
INTERNAL AFFAIRS COMMITTEE AGENDA

A Committee of the Chico City Council: Councilmembers Huber, Ory, and Chair Brown

Meeting of October 7, 2019 – 4:00 p.m. to 6:00 p.m.

Council Chamber Building, 421 Main Street, Conference Room 1

REGULAR AGENDA

A. CONSIDERATION OF PLACEMENT OF ALL-WAY STOP CONTROLS AT THE INTERSECTIONS OF PARMAC ROAD AND RIO LINDO AVENUE, SHERMAN AVENUE AND EAST 3RD AVENUE, AND EAST 4TH STREET AND FLUME STREET

Staff has received correspondence regarding traffic and pedestrian safety issues along these intersections. (*Report – Brendan Ottoboni, Public Works Director-Engineering*)

Recommendation: The Public Works Director-Engineering recommends the Committee adopt Traffic Regulation Amendment (TRA) 852 which will authorize the installation of all-way stop controls at the intersections of Parmac Road and Rio Lindo Avenue, Sherman Avenue and East 3rd Avenue, and East 4th Street and Flume Street.

B. DISCUSION OF TENANT PROTECTIONS

At its meeting of 7/2/19, the Council engaged in a discussion to further protect residents impacted by rental housing market pressures exacerbated by the secondary impacts of the Camp Fire. The City Council directed City staff to research and develop an ordinance aligned with a proposal presented by the North Valley Property Owners Association (NVPOA) and the Sierra North Valley Realtors (SNVR), to mandate a 120-day notice when the property owner intends to terminate tenancy. After meeting with representatives of both entities and further researching the prospects of such an ordinance, research showed that an ordinance requiring 120-day notice provision for residential rental leases is pre-empted by state law governing timing of notices for tenancy terminations. At its meeting of 8/6/19 the Council referred the item to the Internal Affairs Committee for further discussion with a specific focus on tenant protections.

C. BUSINESS FROM THE FLOOR

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

D. ADJOURNMENT AND NEXT MEETING

The meeting will adjourn no later than 6:00 p.m. The next regular Internal Affairs Committee meeting is scheduled for Monday, November 4, 2019, at 4:00 p.m. in Conference Rm. No. 1.

SPEAKER ANNOUNCEMENT

NOTE: Citizens and other interested parties are encouraged to participate in the public process and will be invited to address the Committee regarding each item on the agenda. In order to maintain an accurate and complete record, the following procedural guidelines have been implemented:

1. Speaker Cards – speakers will be asked to print his/her name on a speaker card to address the Committee and provide card to the Clerk prior to the completion of the Staff Report.
2. The Clerk will call speakers in the order the cards are received.
3. Speakers may address the Committee one time per agenda item.

4. Speakers will have three minutes to address the Committee.

Distribution available in the office of the City Clerk

Posted: 10/03/2019 prior to 5:00 p.m. at 421 Main St. Chico, CA 95928 and www.ci.chico.ca.us

Copies of the agenda packet are available for review at:

City Clerk's Office, 411 Main St. Chico, CA 95928



Please contact the City Clerk at 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.



Agenda Report

TO: Internal Affairs Committee

FROM: Brendan Ottoboni, Public Works Director - Engineering

RE: Consideration of the placement of stop signs at the intersections of Parmac Road and Rio Lindo Avenue, Sherman Avenue and East 3rd Avenue, and East 4th Street and Flume Street.

REPORT IN BRIEF:

Staff has received correspondence outlining safety concerns in the vicinity of local businesses and roads, at the following intersections:

- Parmac Road and Rio Lindo Avenue
- Sherman Avenue and East 3rd Avenue
- East 4th Street and Flume Street.

These intersections vary in areas of high-volume local roads, schools, homes, and businesses.

Traffic studies were conducted for these intersections for all-way stop control. A site review of the intersections concluded that due to the location, number of collisions, high volumes, speeds, and sight distance concerns, that all-way stop controls are warranted.

Chico Municipal Code Section **10.05.040 – Authority of the traffic committee of the City Council to adopt vehicle and traffic regulations** provides the authority of the Internal Affairs Committee to designate those street intersections in which the movement of traffic will be controlled by stop signs.

Recommendation: The Public Works Director – Engineering recommends the Committee adopt Traffic Regulation Amendment (TRA) No. 852 which will authorize the installation of all-way stop controls at the intersections of Parmac Road and Rio Lindo Avenue, Sherman Avenue and East 3rd Avenue, and East 4th Street and Flume Street.

FISCAL IMPACT:

\$750/installation or \$2,250 total

BACKGROUND:

Staff received requests from local businesses, residents, and Storybook Schoolhouse regarding safety concerns at the intersections. Concerns raised by citizens include street crossings, sight problems, as well as high volumes and speeds.

- **Parmac Road and Rio Lindo Avenue:** Local businesses expressed concerns due to sight distance concerns and lack of crosswalks. Bus stops are present on either side of Rio Lindo, however, there is no current crosswalk allowing for the users to safely cross the street. In this area, there have been six reported collisions since 2012. (**See Supplemental Packet A**)
- **Sherman Avenue and East 3rd Avenue:** Concerns expressed for location near school and high volumes along East 3rd Avenue. There have been two collisions since 2012 near this intersection, raising concerns due to the close proximity to the school. (**See Supplemental Packet B**)
- **East 4th Street and Flume Street:** Concerns raised due to the sight issues along Flume Street and 4th Street resulting in collisions eight times more than that of Flume Street and 3rd Street since 2012. (**See Supplemental Packet C**)

DEPARTMENTAL REVIEW:

Chico Police Department – Traffic Unit

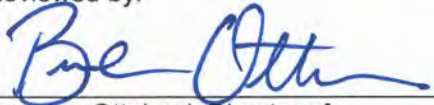
PUBLIC CONTACT:

For Parmac Road and Rio Lindo Avenue: California Vocations, Inc.

For Sherman Avenue and East 3rd Avenue: Storybook Schoolhouse/Hooker Oak Elementary

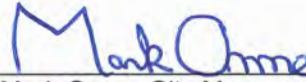
For East 4th Street and Flume Street: City of Chico/City of Chico Police Department

Reviewed by:



Brendan Ottoboni, Director of
Public Works - Engineering

Approved by:



Mark Orme, City Manager

DISTRIBUTION:

City Clerk (3)

ATTACHMENTS:

Attachment A: Resolution adopting TRA 852

Supplemental Packet A: Parmac Road and Rio Lindo Avenue

Supplemental Packet B: Sherman Avenue and East 3rd Avenue

Supplemental Packet C: East 4th Street and Flume Street

FILE:

1 **RESOLUTION OF THE INTERNAL AFFAIRS COMMITTEE**
2 **OF THE CITY COUNCIL OF THE CITY OF CHICO**
3 **ADOPTING TRAFFIC REGULATION AMENDMENT NO. 852**

4 Pursuant to Section 10.05.040 of the City of Chico Municipal Code, the Traffic
5 Regulation Amendment as shown in "Attachment A" is hereby adopted by the Internal Affairs
6 Committee of the City Council of the City of Chico.

7
8 AYES:

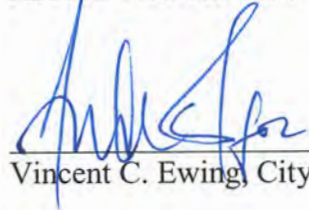
9 NOES:

10 ABSENT:

11 ABSTAIN:

12
13 ATTEST:

14 APPROVED AS TO FORM AND CONTENT:

15 
16 _____
17 Vincent C. Ewing, City Attorney*

16 _____
17 Deborah R. Presson, City Clerk

18 * Pursuant to The Charter of the City of Chico, §906(E)

19
20 _____ Date of Authorization

21 _____ Date Work Order Issues

22 _____ Date Mapped/Filed Changes or Supersedes TRA# _____

23

24

Exhibit Number	Description	Authority CMC/CVC Section
3	Stop Intersections	CVC 21101 (C) or (B)

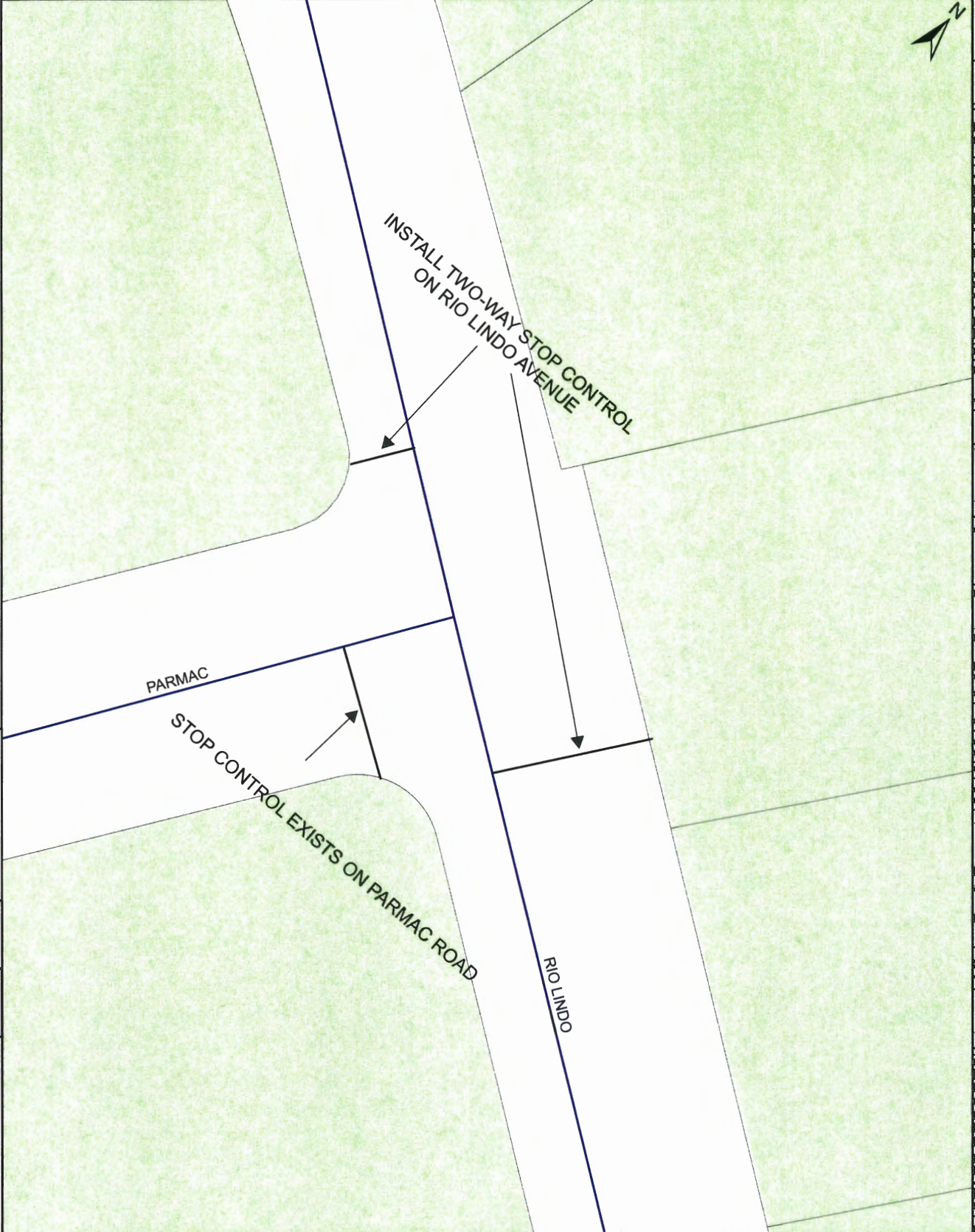
**ATTACHMENT "A" - Legend Sheet to Accompany
Traffic Regulation Amendment No. 852
Describing Additions & Deletions to Exhibit No. 3
on Public Streets**

