



CHICO
PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, DECEMBER 1, 2022 - 6:00 P.M.
MUNICIPAL CENTER – 421 MAIN STREET – COUNCIL CHAMBERS

Chico

PLANNING COMMISSION

Toni Scott, Chair
Richard Ober, Vice Chair
Paul Cooper
Dennis Deromedi
Bryce Goldstein
Lindsay Poulin
Larry Wahl

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

Posted: November 23, 2022
Prior to: 5:00 p.m.

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

City Staff

Brendan Vieg – Community Development Director
Bruce Ambo, AICP – Principal Planner
Mike Sawley – AICP- Principal Planner
Tina Wilson – Associate Planner
Nicole Acain – Administrative Assistant

City Staff

Leigh Ann Sutton – Director of PW- Engineering
Vince C. Ewing – City Attorney



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, 2nd 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, 2nd 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

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.

**CITY OF CHICO
PLANNING COMMISSION
REGULAR MEETING OF THURSDAY, DECEMBER 1, 2022**

1. CALL TO ORDER

1.1. Pledge of Allegiance to the Flag

1.2. Roll Call

2. 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.***

2.1. Approval of Minutes

November 3, 2022

3. 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.

4. PUBLIC HEARINGS

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)*

4.1 Planned Development Permit 22-01 (CCH Humboldt Road Apartments); APN 018-500-160: A proposal to construct 79 senior affordable residential units dispersed in fourplex building modules and 1 manager's unit and associated parking and landscaping improvements on 4.74 acres of an 11.26-acre parcel near the northwest corner of Humboldt Road and Yosemite Drive. The site is currently designated Medium Density Residential on the City of Chico General Plan Land Use Diagram and is zoned R2 (Medium Density Residential) and within SD-2 (Humboldt Road-Foothill) and -FSDS (Foothill Development and Special Design considerations) overlay zones. The proposed project would include 80 single-story fourplex apartment modules, a clubhouse, parking and landscaping improvements on 4.74 acres on the southwest portion of the 11.26-acre parcel. The vacant portions of the parcel to the north and east would accommodate future development. Pursuant to the SD-2 (Humboldt Road-Foothill) requirement from Chico Municipal Code (CMC) Section 19.52.070(D)(2)(a), an application for a Planned Development Permit (PDP) has been submitted for the project. In accordance with CMC Section 19.28.050, the Architectural Review and Historic Preservation Board has reviewed the project's architectural design and forwarded a recommendation regarding the PDP application and provided a recommendation for approval to the Planning Commission. The project falls within the scope of the Final Environmental Impact Report (FEIR) for the Oak Valley Subdivision, which was certified by the City Council on September 20, 2005. Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary. **Questions regarding this project may be directed to Associate Planner Tina Wilson at (530) 879-6807 or tina.wilson@chicoca.gov.**

4.2 Valley's Edge Specific Plan, General Plan Amendment, Rezone and Development Agreement (SP 19-01, GPA 22-03, RZ 19-01, CA 22-02 and DA 22-01); located between the easterly terminus of East 20th Street and the intersection of Skyway at Honey Run Road within unincorporated Butte County, adjacent to the southeast quadrant of the City of Chico, AP Nos. 018-390-005, 018-390-007, 017-210-005, 017-210-006, 017-240-023, and 017-260-119: The Valley's Edge Specific Plan (VESP) calls for a mixed-use community that includes a range of housing types, commercial uses, parks, trails, and recreational open space. A circulation plan and an infrastructure and public facilities plan is included. The VESP includes goals and policies for site development along with Design Guidelines that establish architectural, streetscape, landscaping, and lighting standards. Proposed land uses include: Very Low Density Residential (26 acres), Low Density Residential (465 acres), Medium Density Residential (100 acres), Medium-High Density Residential (9 acres), Commercial (56 acres), a 19-acre school site, Primary Open Space (46 acres), Secondary Open Space (687 acres), and street right-of-way on an approximately 1,448-acre site. The site is currently designated Agriculture by the County of Butte and zoned AG-20 (Agriculture with 20-acre minimum lot sizes). Implementation of the VESP will also require annexation of the site into City of Chico city limits, which is to be considered at a future date.

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 development of the VESP, and to provide mitigation measures that would avoid or reduce impacts to less than significant levels. The Draft EIR (State Clearinghouse Number 2019089041) was released for a 45-day public review period from November 1, 2021 to December 15, 2021. During the review period a public meeting was held by the Planning Commission on November 18, 2021 to receive verbal comments on the adequacy of the Draft EIR. A Final EIR was released on October 17, 2022, which included all comments received during the public review period, City responses to comments and issues raised regarding adequacy of the Draft EIR, and edits and clarifications to the Draft EIR. The Draft EIR determined that build-out of the project would result in significant and unavoidable impacts

regarding changes to the visual character of the site and greenhouse gas emissions. **Questions regarding this project may be directed to Principal Planner Mike Sawley at (530) 879-6812 or mike.sawley@chico.ca.gov.** The EIR is available on the City's website at: <https://chico.ca.us/post/valleys-edge-specific-plan>.

5. **REGULAR AGENDA**

None.

6. **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.

7. **ADJOURNMENT**

Adjourn to the Adjourned Regular Meeting of Thursday, December 15, 2022.