

**CITY OF CHICO PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING OF  
March 21, 2019**

Municipal Center  
421 Main Street  
Council Chambers

Commissioners Present:                   Lupita Arim-Law  
  Dennis Deromedi  
  Bryce Goldstein  
  John Howlett  
  Richard Ober  
  Ken Rensink  
  Toni Scott, Chair

Commissioners Absent:

Staff Members Present:                 Bruce Ambo, AICP, Principal Planner  
  Kelly Murphy, Planner  
  Matt Johnson, Senior Development Engineer  
  Andrew Jared, Assistant City Attorney  
  Stephanie Lawson, Administrative Analyst

**1. CALL TO ORDER**

Chair Scott called the meeting to order at 6:03 pm.

- 1.1     Chair Scott led the Pledge of Allegiance.
- 1.2     Commission members and staff were present as noted.

**2. ELECTION OF OFFICERS**

Through an established nomination and voting process, the Planning Commission elected new officers as follows: Chair: Ken Rensink (7-0-0); Vice-Chair: Bryce Goldstein (4-2-0).

*Commissioner Scott called for a recess at 6:11 pm.*

*Chair Rensink called the meeting to order at 6:16 pm.*

**3. CONSENT AGENDA**

- 3.1     *Commissioner Scott moved to approve the minutes from the January 17, 2018 meeting.  
          Commissioner Howlett seconded the motion which passed 7-0-0.*

**4. PUBLIC HEARING ITEMS**

**Public Hearing Guidelines**

1. *Announcement of Ex Parte Communications*
2. *Staff report (up to 15 Minutes)*
3. *Commission discussion and/or questions of staff (10 minutes)*
4. *Open hearing for public input (generally no longer than 60 minutes, but as determined by the Commission):*
  - *Appellant/Applicant – 10 minutes*
  - *Additional Speakers – 45 minutes*
  - *Appellant/Applicant Rebuttal – 3 minutes, if granted*
5. *Close the hearing to the public*
6. *Commission discussion, motion and vote (20 minutes, or as determined by Commission)*

None.

## 5. **REGULAR AGENDA**

**5.1 Accessory Dwelling Units (ADUs) – Community Workshop** - The Planning Commission will hold a community workshop to discuss Accessory Dwelling Units (ADUs). ADUs due to their limited size and accessory relationship to an existing “main residence” are a form of affordable market rate housing. A number of alternative programs and incentives for increasing ADU production were previously presented to the Chico City Council. After careful consideration, the Council directed the Planning Commission to conduct an ADU workshop and report back to the Council with recommendations to stimulate ADU production, specifically potential Code amendments to the City’s ADU regulations. The community workshop will consist of a primer on ADUs including a summary of State ADU laws, recent ADU amendments to City Codes, ADU fees, a progress report on ADU permitting and construction activity, and recap of the potential ADU program recommendations and potential amendments that were initially presented to the City Council. One of the major topics of discussion will be the City’s current Code requirement that the property owner occupy either the main residence or the ADU. Planning staff will summarize the workshop comments and return to the Planning Commission with recommendations at another Planning Commission meeting in April or May 2019. The Planning Commission recommendation will then be forwarded to the City Council for consideration at a future meeting. Questions regarding this project may be directed to Principal Planner Bruce Ambo at (530) 879-6801, or [bruce.ambo@chicoca.gov](mailto:bruce.ambo@chicoca.gov) or Kelly Murphy, Planner at (530) 879-6535 or [kelly.murphy@chicoca.gov](mailto:kelly.murphy@chicoca.gov).

Principal Planner Ambo and Planner Murphy presented the report and answered questions from the Board.

*Commissioner Deromedi requested a map of ADU locations from staff.*

*Commissioner Scott requested a record of the complaints made related to ADUs.*

*Commissioner Ober requested a report of what other cities do for ADUs and owner occupancy requirements.*

*Commissioner Arim-Law requested information regarding potential FEMA funding and other disaster relief sources for funding.*

*Commissioner Howlett requested providing a wide variety of ADU designs in the prototype manual.*

***Chair Rensink opened the public workshop up to the public at 6:53 pm.***

Steve Canterbury, representing Canterbury Cabins addressed the board and gave handouts to meeting members for Canterbury Cabins product.

Pamela Hospers, community member addressed the board with concerns of Owner Occupancy and off-street parking. Hospers is in favor of the Owner Occupancy requirements due to ability to monitor renters. Hospers has concerns whether changes will be retro active for current ADU owners, and parking needs to be addressed.

Nancy Evens, community member and vice president of the north valley housing trust fund addressed the board in support of ADUs as a quick and easy way to provide housing and will be working on outreach, educational workshops and potential funding for these projects.

Eric Mathis, community member addressed the board with concerns of high fees and Owner Occupancy.