ADDITION TO:
EXHIBIT 3 STOP INTERSECTIONS

AUTHORITY: CALIFORNIA VEHICLE CODE (CVC) 21101 (B) OR (C)

Side of Street				Street Name	Intersection Street
N	E	S	W		
XX		XX		RIO LINDO AVENUE	PARMAC ROAD
	XX	XX	XX	SHERMAN AVENUE	EAST 3 RD AVENUE
XX		XX		FLUME STREET	EAST 4 TH STREET

**ATTACHMENT "A" – DESCRIBING ADDITIONS TO EXHIBIT 3
TO ACCOMPANY TRAFFIC REGULATION AMENDMENT NO. 852**



REVISION	BY	DATE

CITY OF CHICO

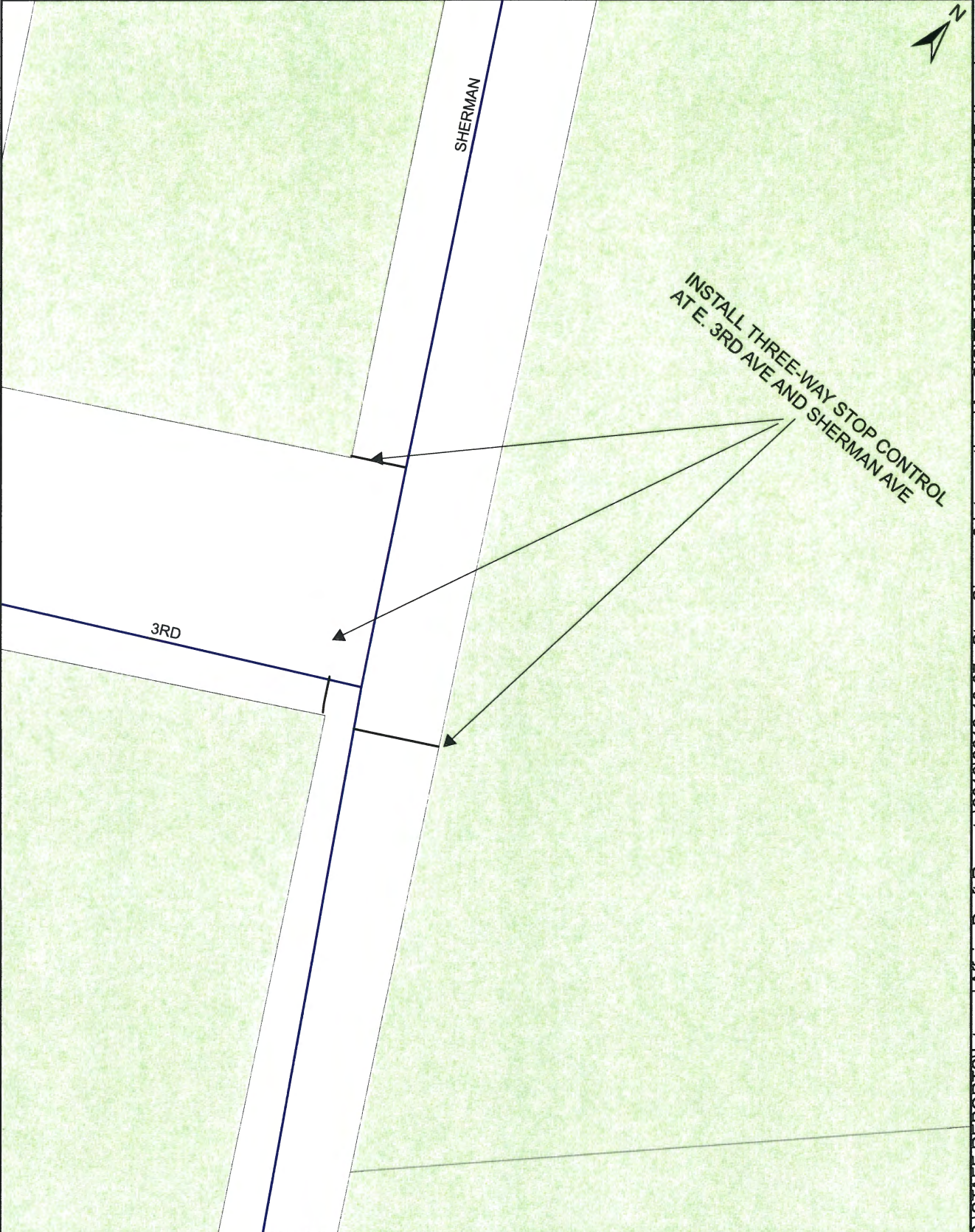
PUBLIC WORKS/ENGINEERING

DRAWN BY: KS DATE: 9/17/2019
 CHECKED BY: VWV SCALE: 1 IN = 33 FT
 APPROVED BY: _____
 for the DIRECTOR OF ENGINEERING

PLAT TO ACCOMPANY TRAFFIC
 RESOLUTION NO. 852

A

SHEET 1 OF 4



REVISION	BY	DATE

CITY OF CHICO

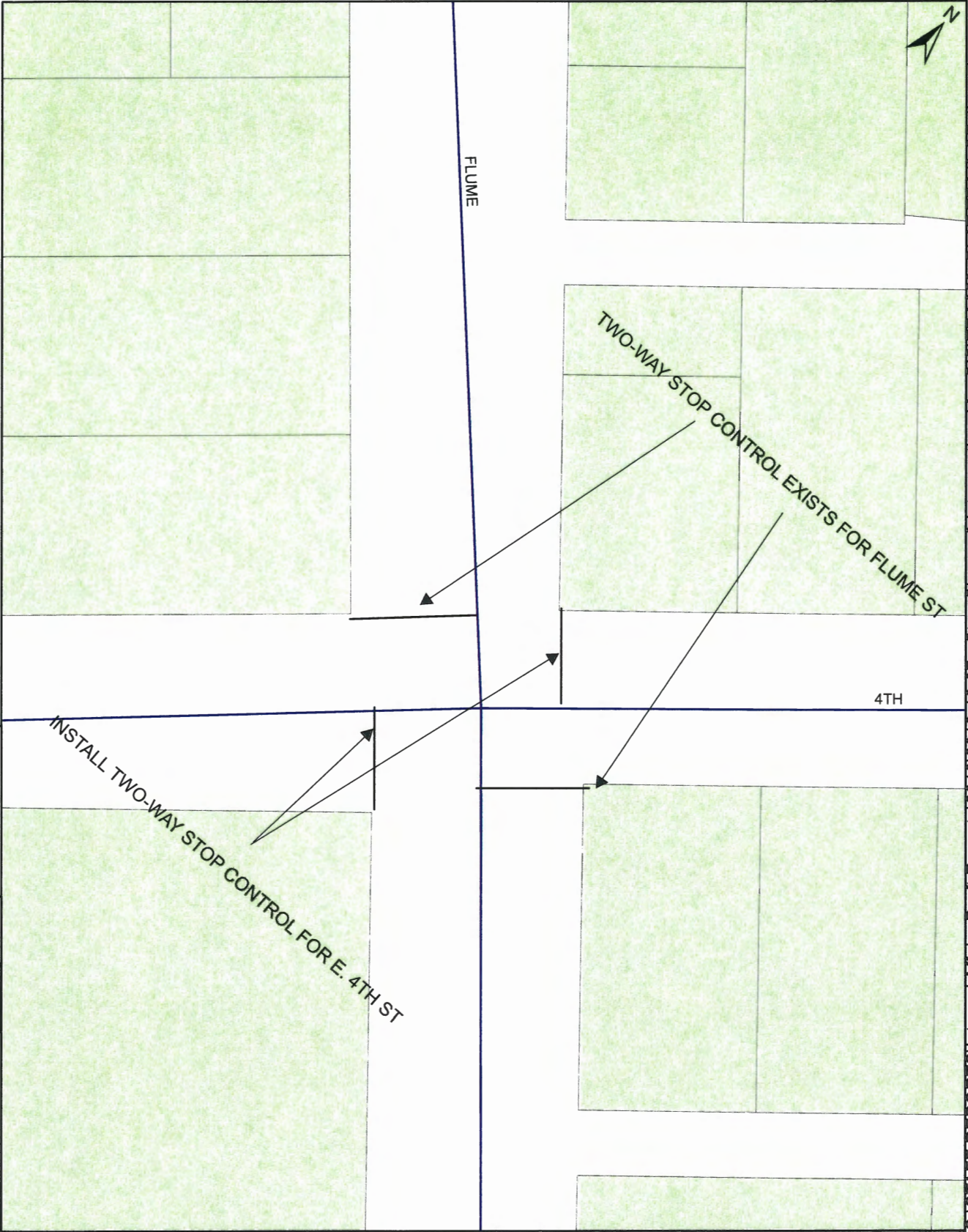
PUBLIC WORKS/ENGINEERING

DRAWN BY: KS DATE: 9/17/2019
 CHECKED BY: WW SCALE: 1 IN = 33 FT
 APPROVED BY: _____
 for the DIRECTOR OF ENGINEERING

PLAT TO ACCOMPANY TRAFFIC
 RESOLUTION NO. 852

A
 SHEET 2 OF 4

Document Path: S:\STAFF REPORTS\Internal Affairs Draft Reports\2019\2019-10-07 - Stop Signs - 3 Intersections\Atc\GIS\TRA852_PLAT-TRA(2 OF 4).mxd



