESS FROM THE FLOOR**

None.

7. **REPORTS & COMMUNICATIONS**

7.1 Planning Update


Community Development Director Wolfe shared that there would be no second meeting in August or a first meeting in September, and also shared with the Commission that there is a concerted effort to catch up on past Commission meeting minutes and that groupings of draft minutes will be coming to the Commission for approval over the next several meetings.

Commission Evans inquired about the work plan for the 5-year General Plan review.

8. **ADJOURNMENT**

There being no further business from the Commission, the meeting adjourned at 6:50pm to the **Adjourned Regular Meeting of Thursday, September 17, 2015.**

2/4/16
Date Approved


Mark Wolfe, AICP
Community Development Director /
Planning Commission Secretary



City of Chico
NOTICE OF CANCELLATION
of
August 20, 2015
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the August 20, 2015 adjourned regular meeting of the Planning Commission of the City of Chico is cancelled.

The Planning Commission will meet on Thursday, September 3, 2015 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 13, 2015

Distribution:

Post: Council Chambers

Post: Website

Via Email

Commissioners

City Council

CM Orme

ACM Constantin

PSD Wolfe

ACA Jared

SDE Johnson

Agenda E-Subscribers



City of Chico
NOTICE OF CANCELLATION
of
September 3, 2015
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the September 3, 2015 regular meeting of the Planning Commission of the City of Chico is cancelled.

The Planning Commission will meet on Thursday, September 17, 2015 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: August 27, 2015

Distribution:

Post: Council Chambers

Post: Website

Via Email

Commissioners

City Council

CM Orme

ACM Constantin

PSD Wolfe

ACA Jared

SDE Johnson

Agenda E-Subscribers

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR ADJOURNED MEETING OF
September 17, 2015**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Toni Scott, Chair
John Howlett, Vice Chair
Cynthia Arregui
Bob Evans
Ken Rensink
Margaret Worley

Commissioners Absent: Dale Bennett

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

1. ROLL CALL

Community Development Director Mark Wolfe called the meeting to order at 6:30 pm. Commission members and staff were present as noted.

2. EX PARTE COMMUNICATION

Several commissioners acknowledged visiting the project site identified on Agenda Item 4.1.

3. CONSENT AGENDA

3.1 Minutes

Minutes - Regular Meeting of February 7, 2013

Minutes – Regular Meeting of October 3, 2013

Minutes – Regular Meeting of November 7, 2013

Minutes – Regular Meeting of December 5, 2013

Minutes – Adjourned Regular Meeting of December 19, 2013

Commissioner Worley moved that the Planning Commission approve the meeting minutes listed above. Commissioner Rensink seconded the motion, which passed (4-2-1; Howlett and Evans abstain; Bennett absent).

4. **PUBLIC HEARING ITEMS**

4.1 Modification of Phase II of DeGarmo Terrace Planned Development Permit (S/PDP 07-11) – northwest corner of The Esplanade and DeGarmo Drive, APN 006-820-013 – (Noticed 09-04-15) A proposal to modify the site and architectural design of the commercial phase of a mixed-use development that was previously approved by the City Council and Planning Commission as part of the DeGarmo Terrace Subdivision and Planned Development Permit (S/PDP 07-11). Modifications to the site plan include relocating four buildings around a central courtyard close to Bordero Lane, and changing the architectural style from Mediterranean to “Island Plantation”. The Architectural Review & Historic Preservation Board reviewed the proposal at its August 19, 2015 meeting and forwarded a recommendation to the Planning Commission for final approval. The project has been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-Fill Development) and compliant with the Northwest Chico Specific Plan EIR which was certified at the time the specific plan was adopted. **(Staff Report: Senior Planner Bob Summerville)**

Senior Planner Summerville provided a project overview.

Commissioner Arregui recused herself from the agenda item due to a financial interest in the project.

Commissioner Evans inquired why the proposed project changes were required to go back to both the ARHPB and the Commission.

Commissioner Howlett asked about past exceptions to the City’s lighting standards.