Nathan Heck, community member addressed the board with concerns that the west Avenues don't have big lot setbacks and suggested 5' diagonal setbacks. Heck questioned if a breezeway would make an ADU considered an attached home. Planner Murphy addressed Heck's question that this would be a detached unit and that in 2018 an 8' setback was established.

Dale Hutchings, community member addressed the board in favor of lifting the Owner Occupancy requirement and suggested a provision for application submission "close enough". Hutchings answered Commissioner Scott's question on current location within the city being about 50' from Sycamore on Vallombrosa.

Richard Harriman, community member addressed the board in support of ADUs. Harriman expressed concern of Owner Occupancy living and suggested the potential for "responsible resident agents" as an alternative. Harriman addressed concerns of additional parking in the streets with the suggestion to expedite those applications that would tie-in with public transportation options.

Karen Swartz, community member expressed concern with ADUs and Owner Occupancy not being followed. Swartz communicated she lived in an inner-core neighborhood and parking is a big issue. Swartz was in favor of larger lots having more leniency on ADU requirements. Swartz answered questions from the board regarding lot sizes. Swartz was not in favor of illegal conversion amnesty.

Ambo addressed the board to clarify question from Vice-Chair Goldstein regarding parking in certain neighborhoods with no recommendations for changes to the Avenues and the SD-4 Overlay area.

Sarah Lee, community member addressed the board in support for ADU development and the removal of the Owner Occupancy requirement. Lee stated that currently the ADUs are not financially workable.

Katherine Sheridan, community member addressed the board with concerns that students should be treated as important.

Leslie Johnson, community member and CHAT representative addressed the board in favor of ADUs. Johnson addressed concerns of lack of housing due to the Camp Fire. Johnson is in support of eliminating Owner Occupancy requirements and believes there should be funding available to help support growth of ADUs. Johnson addressed Commissioner Arim-Law's question regarding tiny homes being utilized for ADUs by stating that some will qualify, some will not.

Mike Trolinder, community member addressed the board with concerns that the roads and sidewalks are not being up kept is in favor of eliminating the Owner Occupancy requirement. Trolinder is in favor of ADUs on existing infrastructure.

Betty Nopel, community member addressed the board in support for the Owner Occupancy requirement and would like a requirement for parking due to high traffic.

Pam Stoesser, community member addressed the board in support for the Owner Occupancy requirement because it promotes better behavior, and without the requirement lots would just have 2 homes on them and not a home with an ADU. Stoesser would like to see incentivizing good design to address issues such as 2<sup>nd</sup> story window placement.

Tom Blodget, community member addressed the board in support of Owner Occupancy in certain areas and suggested that overlays be adjusted to account for density issues. Blodget was also in support of a fee reduction.

Kirt Manfort, community member representing CANA addressed the board in support of Owner Occupancy in certain areas and was not in support of amnesty for illegal units.

*With no other members of the public wishing to address the Commission, Chair Rensink closed the public workshop.*

*Commissioner Scott requested recommendations on an overlay zone where the Owner Occupancy requirement would remain in place. Scott requested an annual review of ADU activity and evaluation of program effectiveness.*

*Commissioner Ober requested a status of alley infrastructure including the cost of improving the alleys and what the in-lieu fee for alley improvements is. Ober requested an overlay map that includes bike routes as an alternate means of providing access.*

*Chair Rensink suggested an increase in code enforcement and reporting to provide a reliable complaint driven code enforcement process.*

*Commissioner Scott requested information on what ADU requirements are in other cities and how they deal with Owner Occupancy requirements.*

## **6. BUSINESS FROM THE FLOOR**

Mike Trolinder, community member addressed the board to note an awareness of parking and affordable living vs. affordable housing.

Richard Harriman, community member addressed the board to urge the commission to review the land absorption study.

Pam Stoesser, community member addressed the board with concerns of parking and discussed the option for university parking restrictions.

Betty Nopel, community member addressed the board with concerns of safety with alleyways and entry into the street.

**7. REPORTS & COMMUNICATIONS**

Commissioner Ober communicated his experience at the Commissioner Academy and expressed the trainings were fantastic and there was a lot of discussion on safety and disaster preparation.


Assistant City Attorney Jared communicated there will be a training session for all Commissioners around the end of April.

Principal Planner Ambo communicated the April 4, 2019 Planning Commission meeting will be cancelled and the April 18, 2019 meeting will include the Valley's Edge Kick-off.

**8. ADJOURNMENT**

There being no further business from the Commission, the meeting was adjourned at 8:26 pm to the Regular meeting of Thursday, April 18, 2019 at 6:00 pm.

  
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Date Approved

  
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Bruce Ambo, Principal Planner  
Community Development Department /  
Planning Commission Secretary