REVISION	BY	DATE

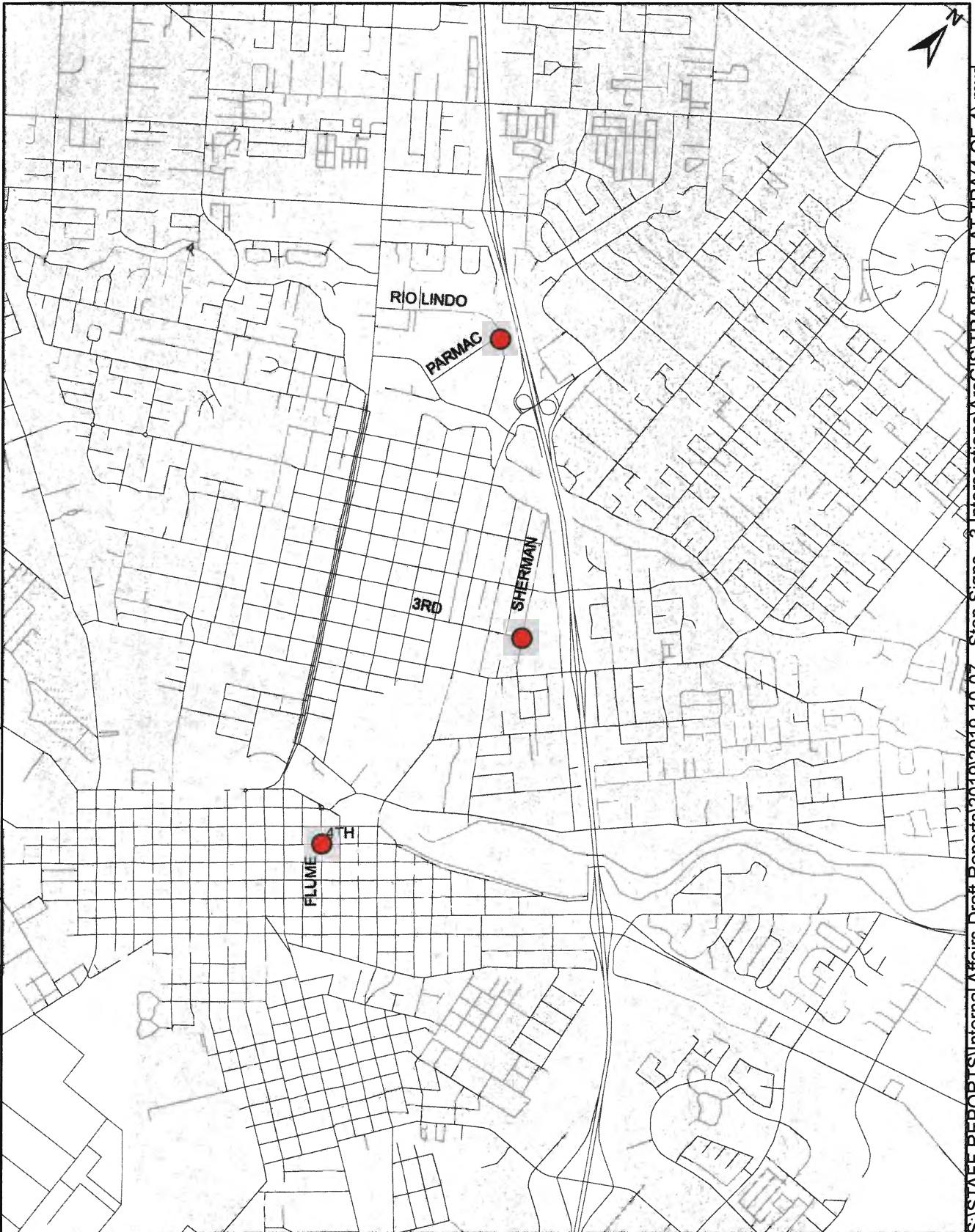
CITY OF CHICO

PUBLIC WORKS/ENGINEERING

DRAWN BY: KS _____ DATE: 9/17/2019
 CHECKED BY: WW _____ SCALE: 1 IN = 50 FT
 APPROVED BY: _____
 for the DIRECTOR OF ENGINEERING

PLAT TO ACCOMPANY TRAFFIC
 RESOLUTION NO. 852

A
 SHEET 3 OF 4



REVISION	BY	DATE

CITY OF CHICO

PUBLIC WORKS/ENGINEERING

DRAWN BY: KS DATE: 9/17/2019
 CHECKED BY: VWV SCALE: 1 IN = 2,508 FT
 APPROVED BY: _____
 for the DIRECTOR OF ENGINEERING

**PLAT TO ACCOMPANY TRAFFIC
 RESOLUTION NO. 852**

A

SHEET 4 OF 4

SIGNAL WARRANTS WORKSHEET

From MUTCD, 2000 Version

1. GENERAL INFORMATION

EAST-WEST STREET..... Parmac
NORTH-SOUTH STREET..... Rio Lindo
OTHER INFORMATION.....
AREA POPULATION..... 125000
RURAL/URBAN (R/U)? U
ISOLATED COMMUNITY (Y/N)..... n
PREVENTABLE COLLISIONS IN PAST 12 MONTHS..... 1
PREDOMINANT PEDSTRIAN SPEED (FPS)..... 4.0
INTERSECTION LEGS (3/4)? 3
PEAKS OCCUR OVER SHORT TIME PERIOD (Y/N)?..... Y
LESS RESTRICTIVE MEASURES TRIED FIRST (Y/N)?..... Y
=====

2. WARRANT SUMMARY

NOT MET WARRANT 1 EIGHT-HOUR VEHICULAR VOLUME
NOT MET WARRANT 2 FOUR-HOUR VEHICULAR VOLUME
--> MET WARRANT 3 PEAK HOUR
NOT MET WARRANT 4 PEDESTRIAN VOLUME
NOT MET WARRANT 5 SCHOOL CROSSING
NOT MET WARRANT 6 COORDINATED SIGNAL SYSTEM
NOT MET WARRANT 7 CRASH EXPERIENCE
NOT MET WARRANT 8 ROADWAY NETWORK

CONCLUSION
SIGNAL IS WARRANTED
WARRANT 3 SHALL BE APPLIED ONLY WHEN LARGE TRAFFIC GENERATORS CREATE
HIGH VOLUMES OVER A SHORT PEAK

**City of Chico
Traffic Engineering**

From 1/1/2012 to 12/31/2019

Total Collisions: 6

Injury Collisions: 2

Fatal Collisions: 0

Collision Summary Report

9/16/19

PARMAC RD & RIO LINDO AVE

Page 1 of 2

13-007872	10/17/2013	11:59	Thursday	RIO LINDO AVE - PARMAC RD	459'	Direction: East	Daylight	Clear	Pty at Fault:1
	Broadside		Other Motor Vehicle	Not Stated		Hit & Run: No	Complaint of Pain	# Inj: 1	# Killed: 0
Party 1 Driver	West	Proceeding Straight	Female	Age: 1997 LEXUS					
Veh Type: Passenger Car		Sobriety: HNBD		Assoc Factor: Violation			Cell Phone Not In Use		
Party 2 Driver	West	Stopped In Road	Male	Age: 2005 BUICK					
Veh Type: Passenger Car		Sobriety: HNBD		Assoc Factor: None Apparent			Cell Phone Not In Use		
13-9321	12/7/2013	08:50	Saturday	RIO LINDO AVE - PARMAC RD	677'	Direction: West	Daylight	Cloudy	Pty at Fault:1
	Head-On		Parked Motor Vehicle	Not Stated		Hit & Run: No	Other Visible Injury	# Inj: 1	# Killed: 0
Party 1 Driver	West	Proceeding Straight	Male	Age: 2003 FORD					
Veh Type: Passenger Car		Sobriety: HNBD		Assoc Factor: None Apparent			Cell Phone Not In Use		
Party 2 Parked Vehicle	Not S	Parked	Not Sta	Age: 1996 CHEVY					
Veh Type: Truck with Trailer		Sobriety: Not Stated		Assoc Factor: Not Stated			Cell Phone Not In Use		
15-0500	1/24/2015	21:06	Saturday	RIO LINDO AVE - PARMAC RD	1050'	Direction: West	Dark - Street Lig	Clear	Pty at Fault:1
	Sideswipe		Parked Motor Vehicle	Not Stated		Hit & Run: Misde	Property Damage Only	# Inj: 0	# Killed: 0
Party 1 Driver	East	Proceeding Straight	Male	Age: 1992 TOYOTA					
Veh Type: Passenger Car		Sobriety: HBD Under Influenc		Assoc Factor: Violation			Not Stated		
Party 2 Parked Vehicle	Not S	Parked	Not Sta	Age: 2007 TOYOTA					
Veh Type: Passenger Car		Sobriety: Not Applicable		Assoc Factor: None Apparent			Not Stated		
16-009075	12/6/2016	11:48	Tuesday	RIO LINDO AVE - PARMAC RD	560'	Direction: East	Not Stated	Not Stated	Pty at Fault:1
	Rear-End		Not Stated	Not Stated		Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
Party 1 Driver	West	Proceeding Straight	Not Sta	Age:					
Veh Type: Not Stated		Sobriety: Not Stated		Assoc Factor: Not Stated			Not Stated		
Party 2 Driver	West	Making Right Turn	Not Sta	Age:					
Veh Type: Not Stated		Sobriety: Not Stated		Assoc Factor: Not Stated			Not Stated		
TP2017238135	8/26/2017	13:29	Saturday	RIO LINDO AVE - PARMAC RD	450'	Direction: West	Daylight		Pty at Fault:
	Sideswipe		Parked Motor Vehicle	Other Improper Driving		Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
Party 1 Driver	East			Age:					No Injury
Veh Type:		Sobriety:		Assoc Factor:					
Party 2 Parked Vehicle	South			Age:					No Injury
Veh Type:		Sobriety:		Assoc Factor:					
TP2018338250	12/4/2018	17:56	Tuesday	RIO LINDO AVE - PARMAC RD	0'	Direction: Not Stated	Not Stated		Pty at Fault:
	Broadside		Other Motor Vehicle	Other Improper Driving		Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0

PARMAC RD & RIO LINDO AVE

Party 1 Driver East
Veh Type: Sobriety:
Party 2 Driver South
Veh Type: Sobriety:

Age:
Assoc Factor:
Age:
Assoc Factor:

No Injury

No Injury

Settings for Query:

Street: PARMAC RD
Cross Street: RIO LINDO AVE
Sorted By: Date and Time

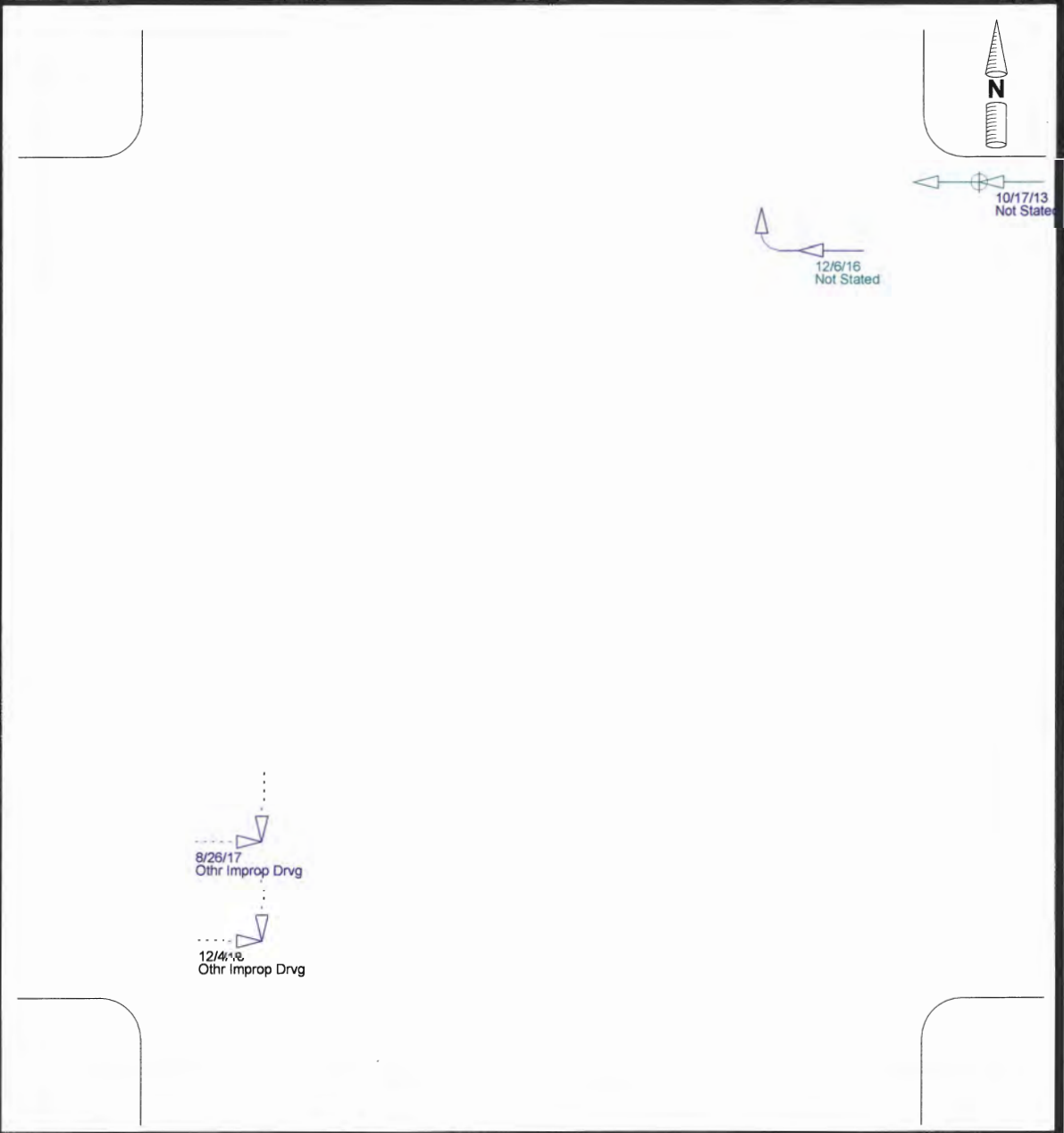
Collision Diagram

Horizontal Street: RIO LINDO AVE

From: 1/1/2012 To: 12/31/2019

Vertical Street: PARMAC RD

Date Prepared: 9/16/2019



















Number of Collisions

- 4** Property Damage Only
- 2** Injury Collisions
- 0** Fatal Collisions
- 6** Total Collisions

Collisions Not Plotted: 2

Legend

- | | | |
|--|--|--|
|  Moving Vehicle |  Right Turn |  Pedestrian |
|  Stopped Vehicle |  Left Turn |  Fixed Object |
|  Backing Vehicle |  Sideswipe |  Bicycle |
|  Ran Off Road |  Day |  DUI |
|  Movement Unknown |  Night |  Injury |
| | |  Fatal |

Color Legend - Highest Degree of Injury

Maroon = Fatal

Purple = Severe Injury

Green = Other Visible Injury

Teal = Complaint of Pain

Dark Blue = Property Damage Only

Collisions Not Plotted

Date	Time	Dist.	Dir.	Motor Veh. Involved With	Direct. of Movement Travel 1	Prec. Coll. 1	Direct. of Movement Travel 2	Prec. Coll. 2	Collision Type
12/7/13	8:50	677	West	Parked Motor	West	Proceeding Straight	Not Stated	Parked	Head-On
PCF:	Not Stated						Reason: No Direction of Travel		
<hr/>									
1/24/15	21:06	1050	West	Parked Motor	East	Proceeding Straight	Not Stated	Parked	Sideswipe
PCF:	Not Stated						Reason: No Direction of Travel		
<hr/>									

RECEIVED

MAR 22 2019

CITY OF CHICO
DPW - ENGINEERING

March 14, 2019

Senior Traffic Engineer

Bikram Kahlon

411 Main St.

Chico, CA 95926

Dorothy Nelson



Dear Bikram Kahlon:

We need a crosswalk on Rio Lindo Ave. near the Iversen Center located at 492 Rio Lindo Ave., Chico, CA 95926. Some speed limit signs might be useful as well, and flashing beacons.

I am a disabled senior citizen utilizing the wonderful programs for wellness and recovery at The Iversen Center. I use a walker to walk, because I need a hip replacement.

I was recently almost hit by a car driving west on Rio Lindo Ave. at Parmac Rd. as I was attempting to cross the road. I looked both ways of course and then both ways again. As I was almost across the road a car came barreling towards me. I thought it was going to hit me. I lunged forward trying to get across with my walker. The car saw me at the last second and slammed on its brakes.

A crosswalk, flashing beacons, and other road repairs would help me maneuver this rough cracked and dangerous road. Near The Esplanade at Rio Lindo is almost impossible for me to walk with my walker. The road is very damaged and the sidewalks go back and forth switching sides of the road.

Please fix this road. There are senior and disabled apartments on Rio Lindo Ave., Chico CA.

Respectfully,

A handwritten signature in cursive script that reads "Dorothy Nelson".

Dorothy Nelson

Senior Traffic Engineer Bikram Kohlon (411 main street)

- Mary Snoberger- (411 main street)

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MAR 22 2019

CITY OF CHICO
DPW - ENGINEERING

March/2/2019 R:e Crosswalk with flashing Beacons}

Dear Mr. Bikram Kahlon,

This letter to address and recognizing the importance of this situation on the Street Rio Lindo avenue that connects a series of Medical Clinics , Enloe prompt care, Butte county behavioral health, Blood Source, Crisis Center and importantly the **Iversen Center for wellness and recovery**. It is a dangerous road for me and I'm 28 years old. I am member here at the Iversen for wellness and Recovery center. No other place in Chico that can measure up to the Wellness and Recovery that I or (we) receive here 6 days a week at the Iverson Center.

This road is extremely dangerous for all the disabled people that come here every day. This road is extremely dangerous for all pedestrians. Even the parts, places at the end of the road has no sidewalks no and unfinished pot holes. Cars drive around theses pot holes get to Esplanade. They also speed everyday all the time very fast, extremely fast, sincerely. I invite you drive on it for the experience yourself because I walk on it every day besides holidays+Sundays. I can't believe it has been unnoticed for all this time! Please Grant the request for the people.

Today I am asking you to please, make a decision that you do what we are requesting: You approve and make a crosswalk at least. I ask myself how much is a life worth? I believe Priceless. Thank you for reading my letter.

Sincerely,

Brianna Victoria Beermann

Brianna Victoria Beermann

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MAR 22 2019

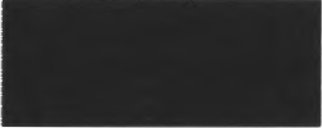
CITY OF CHICO
DPW - ENGINEERING

Senior Traffic Engineer

Bikram Kahlon

411 Main Street

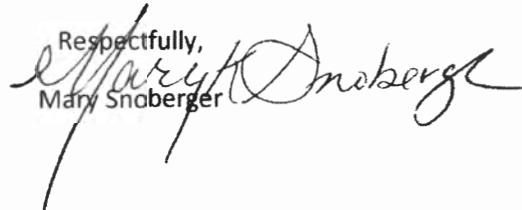
Mary Snoberger


March 13 2019

Re: Crosswalk with flashing beacons

Dear Bikram Kahlon,

This letter is to address the ongoing safety issue on Rio Lindo Avenue, on several occasions while crossing On Rio Lindo Avenue from Parmac Road with my Walker traffic coming from esplanade to Cohasset failed to stop and went around me while I was in the middle of the road. I have witnessed B-line leave off pedestrians and the start across Rio Lindo Avenue and traffic fails to stop and goes around them. This poses a significant safety issues. Please consider these facts when contemplating the repairs on Rio Lindo Avenue.

Respectfully,

Mary Snoberger

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3-14-19

MAR 22 2019

CITY OF CHICO
DPW - ENGINEERING

David Andrek



Greetings,

I am David Andrek and I am a Peer Advocate for Butte County Behavioral Health. I work in The Iversen Center Computer Lab. I as well as many others feel that our corners at the streets of Rio Lindo Ave and Parmac should have crosswalks and signs declaring that Pedestrians need to cross. I hope that we as a community need to hold safety first in our principles and care for the many pedestrians in such travels before the ease of auto travels by offering a safer environment with signs educating the speedy drivers on these roads.

Thank you for your time!

David Andrek

A handwritten signature in black ink that reads "David Andrek".

Senior Traffic Engineer

Bikram Kahlon

411 Main Street

PO Box 3420

Chico, California 95927-3420

Iverson Wellness and Recovery Center

Advisory Team

492 Rio Lindo Avenue

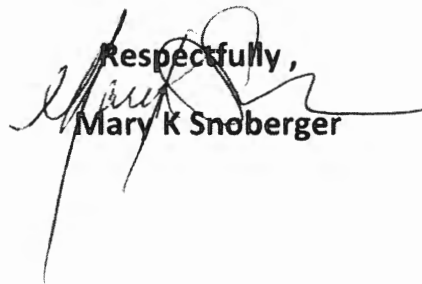
Chico, California 95926

March 25, 2019

Re: letters

Dear Mr Bikram Kahlon,

This letter is to continue our advocacy on the repairs and crosswalks needed to improve safety on Rio Lindo Avenue. I have enclosed letter collected this week at the Iverson Wellness and Recovery Center. I will continue to collect the next 2 weeks.

Respectfully,

Mary K Snoberger

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APR 04 2019

**CITY OF CHICO
DPW - ENGINEERING**

Senior Traffic Engineer
Bikram Kahlon
411 Main Street
P.O. Box 3420
Chico, California 95927-3420

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APR 04 2019

CITY OF CHICO
DPW - ENGINEERING

Name PATTY MOTOOKA

Dear Bikram Kahlon,

I HAVE EXPERIENCED SOME DIFFICULTY CROSSING
RIO LINDO AVENUE I HAVE ALSO WITNESSED MANY
CARS (VEHICLES) GOING OVER THE SPEED LIMIT
AND ENDANGERING LIVES AS THEY ATTEMPT TO
GET ACROSS THE STREETS. ALSO RIO LINDO AVENUE
ROAD HAS MANY POTHOLES WHICH NEED TO BE ADDRESSED,

Respectfully,

Senior Traffic Engineer
Bikram Kahlon
411 Main Street
P.O. Box 3420
Chico, California 95927-3420

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APR 04 2019

CITY OF CHICO
DPW - ENGINEERING

Name Debra Roof



Dear Bikram Kahlon,

I came very close to be hit by a vehicle while crossing the street at the intersection mentioned below as a disabled person with a walker in full view this is very scary.