Commissioner Worley inquired about the purpose of the proposed up-lighting.

Chair Scott opened the public hearing at 6:41 pm

Addressing the Commission in the following order were:

David Rogers, project engineer, provided the Commission with an overview of the project design, and explained that the surgical up-lighting highlights the building architecture but does not “spill.”

Brian Firth, project landscape architect, provided an overview of the intent and benefits of the proposed up-lighting and landscape design.

Chair Scott closed the public hearing at 6:49 pm

Chair Scott asked about the lighting of the sports fields at DeGarmo Park (located east across the Esplanade from the project site).

Several Commissioners complimented the revised design of the project.

Commissioner Rensink moved that the Planning Commission adopt Resolution No. 15-10, approving a modification of Phase II of DeGarmo Terrace Subdivision and Planned Development Permit (S/PDP 07-11) based on the required findings and subject to the conditions contained therein, with the addition of a condition via the City's planned development permit process authorizing a modification of Chico Municipal Code Section 19.60.050 (Exterior Lighting) to allow limited up-lighting of certain architectural features and signs only as a wall wash or focused ("surgical") light beams as demonstrated on all building plans approved by planning staff, and field verified by planning staff prior to certificate of occupancy or building permit finals, consistent with the diagrams presented in the staff report and as demonstrated that there will be no light spillage onto adjacent properties. Commissioner Evans seconded the motion, which passed (5-1-1; Arregui abstain; Bennett absent).

5. **REGULAR AGENDA**

None.

6. **BUSINESS FROM THE FLOOR**

None.

7. **REPORTS & COMMUNICATIONS**

7.1 Planning Update

Community Development Director Wolfe shared that there is currently nothing agendaized for the first meeting in October.

8. **ADJOURNMENT**

There being no further business from the Commission, the meeting adjourned at 7:00pm to the **Adjourned Regular Meeting of Thursday, October 1, 2015.**

3/14/16
Date Approved

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



City of Chico
NOTICE OF CANCELLATION
of
October 1, 2015
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the October 1, 2015 regular meeting of the Planning Commission of the City of Chico is cancelled.

The Planning Commission will meet on Thursday, October 15, 2015 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: September 24, 2015

Distribution:

Post: Council Chambers

Post: Website

Via Email

Commissioners

City Council

CM Orme

ACM Constantin

PSD Wolfe

ACA Jared

SDE Johnson

Agenda E-Subscribers



City of Chico
NOTICE OF CANCELLATION
of
October 15, 2015
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the October 15, 2015 regular meeting of the Planning Commission of the City of Chico is cancelled.

The Planning Commission will meet on Thursday, November 5, 2015 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: October 6, 2015

Distribution:

Post: Council Chambers

Post: Website

Via Email

Commissioners

City Council

CM Orme

ACM Constantin

PSD Wolfe

ACA Jared

SDE Johnson

Agenda E-Subscribers



City of Chico
NOTICE OF CANCELLATION
of
November 5, 2015
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the November 5, 2015 regular meeting of the Planning Commission of the City of Chico is cancelled.

The Planning Commission will meet on Thursday, November 19, 2015 for an adjourned regular meeting at 6:30 p.m. in the City Council Chamber located at 421 Main Street.

By: Michelle Pease, Administrative Analyst
Dated: October 29, 2015

Distribution:

Post: Council Chambers

Post: Website

Via Email

Commissioners

City Council

CM Orme

ACM Constantin

PSD Wolfe

ACA Jared

SDE Johnson

Agenda E-Subscribers



City of Chico
NOTICE OF CANCELLATION
of
November 19, 2015
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the November 19, 2015 regular adjourned meeting of the Planning Commission of the City of Chico is cancelled.

The Planning Commission will meet on Thursday, December 3, 2015 for a regular meeting at 6:30 p.m. in the City Council Chamber located at 421 Main Street.

