



**CHICO**  
**PLANNING COMMISSION**  
**SPECIAL MEETING AGENDA**  
**THURSDAY, AUGUST 30, 2018 - 6:00 P.M.**  
MUNICIPAL CENTER – 421 MAIN STREET – COUNCIL CHAMBERS

# Chico

## PLANNING COMMISSION

Toni Scott, Chair  
Bob Evans, Vice Chair  
Lupita Arim-Law  
Cynthia Arregui  
Dale Bennett  
John Howlett  
Evan Tuchinsky

**Copies of this agenda  
available from:**  
Community Development Department  
411 Main Street, 2<sup>nd</sup> Floor  
Chico, CA 95928  
(530) 879-6800

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**Posted:** August 23, 2018  
**Prior to:** 5:00 p.m.

*The Commission appreciates your cooperation in turning off all cell phones during this meeting.*

**City Staff**

Leo DePaola - Community Development Director  
Brendan Vieg – Deputy Director  
Bruce Ambo, AICP – Principal Planner  
Mike Sawley, AICP - Senior Planner

**City Staff**

Matt Johnson - Senior Development Engineer  
Andrew Jared - Assistant City Attorney  
Robyn Ryan - Administrative Assistant



Please contact the City Clerk at (530) 896-7250 should you require an agenda in an alternative format or if you need to request a disability-related modification or accommodation in order to participate in a meeting. This request should be received at least three working days prior to the meeting in order to accommodate your request.

## Information and Procedures Concerning Planning Commission Meetings

### Public Participation:

All members of the public may address the Planning Commission on any item listed on the agenda. Public participation in the hearing process is encouraged.

Please step up to the podium microphone when addressing the Commission.

Each speaker will be asked to voluntarily state his/her name before speaking, and after speaking to voluntarily write his/her name on a record to be maintained by the City Staff.

The Commission and City staff will ensure order and decorum during all Commission meetings. Persons demonstrating rude, boisterous or profane behavior will be called to order by the Chair. If such conduct continues, the Chair may call a recess, requesting the removal of such person(s) from the Council Chamber, adjourn the meeting or take other appropriate action.

### Time Limit:

Presentations should be limited to a maximum of three (3) minutes, unless otherwise determined by the Chair.

A speaker may not defer his/her time to other speakers.

Groups or organizations are encouraged to select a spokesperson to speak on their behalf. Each subsequent speaker is encouraged to submit new information, rather than repeating comments made by prior speakers.

### Written Material:

The Planning Commission may not have sufficient time to fully review written materials presented at the public hearing. Interested parties are encouraged to provide written materials at least eight (8) days prior to the public hearing to allow distribution with the Planning Commission's agenda packet to provide adequate time for review by the Planning Commission. Written materials submitted in advance of the public hearing must be submitted to the City of Chico, Community Development Department, 411 Main Street, 2<sup>nd</sup> Floor, or by mail to: P. O. Box 3420, Chico, CA 95927. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department at 411 Main Street, 2<sup>nd</sup> Floor, Chico, CA 95928 during normal business hours.

### Hearing Impaired:

Anyone who has difficulty hearing the proceedings of a meeting may be provided with a portable listening device by requesting one from the City Staff. The device works directly from the public-address system, and the listener can hear all speakers who are using a microphone.

### Special Presentations:

Special presentations which include slides, films, etc. during the course of a meeting will only be allowed with prior approval of the Planning Commission.

### Business from the floor:

The Chair will invite anyone in the audience wishing to speak to the Planning Commission to identify themselves and the matter

they wish to discuss which would involve matters not already on the posted agenda.

The Commission may also be direct that a matter be placed on a future agenda, provide direction to staff, or request that staff research a particular issue. No action may be taken until a subsequent meeting.

### Agenda Copies are:

-Available at the meeting.

-May be mailed by subscription, at an annual cost set forth in the City of Chico Fee Schedule.

-May be picked up the Friday prior to the meeting at the Community Development Department without charge.

-Available on the internet at [www.chico.ca.us](http://www.chico.ca.us)

### Copies of Agenda Reports are:

-Available for public inspection at City of Chico Community Development Department the Friday prior to the meeting.

-Copies may be obtained after payment of applicable copy fees.

### Agenda Items:

The agenda items will be considered in the order listed unless the Commission requests a change. In order that all items may be considered, any item may be continued to another meeting if it appears there will be insufficient time for full consideration of the item.