Respectfully,

Debra Roof

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APR 04 2019

CITY OF CHICO
DPW - ENGINEERING

Senior Traffic Engineer

Bikram Kahlon

411 Main Street

P.O. Box 3420

Chico, California 95927-3420

Name Maddy Woelffer

Dear Bikram Kahlon,

It would be so helpful if crosswalks were installed at the intersection of Parmac Road & Rio Lindo Ave as well as the intersection of Esplanade and Rio Lindo Ave. This is a safety concern regarding the elderly and disabled. With your help we could make this street safer as well as provide comfort to those who do not feel safe crossing the street.

Respectfully,

Maddy Woelffer

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APR 04 2019

CITY OF CHICO
DPW - ENGINEERING

Senior Traffic Engineer
Bikram Kahlon
411 Main Street
P.O. Box 3420
Chico, California 95927-3420

Name Lee Matthews



Dear Bikram Kahlon,

There had been several occasions I have witnessed, close encounters with persons on foot, very near, serious accidents. I have experience a very close call of getting hit myself. Cars traveling @ high speed it's more like an expressway.

Respectfully,

Lee Matthews

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APR 04 2019

CITY OF CHICO
DPW - ENGINEERING

Senior Traffic Engineer
Bikram Kahlon
411 Main Street
P.O. Box 3420
Chico, California 95927-3420

Name Brandon Clark



Dear Bikram Kahlon,

I support Repairs

Respectfully,

Brandon Clark

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APR 04 2019

CITY OF CHICO
DPW - ENGINEERING

Senior Traffic Engineer
Bikram Kahlon
411 Main Street
P.O. Box 3420
Chico, California 95927-3420

Name Laura Sorensen

Dear Bikram Kahlon,

I have experienced traveling down Rio Linda -
people who walk across the street and it is
very dangerous. Please put warning signs on the
corner of Rio Linda & Parmac.

Respectfully,

Laura Sorensen

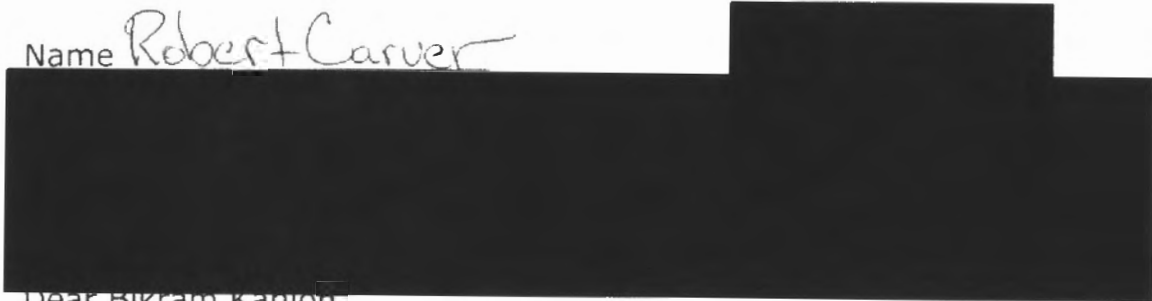
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APR 04 2019

CITY OF CHICO
DPW - ENGINEERING

Senior Traffic Engineer
Bikram Kahlon
411 Main Street
P.O. Box 3420
Chico, California 95927-3420

Name Robert Carver



Dear Bikram Kahlon,

~~Dear~~

I as a consumer would like to see Riolindo Ave. Repaired Please

Respectfully,

Robert Carver

RECEIVED

March 21, 2019

APR 04 2019

To who it Concerns.

CITY OF CHICO
DPW - ENGINEERING

I Rita Doe attend and work at the Oversee Center at times when crossing the street I have had a hard time crossing the street due to traffic that comes around the bends in the road I have had to dodge cars.

A cross walk would be very helpful in the area of
492 Rio Lindo Ave

Thank You in Advance
for your consideration
with this matter.

Rita Doe
Rita Doe



RECEIVED

3/21/19 APR 04 2019

CITY OF CHICO
DPW - ENGINEERING

Dear City Council,

I have lived on Rio Linda for almost 10 yrs. People dont drive the speed limit and often endanger people crossing the road at Phamac and Rio Linda intersection. We really need a cross walk with lights, enough to let a person have a chance to safely cross the street both ways.

Lyna Marie Lourdes


March 21, 2019
RECEIVED

To whom it may concern.

APR 04 2019

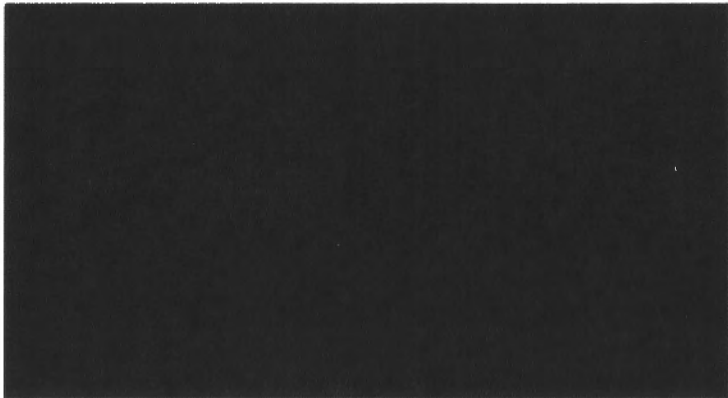
CITY OF CHICO
DPW - ENGINEERING

I am requesting a crosswalk be installed in all three directions at the intersection of Rio Lindo and Parmac. There is abundant foot traffic as well as two bus stops next to the intersection. It would be a prudent safety measure.

Thank you,

DePet

Denise Peterson



RECEIVED

To whom it may concern

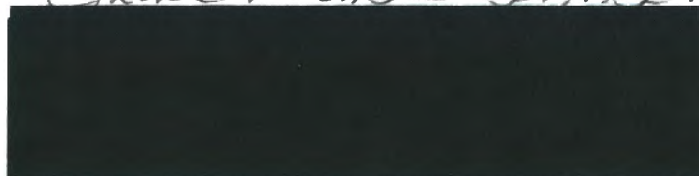
APR 04 2019

CITY OF CHICO
DPW - ENGINEERING

I Grace Johnson use the crossing at Parmac and Rio Lindo Rd and have been almost HIT several times, most recently today, March 21st 2019 crossing from Iversen Center to go to my Appointment at Behavioral Health at 1pm. It's even dangerous to cross using the lights at Cohasset Rd and Rio Lindo this morning I crossed there and was almost hit due to a driver turning as I crossed during my okay to walk. I am disabled and use a walker and I can't walk as fast as I once did.

Something Needs to be done here desperately.

Sincerely,
Grace Louise Johnson



3-21-2019

RECEIVED

APR 04 2019

CITY OF CHICO
DPW-ENGINEERING

we need a cross walks
on Rio under 3rd Panmar because

theres about 40 people per
day that cross w/out
Safety.

Repaires for the Road
IS desperatly needed

Nannett
Holterhaus



Summary of Warrants

Spot Number:	0		
Major Street:	e. 3rd ave	Minor Street:	sherman
Intersection:	e. 3rd ave at sherman		
City/Twp:	Chico		
Date Performed:	7.25.19	Performed By:	BRE
Date Volumes Collected:	7.25.19		

Warrant	Condition	Is Warrant Met
Data Validation Error		NO
Verify which is the Major Road		
WARRANT 1: Eight-Hour Vehicular Volume		NO
	Condition A	NO
	Condition B	NO
	Condition A&B	NO
WARRANT 2: Four-Hour Vehicular Volume	(100%)	NO
WARRANT 3: Peak-Hour Vehicular Volume	(100%)	#N/A
	Condition A	#N/A
	Condition B	NO
WARRANT 4: Pedestrian Volume	(100%)	NO
	Four Hour	NO
	Peak Hour	NO
	(Threshold)	HAWK
	(Threshold)	RRFB
WARRANT 5: School Crossing		YES
WARRANT 6: Coordinated Signal System		NO
WARRANT 7: Crash Experience		NO
	Condition A	NO
	Condition B	NO
WARRANT 8: Roadway Network		NO
WARRANT 9: Intersection Near a Grade Crossing		#N/A

Issue to Be Addressed by Signalization:

School children crossing street safety

**City of Chico
Traffic Engineering**

From 1/1/2012 to 12/31/2019

Total Collisions: 2
Injury Collisions: 0
Fatal Collisions: 0

Collision Summary Report

9/16/19

3RD AVE & SHERMAN AVE

Page 1 of 1

15-5282	8/12/2015	20:17	Wednesday	3RD AVE - SHERMAN AVE	0'	Direction: Not Stated	Not Stated	Not Stated	Pty at Fault:1
	Hit Object		Not Stated	Not Stated		Hit & Run: Misde	Property Damage Only	# Inj: 0	# Killed: 0
Party 1	Driver	West	Making Right Turn	Not Sta	Age:				
Veh Type:	Not Stated		Sobriety: HBD Under Influen	Assoc Factor: Not Stated			Not Stated		
TP171050087	4/15/2017	07:53	Saturday	SHERMAN AVE - 3RD AVE	200'	Direction: South	Daylight		Pty at Fault:
	Sideswipe		Parked Motor Vehicle	Other Improper Driving		Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
Party 1	Driver	South			Age:				No Injury
Veh Type:			Sobriety:	Assoc Factor:					
Party 2	Parked Vehicle	West			Age:				No Injury
Veh Type:			Sobriety:	Assoc Factor:					

Settings for Query:

Street: 3RD AVE
Cross Street: SHERMAN AVE
Sorted By: Date and Time

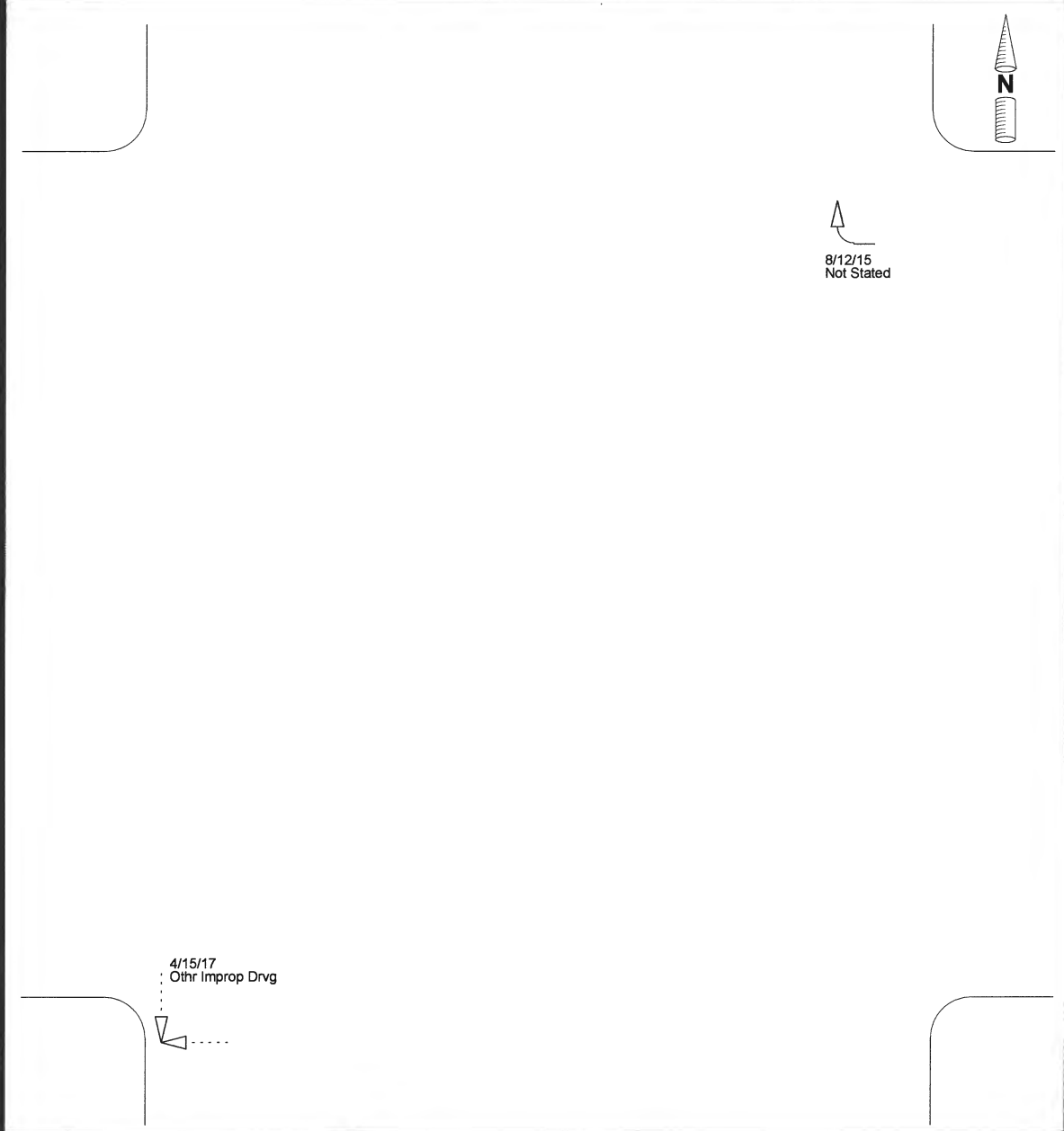
Collision Diagram

Horizontal Street: 3RD AVE

From: 1/1/2012 To: 12/31/2019

Vertical Street: SHERMAN AVE

Date Prepared: 9/16/2019



Number of Collisions

- 2** Property Damage Only
- 0** Injury Collisions
- 0** Fatal Collisions
- 2** Total Collisions

Legend

- | | | |
|------------------|------------|--------------|
| Moving Vehicle | Right Turn | Pedestrian |
| Stopped Vehicle | Left Turn | Fixed Object |
| Backing Vehicle | Sideswipe | Bicycle |
| Ran Off Road | Day | DUI |
| Movement Unknown | Night | Injury |
| | | Fatal |

Color Legend - Highest Degree of Injury

Maroon = Fatal

Purple = Severe Injury

Green = Other Visible Injury

Teal = Complaint of Pain

Dark Blue = Property Damage Only


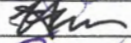

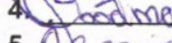








Neighborhood Traffic Management Program


households within the neighborhood boundaries described.

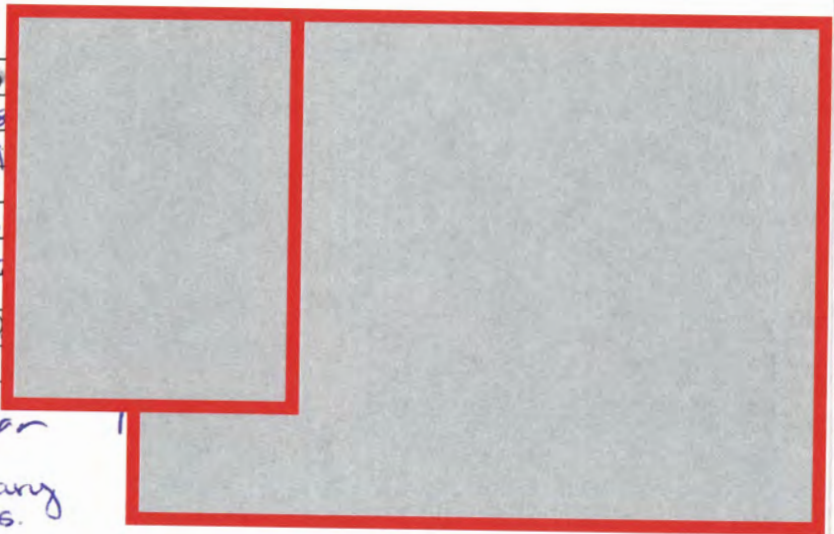
By signing, the residents listed below are requesting that this neighborhood be considered in the Neighborhood Traffic Management Program.

Signature Printed Name Address Phone Number (Optional)

1.  Esmeralda Sequine
2.  Tom Goodman 1450
3.  Travis Goodman 1448
4.  Judi Goodman
5.  Jessica
6.  Chris Ba
7.  Jamar Aguit
8.  Joby HAMILTON
9.  Darnell
10.  Shaman Quinn

* Story Book
Preschool

* 11.  Ted Sullivan
Director, Elementary
Schools.





Neighborhood Traffic Management Program

Community Action Request Form - Part 1

Parts 1 and 2 must both be completed before submitting to Public Works.

Contact Name: Esmeralda Seguire

Day/Message PH 

Address: 

Today's Date: 

Please indicate traffic issues that concern residents in your neighborhood.

- speeding
- bicyclist safety
- pet safety
- other

- increased traffic
- pedestrian safety
- collisions

Increase traffic: Since Sheridan & E first Ave blocked upp cars use Sherman to get to freeway. We had two cars totaled in front of our house.

designated bike route connector

- no posted speed limit + cars traveling at excessive speed. Drivers cut the corner of 5th Ave & Sherman.
- If you selected "other," please explain:
 - re-do crosswalks for visibility
 - Young kids/children riding scooters or walking to Hooker Oak Elementary
 - Pedestrian & Bike traffic to the Butte Co Library.
 - Preschool located at Corner of 3rd & Sherman. Push children on large wagon for walks.
 - portions of the road that lack sidewalks and curbs: which pose safety issue for pedestrians.

Please describe the boundaries of your neighborhood:

Sherman Ave in between 5th Ave & E. First Ave.

Are you aware of any neighborhood associations that represent your area? No.

OTHER: Neal Dow Elementary students walk in class groups to the Butte Co library in order to check out books.

- High density population - Apartments & condominiums, more cars & residents
- poor visibility at E. 3rd Ave and Sherman Ave. Would benefit from a three way stop.

The following petition must be completed prior to submitting the CAR form. Each of the residents signing this petition must be at least 18 years of age and must reside in separate

- Sheridan & E. First is right turn only. No left turn, or no straight access to City of Chico E. First, so there is an outlet but only to turn right.

** Please don't wait for something tragic to happen **



Neighborhood Traffic Management Program

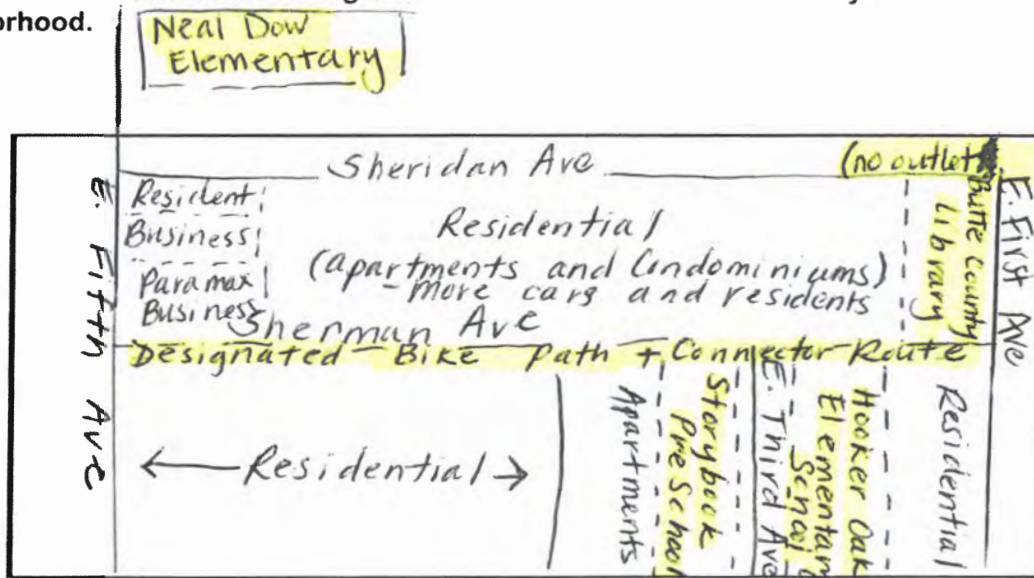
Community Action Request Form - Part 2

Thank you for your interest in the Neighborhood Traffic Management Program. Based upon the date the CAR form is received by Public Works, neighborhood requests will be processed on a first come, first served basis. You will be contacted once the CAR form is received and initially processed.

Please submit completed forms Parts 1 and 2 to:

City of Chico, Department of Public Works
Neighborhood Traffic Management Program
411 Main Street
PO Box 3420
Chico, CA 95927
(530) 895-4989
FAX (530) 895-4899

Please draw or attach a street diagram that includes the boundaries of your neighborhood.



Wyatt West, Asst. Civil Engineer (Traffic)
411 Main St.
P.O. Box 3420
Chico, CA 95927

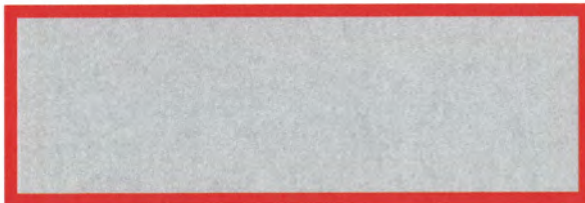
Dear Wyatt,

I spoke with you recently regarding the parking situation at the Paramex business on the corner of Sherman Avenue and East Fifth Avenue. After speaking with you, I realized that nothing could be done about that issue, even though it creates congestion at the corner and a dangerous narrow space for people turning onto Sherman Avenue. Recently someone turning onto Sherman Avenue damaged a resident's two parked cars.

Neighbors and I have other concerns about the traffic and the speeding that takes place on Sherman Avenue between East Fifth Avenue and East First Avenue. It should be 25 mph, since it is a residential street with a pre-school and elementary school located at East Third Avenue, in addition to the Chico library at East First Avenue. The school year is about to resume, and students will be walking to and from school. There is a sidewalk on the north side of Sherman Avenue, but not on the south side, except for the corner at East Fifth Avenue and Sherman Avenue, and East Third Avenue and Sherman Avenue and along the side of the playground of Hooker Oak School. Also, it is very hard to see onto Sherman Avenue when entering from East Third Avenue.