By: Michelle Pease, Administrative Analyst
Dated: November 6, 2015

Distribution:

Post: Council Chambers

Post: Website

Via Email

Commissioners

City Council

CM Orme

ACM Constantin

PSD Wolfe

ACA Jared

SDE Johnson

Agenda E-Subscribers



City of Chico
NOTICE OF CANCELLATION
of
December 3, 2015
Planning Commission Meeting

NOTICE IS HEREBY GIVEN that the December 3, 2015 regular adjourned meeting of the Planning Commission of the City of Chico is cancelled.

The Planning Commission will meet on Thursday, December 17, 2015 for a regular meeting at 6:30 p.m. in the City Council Chamber located at 421 Main Street.

By: Stina Cooley, Administrative Assistant
Dated: November 20, 2015

Distribution:

Post: Council Chambers

Post: Website

Via Email

Commissioners

City Council

CM Orme

ACM Constantin

PSD Wolfe

ACA Jared

SDE Johnson

Agenda E-Subscribers

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR ADJOURNED MEETING OF
December 17, 2015**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: John Howlett, Vice Chair
 Cynthia Arregui
 Dale Bennett
 Bob Evans
 Ken Rensink
 Margaret Worley

Commissioners Absent: Toni Scott, Chair

Staff Members Present: Mark Wolfe, AICP, Community Development Director
 Brendan Vieg, Principal Planner
 Bob Summerville, AICP, Senior Planner
 Jake Morley, Associate Planner
 Matt Johnson, Senior Development Engineer
 Noel Tapia, Assistant City Attorney
 Stina Cooley, Administrative Assistant

1. ROLL CALL

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

2. EX PARTE COMMUNICATION

Several commissioners acknowledged visiting the project sites

3. CONSENT AGENDA

- 3.1 Minutes – Regular Meeting of January 16, 2014**
- Minutes – Regular Meeting of March 6, 2014**
- Minutes – Regular Meeting of April 3, 2014**
- Minutes – Regular Meeting of May 1, 2014**
- Minutes – Regular Meeting of May 15, 2014**
- Minutes – Regular Meeting of June 5, 2014**
- Minutes – Regular Meeting of June 19, 2014**
- Minutes – Regular Meeting of July 17, 2014**
- Minutes – Regular Meeting of August 7, 2014**
- Minutes – Regular Meeting of October 16, 2014**
- Minutes – Regular Meeting of November 6, 2014**
- Minutes – Regular Meeting of December 18, 2014**
- Minutes – Regular Meeting of January 15, 2015**

Minutes – Regular Meeting of March 5, 2015
Minutes – Regular Meeting of April 2, 2014
Minutes – Regular Meeting of May 7, 2015
Minutes – Regular Meeting of May 21, 2015
Minutes – Regular Meeting of June 4, 2015

Motion by Commissioner Worley to approve the minutes as presented, seconded by Commissioner Evans. The minutes approved 6-0-1 (Scott absent).

4. PUBLIC HEARING ITEMS

4.1 General Plan Amendment 15-03/Rezone 15-04 (Brouhard) – 2074 and 2080 East 20th Street, APNs 002-370-072 and 002-370-073– A proposal to amend the General Plan designation and zoning on a 0.03 portion of a 13.01 acre site. The proposal includes: 1) an amendment to the General Plan Land Use Diagram from Commercial Mixed Use to Office Mixed Use, and from Office Mixed Use to Commercial Mixed Use, and: 2) amending the Zoning Map from CC (Community Commercial) to OC (Office Commercial), and from OC (Office Commercial) to CC (Community Commercial). The project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061(c). **(Staff Report: Associate Planner Jake Morley)**

Associate Planner Morley provided a project overview.
Commissioner Howlett requested clarification regarding the Boundary Line Modification that was approved by the Map Advisory Committee in a previous action.

Vice Chair Howlett opened the public hearing at 6:37 pm

Addressing the Commission in the following order were:

Bill Brouhard, applicant, made himself available for questions and wished the Commission Merry Christmas

Vice Chair Howlett closed the public hearing at 6:38 pm

Commissioner Evans moved that the Planning Commission adopt Resolution No. 15-12, approving General Plan Amendment 15-03/Rezone 15-04 (Brouhard) based on the required findings and subject to the conditions contained therein. Commissioner Worley seconded the motion, which passed (6-0-1; Scott absent).