### Items Not Appearing on Posted Agenda:

This agenda was posted on the Council Chamber bulletin board at least 72 hours in advance of this meeting. For each item not appearing on the posted agenda, upon which the Planning Commission wishes to take action, the Commission must make one of the following determinations:

1. Determine by a majority vote that an emergency exists as defined in Government Code Sec. 54956.5.
2. Determine by a two-thirds vote, or by a unanimous vote if less than two-thirds of the Planning Commission is present, that need to take immediate action and that the need for action came to the attention of the City subsequent to the agenda being posted.

### Use of Cell Phones During Meetings:

The Planning Commission appreciates your cooperation in turning off all cell phones.

### Appeal of Planning Commission Decision:

Any aggrieved person or persons dissatisfied with a Planning Commission decision may appeal that decision to the City Council within 10 calendar days. In accordance with Government Code Section 65009, if any person(s) challenges the action of the Planning Commission, said person(s) may be limited to raising only those issues that were raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

## **SPECIAL PLANNING COMMISSION MEETING –THURSDAY, August 30, 2018**

Municipal Center, 421 Main Street, Council Chambers, 6:00 p.m.

### **1. CALL TO ORDER**

- 1.1 Pledge of Allegiance to the Flag
- 1.2 Roll Call

### **2. EX PARTE COMMUNICATION**

### **3. CONSENT AGENDA**

*All matters listed under the Consent Agenda are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Planning Commission. A member of the public may request that an item be removed, provided the item does not relate to a noticed hearing which has been closed to further public comment. **Items removed from the Consent Agenda will be considered immediately following the approval of the Consent Agenda.***

- 3.1 **Approval of Minutes**  
August 2, 2018

### **4. PUBLIC HEARING ITEMS**

- 4.1 **Stonegate General Plan Amendment, Rezone, VTSM and Use Permit (S 15-05, GPA/RZ 15-02 and UP 18-14), located on the east and west sides of Bruce Road between E. 20th Street and Skyway in southeast Chico, AP Nos. 002-190-041, 018-510-007, -008, and -009** - The applicant requests that the Planning Commission forward a recommendation of approval to the City Council for final consideration of the General Plan amendment, rezone, vesting tentative subdivision map and use permit. The project proposes to subdivide the 313-acre project site into a combination of open space (137 acres), public right-of-way, parks (3.5 acres), single-family residential standard lots (423 units), multi-family residential (13.4 acres), and commercial uses (36.6 acres). A use permit is also requested to allow ground-floor residential uses in a Community Commercial (CC) zoning district. The proposal includes a General Plan Amendment and rezone to reconfigure the Residential, Commercial and Open Space designations throughout the site. The site is currently designated/(zoned) a mixture of Low Density Residential (R1), Medium-High Density Residential (R3), Office Mixed Use (OR), Very-Low Density Residential (RS-20), Primary Open Space (OS1), Secondary Open Space (OS2) and Resource Constraint Overlay (-RC).

In accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared by the City to consider potential impacts associated with implementation of the project, and to provide mitigation measures that will avoid or reduce potential impacts to less than significant levels. The Draft EIR (State Clearinghouse Number 2016062049) was released for public and agency review from April 9, 2018, to May 24, 2018 (a 45-day review period). During the review period a public meeting was held by the Planning Commission on May 3, 2018 to receive verbal comments on the adequacy of the Draft EIR. A Final EIR was released on August 15, 2018. The Final EIR includes all comments received during the public review period, City responses to issues raised regarding adequacy of the Draft EIR, and minor edits to the Draft EIR. Questions regarding this project may be directed to Senior Planner Mike Sawley, AICP, at (530) 879-6812 or [mike.sawley@chicoca.gov](mailto:mike.sawley@chicoca.gov).

5. **REGULAR AGENDA**

None.

6. **BUSINESS FROM THE FLOOR**

*Members of the public may address the Commission at this time on any matter not already listed on the agenda, with comments being limited to three minutes. The Commission cannot take any action at this meeting on requests made under this section of the agenda.*

7. **REPORTS & COMMUNICATIONS**

*These items are provided for the Commission's information. Although the Commission may discuss the items, no action can be taken at this meeting. Should the Commission determine that action is required, the item or items may be included for action on a subsequent posted agenda.*

8. **ADJOURNMENT**

Adjourn to the Regular Meeting of Thursday, September 6, 2018.