The traffic and speed of cars has increased on Sherman Avenue since the corner of Sheridan Avenue and East First Avenue was changed to prevent people from exiting onto East First Avenue. Now traffic is redirected to Sherman Avenue in order to exit onto East First Avenue, and also to access the freeway. It is a straightaway, which allows people to speed down the street. Is there a way to slow down the traffic? I know that speed bumps were placed on Neal Dow Avenue between East Fifth Avenue and East First Avenue for that purpose. Please let me know if there is anything that I can do to help make the street safer for the residents and the students. Thank you for your time and help, and all that you do for the City of Chico.

Sincerely,
Susan Christensen



**City of Chico
Traffic Engineering**

From 1/1/2012 to 12/31/2019

Total Collisions: 8
Injury Collisions: 2
Fatal Collisions: 0

Collision Summary Report

9/16/19

4TH ST & FLUME ST

Page 1 of 2

12-7596	10/14/2012	00:50	Sunday	4TH ST - FLUME ST	0'	Direction: East	Dark - Street Lig	Clear	Pty at Fault:1
	Rear-End			Parked Motor Vehicle		Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
Party 1	Driver	East	Proceeding Straight	Not Sta	Age: 21				
	Veh Type: Passenger Car		Sobriety: HBD Under Influenc	Assoc Factor: Not Stated			Not Stated		
Party 2	Parked Vehicle	Not S	Parked	Not Sta	Age:				
	Veh Type: Passenger Car		Sobriety: Not Applicable	Assoc Factor: Not Stated			Not Stated		
Party 3	Parked Vehicle	Not S	Parked	Not Sta	Age:				
	Veh Type: Passenger Car		Sobriety: Not Applicable	Assoc Factor: Not Stated			Not Stated		
12-8874	12/1/2012	13:09	Saturday	4TH ST - FLUME ST	0'	Direction: Not Stated	Daylight	Cloudy	Pty at Fault:1
	Broadside			Other Motor Vehicle		Hit & Run: No	Complaint of Pain	# Inj: 1	# Killed: 0
Party 1	Driver	East	Making Left Turn	Not Sta	Age: 80				
	Veh Type: Passenger Car		Sobriety: Not Applicable	Assoc Factor: Not Stated			Not Stated		
Party 2	Driver	East	Proceeding Straight	Not Sta	Age: 23				
	Veh Type: Passenger Car		Sobriety: Not Applicable	Assoc Factor: Not Stated			Not Stated		
Party 3	Parked Vehicle	Not S	Parked	Not Sta	Age: 22				
	Veh Type: Passenger Car		Sobriety: Not Applicable	Assoc Factor: Not Stated			Not Stated		
TPX142550180	4/12/2014	13:12	Saturday	4TH ST - FLUME ST	0'	Direction: Not Stated	Not Stated	Not Stated	Pty at Fault:1
	Broadside			Other Motor Vehicle		Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
Party 1	Driver	North	Proceeding Straight	Not Sta	Age:				
	Veh Type: Not Stated		Sobriety: Not Stated	Assoc Factor: Not Stated			Not Stated		
Party 2	Driver	East	Proceeding Straight	Not Sta	Age:				
	Veh Type: Not Stated		Sobriety: Not Stated	Assoc Factor: Not Stated			Not Stated		
TPX141960113	7/15/2014	09:56	Tuesday	4TH ST - FLUME ST	0'	Direction: Not Stated	Not Stated	Not Stated	Pty at Fault:1
	Sideswipe			Parked Motor Vehicle		Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
Party 1	Driver	East	Proceeding Straight	Not Sta	Age:				
	Veh Type: Not Stated		Sobriety: Not Stated	Assoc Factor: Not Stated			Not Stated		
Party 2	Parked Vehicle	Not S	Parked	Not Sta	Age:				
	Veh Type: Not Stated		Sobriety: Not Stated	Assoc Factor: Not Stated			Not Stated		
TPX150700197	3/11/2015	15:04	Wednesday	4TH ST - FLUME ST	0'	Direction: Not Stated	Not Stated	Not Stated	Pty at Fault:1
	Broadside			Other Motor Vehicle		Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
Party 1	Driver	South	Proceeding Straight	Not Sta	Age:				
	Veh Type: Not Stated		Sobriety: Not Stated	Assoc Factor: Not Stated			Not Stated		
Party 2	Driver	East	Proceeding Straight	Not Sta	Age:				
	Veh Type: Not Stated		Sobriety: Not Stated	Assoc Factor: Not Stated			Not Stated		

Supplemental Packet C

4TH ST & FLUME ST

TP2017284174	10/11/2017	13:45	Wednesday	4TH ST - FLUME ST	0'	Direction: Not Stated	Daylight		Pty at Fault:
	Broadside		Other Motor Vehicle	Other Improper Driving		Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
Party 1 Driver	South			Age:					No Injury
Veh Type:			Sobriety:	Assoc Factor:					
Party 2 Driver	East			Age:					No Injury
Veh Type:			Sobriety:	Assoc Factor:					
8556759	1/8/2018	21:36	Monday	4TH ST - FLUME ST	0'	Direction: Not Stated	Dark - Street Lig	Raining	Pty at Fault:1
	Broadside		Other Motor Vehicle	Driving Under Influence	23152A	Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
Party 1 Driver	South	Proceeding Straight	Male	Age: 33	2000 HONDA				No Injury
Veh Type: Passenger Car		Sobriety: HBD Under Influenc	Assoc Factor: Not Stated			Air Bag Not Deployed	Not Stated		
Party 2 Driver	East	Proceeding Straight	Female	Age: 28	2007 TOYOTA				No Injury
Veh Type: Passenger Car		Sobriety: HNBD	Assoc Factor: Not Stated			Air Bag Not Deployed	Not Stated		
8793334	1/31/2019	17:35	Thursday	4TH ST - FLUME ST	0'	Direction: Not Stated	Dusk - Dawn	Clear	Pty at Fault:1
	Vehicle - Pedestrian	Pedestrian	Ped R/W Violation		21950A	Hit & Run: No	Other Visible Injury	# Inj: 1	# Killed: 0
Party 1 Driver	South	Making Left Turn	Female	Age: 75	2009 LEXUS			Passenger Car, Station Wagon, Jeep	No Injury
Veh Type: Passenger Car		Sobriety: HNBD	Assoc Factor: Not Stated			Air Bag Not Deployed	Not Stated		
Party 2 Pedestrian	North	Proceeding Straight	Female	Age: 22	0 -			Pedestrian	Other Visible Injury
Veh Type: Pedestrian		Sobriety: HNBD	Assoc Factor: Not Stated			Not Stated	Not Stated		

Settings for Query:

Street: 4TH ST
Cross Street: FLUME ST
Sorted By: Date and Time

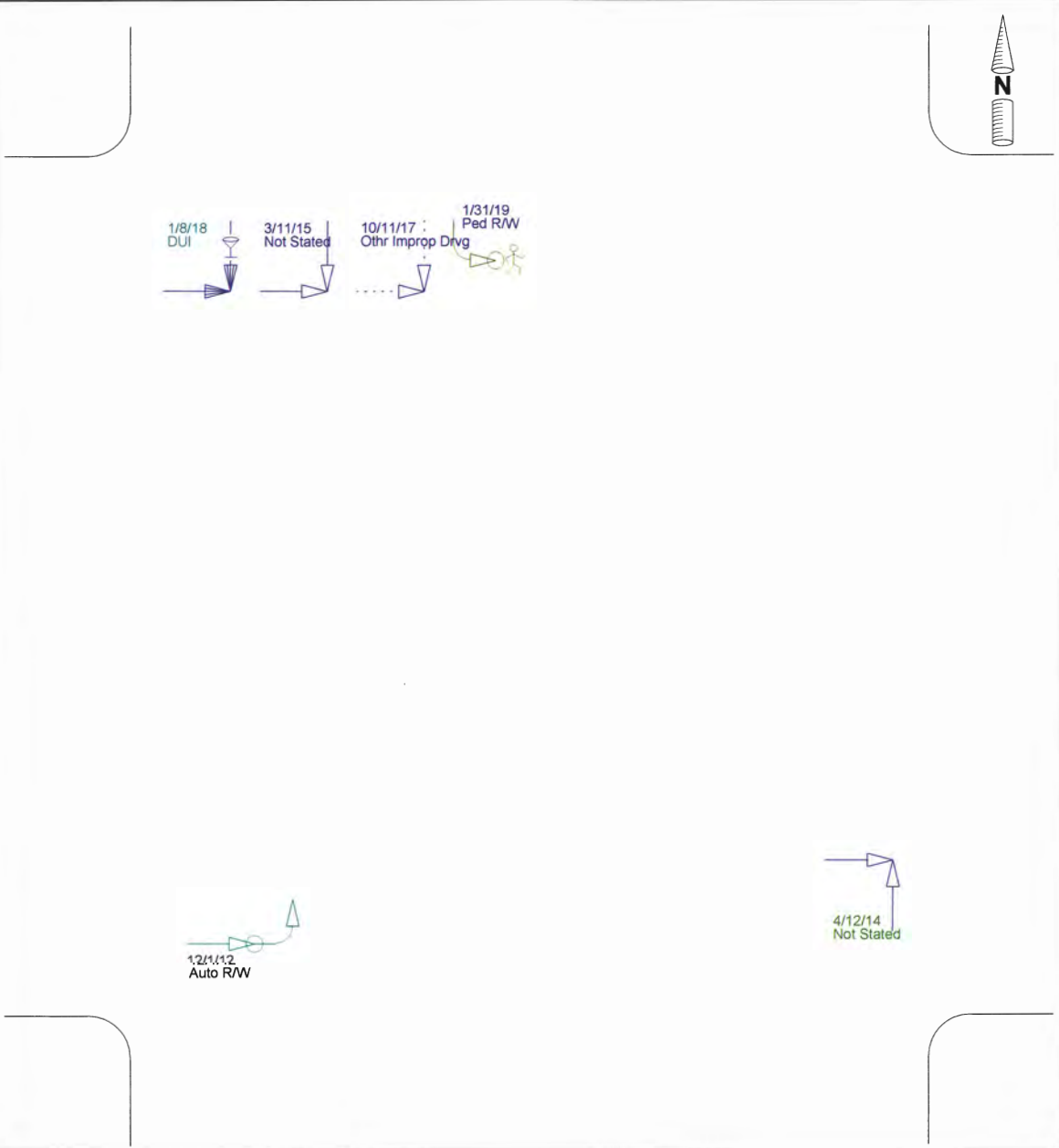
Collision Diagram

Horizontal Street: 4TH ST

From: 1/1/2012 To: 12/31/2019

Vertical Street: FLUME ST

Date Prepared: 9/16/2019



















Number of Collisions

- 6** Property Damage Only
- 2** Injury Collisions
- 0** Fatal Collisions
- 8** Total Collisions