4.2 General Plan Amendment and Rezone 15-01 (Riebes) 491 Country Drive; APN 005-580-005 – A proposal to amend the Chico General Plan Land Use Diagram from Manufacturing & Warehousing to Commercial Services and to rezone the property from ML (Light Manufacturing/Industrial) to CS (Commercial Services) to allow a retail auto parts store. Planning staff recommends ten additional surrounding properties be included in the proposal for better utilization of land with easy access to Highway 99 from a commercial arterial, and consistent with General Plan goals regarding infill and economic development. The Planning Commission will conduct a public hearing and make a recommendation to the City Council, which will consider the project for final approval at a future meeting. Planning staff is recommending that a mitigated negative declaration be adopted for the project pursuant to the California Environmental Quality Act (CEQA). **(Staff Report: Senior Planner Bob Summerville)**

Senior Planner Summerville provided a project overview

Commissioner Evans requested clarification regarding the distinction between the Manufacturing & Warehousing and Commercial Services zoning districts and how it will affect the operations of existing businesses. Senior Planner Summerville stated that all current uses can remain, and that new light manufacturing can also move into this zone. The new zoning allows for greater variety of businesses to operate.

Commissioner Howlett requested clarification regarding the compliance of Hertz Rental Company with the revised zoning and how it might affect their future growth. Senior Planner Summerville stated that it would not affect Hertz's current operation, but certain types of future expansion might require a Use Permit.

Vice Chair Howlett opened the public hearing at 6:44 pm

Addressing the Commission in the following order were:

Jason Stillway, COO, for Riebes Auto Parts, spoke in support of the project, made himself available to answer any questions and also wished the Commission a Merry Christmas.

Commissioner Howlett questioned how the mitigated negative declaration would be enforced. Staff responded that air quality mitigations are typically enforced by observation by building inspectors, or they are complaint driven.

Commissioner Worley asked about a particular section of the map and the current land use, commenting that it would be nice to see a garden at that location. It was determined that the land in question is Caltrans freeway right of way and unavailable for that use.

Commissioner Howlett noted a typographical error in the numbering in the draft initial study.

Vice Chair Howlett closed the public hearing at 6:46 pm

Commissioner Rensink moved that the Planning Commission adopt Resolution No. 15-13, approving adoption of a Mitigated Negative Declaration and approval of General Plan Amendment and Rezone (GPA/RZ 15-01 Riebes) based on the findings and subject to the conditions contained therein. Commissioner Bennett seconded the motion, which passed (6-0-1; Scott absent).

5. **REGULAR AGENDA**

None.

6. **BUSINESS FROM THE FLOOR**

None.

7. **REPORTS & COMMUNICATIONS**

7.1 Planning Update

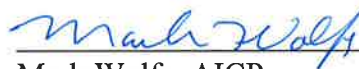
Principal Planner Vieg provided the Commission with a planning update. Vieg reported that staff is reviewing the BCAG-prepared Butte Regional Conservation Plan and will provide comments to ensure that the document supports implementation of the City's General Plan. He also shared with the Commission that a minor User Fee had been completed and new fees adopted by Council. Vieg also highlighted that the City is proceeding with a Sphere of Influence update, and supporting Municipal Service Review, which will ultimately be approved by Butte LAFCo. Finally, staff intends to bring the General Plan 5-Year Review to the Planning Commission in late Spring or early Summer.

Community Development Director Wolfe stated that he does not anticipate a meeting in January.

8. **ADJOURNMENT**

There being no further business from the Commission, the meeting adjourned at 6:55PM to the **Adjourned Regular Meeting of Thursday, January 7, 2016.**

3/4/16
Date Approved



Mark Wolfe, AICP
Community Development Director /
Planning Commission Secretary