Collisions Not Plotted: 2

Legend

- | | | |
|--|--|--|
|  Moving Vehicle |  Right Turn |  Pedestrian |
|  Stopped Vehicle |  Left Turn |  Fixed Object |
|  Backing Vehicle |  Sideswipe |  Bicycle |
|  Ran Off Road |  Day |  DUI |
|  Movement Unknown |  Night |  Injury |
| | |  Fatal |

Color Legend - Highest Degree of Injury

Maroon = Fatal

Purple = Severe Injury

Green = Other Visible Injury

Teal = Complaint of Pain

Dark Blue = Property Damage Only

Collisions Not Plotted

Date	Time	Dist.	Dir.	Motor Veh. Involved With	Direct. of Movement Travel 1	Prec. Coll. 1	Direct. of Movement Travel 2	Prec. Coll. 2	Collision Type
10/14/12	0:50	0	In Int.	Parked Motor	East	Proceeding Straight	Not Stated	Parked	Rear-End
PCF:	Driving Under Influence					Reason: No Direction of Travel			
<hr/>									
7/15/14	9:56	0	In Int.	Parked Motor	East	Proceeding Straight	Not Stated	Parked	Sideswipe
PCF:	Not Stated					Reason: No Direction of Travel			
<hr/>									

**City of Chico
Traffic Engineering**

From 1/1/2012 to 12/31/2019

Total Collisions: 1
Injury Collisions: 0
Fatal Collisions: 0

Collision Summary Report

9/16/19

3RD ST & FLUME ST

Page 1 of 1

8481629	10/19/2017	21:16	Thursday	3RD ST - FLUME ST	0'	Direction: Not Stated	Dark - No Street	Raining	Pty at Fault:1
Hit Object	Fixed Object	Driving Under Influence	23152A	Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0		
Party 1 Driver	East	Proceeding Straight	Female Age: 24	1999 JEEP					No Injury
Veh Type: Passenger Car		Sobriety: HBD Under Influenc	Assoc Factor: Not Stated	Not Stated	Not Stated				
Party 2 Driver	Not S	Parked	Not Sta Age:	0 HONDA					No Injury
Veh Type: Passenger Car		Sobriety: Not Stated	Assoc Factor: Not Stated	Not Stated	Not Stated				
Party 3 Driver	Not S	Parked	Not Sta Age:	0 HONDA					No Injury
Veh Type: Not Stated		Sobriety: Not Stated	Assoc Factor: Not Stated	Not Stated	Not Stated				

Settings for Query:

Street: 3RD ST
Cross Street: FLUME ST
Sorted By: Date and Time

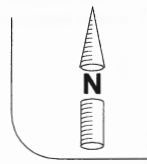
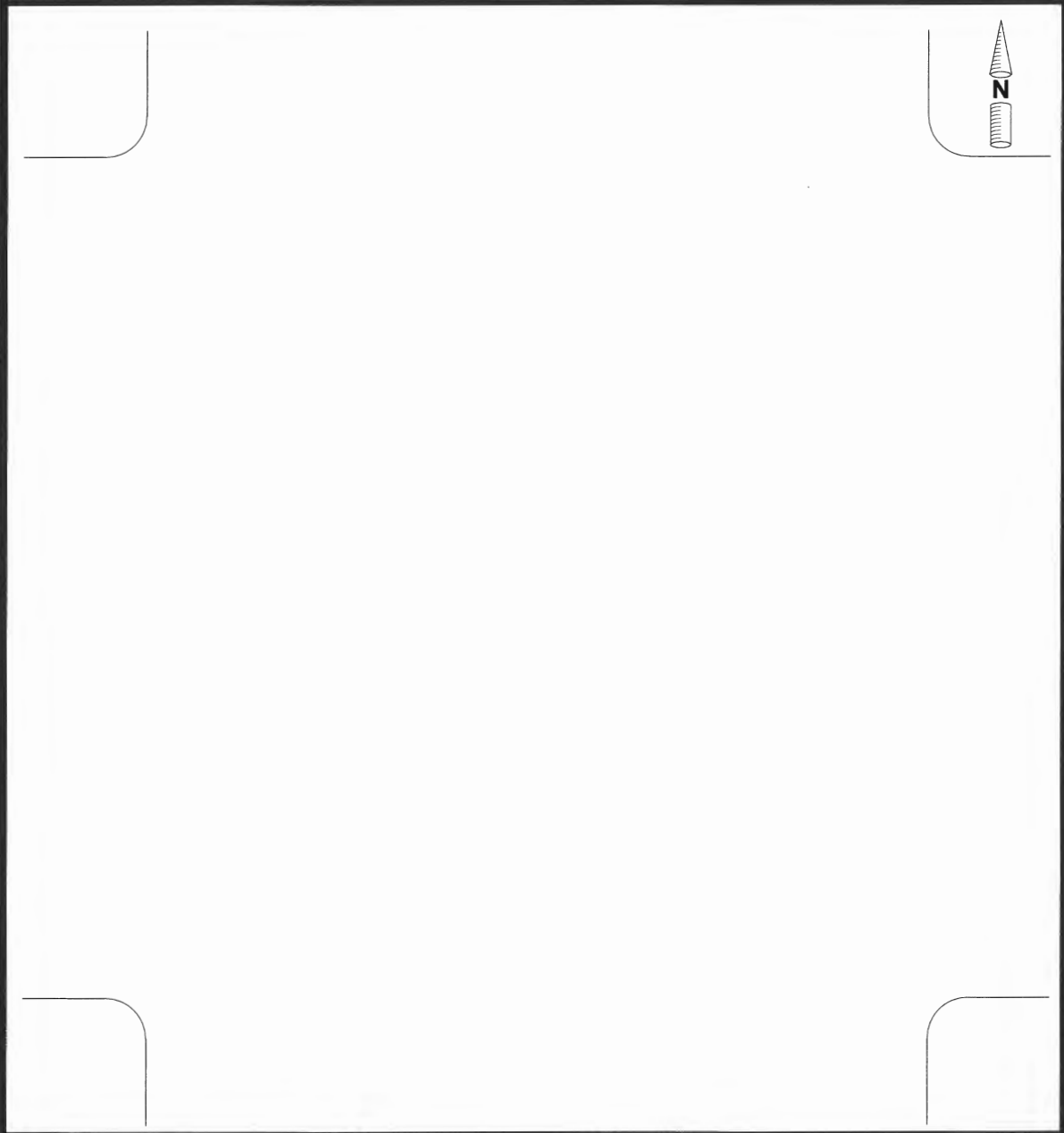
Collision Diagram

Horizontal Street: 3RD ST

From: 1/1/2012 To: 12/31/2019

Vertical Street: FLUME ST

Date Prepared: 9/16/2019



















Number of Collisions

- 1** Property Damage Only
- 0** Injury Collisions
- 0** Fatal Collisions
- 1** Total Collisions

Collisions Not Plotted: 1

Legend

- | | | |
|--|--|--|
|  Moving Vehicle |  Right Turn |  Pedestrian |
|  Stopped Vehicle |  Left Turn |  Fixed Object |
|  Backing Vehicle |  Sideswipe |  Bicycle |
|  Ran Off Road |  Day |  DUI |
|  Movement Unknown |  Night |  Injury |
| | |  Fatal |

Color Legend - Highest Degree of Injury

Maroon = Fatal

Purple = Severe Injury

Green = Other Visible Injury

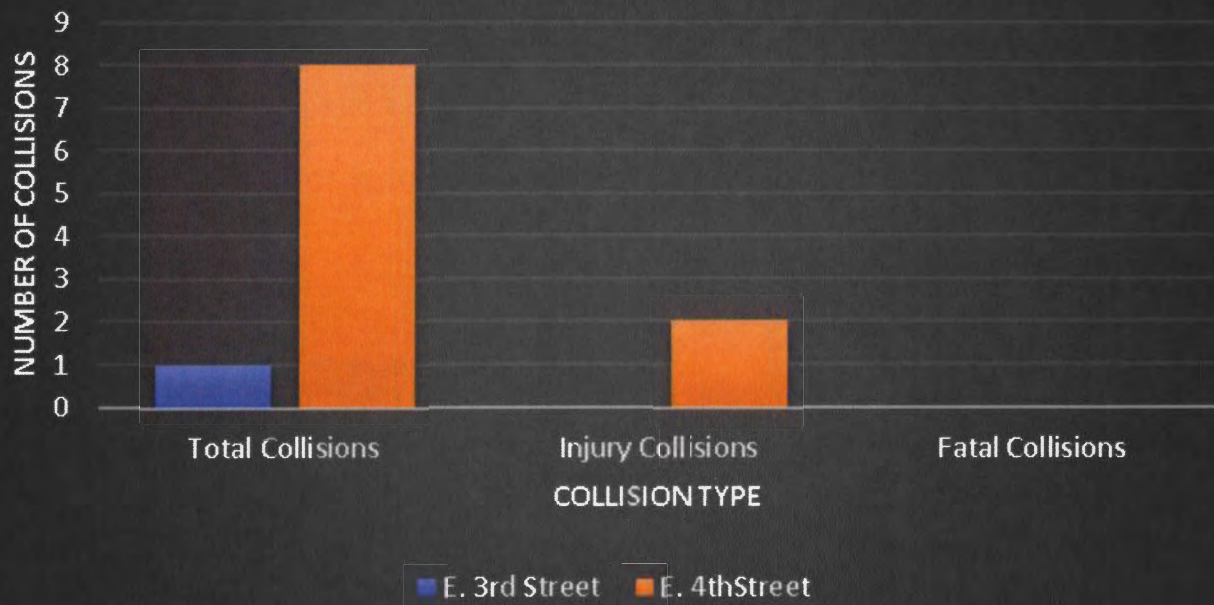
Teal = Complaint of Pain

Dark Blue = Property Damage Only

Collisions Not Plotted

Date	Time	Dist.	Dir.	Motor Veh. Involved With	Direct. of Movement Travel 1	Prec. Coll. 1	Direct. of Movement Travel 2	Prec. Coll. 2	Collision Type
10/19/17	21:16	0	In Int.	Fixed Object	East	Proceeding Straight	Not Stated	Parked	Hit Object
PCF:	Driving Under Influence				Reason: No Direction of Travel				

Collision Comparison for Flume Street





City Council Agenda Report

Meeting Date: 8/6/19

TO: CITY COUNCIL

FROM: Mark Orme, City Manager

RE: Landlord/Property Owner 120-Day Noticing Proposal

SUMMARY

At the City Council meeting of July 2, 2019, the Council engaged in a discussion to further protect residents impacted by rental housing market pressures exacerbated by the secondary impacts of the Camp Fire. The City Council directed City staff to research and develop an ordinance aligned with a proposal presented by the North Valley Property Owners Association (NVPOA) and the Sierra North Valley Realtors (SNVR), to mandate a 120-day notice when the property owner intends to terminate tenancy. After meeting with representatives of both entities and further researching the prospects of such an ordinance, research showed that an ordinance requiring 120-day notice provision for residential rental leases is pre-empted by state law governing timing of notices for tenancy terminations.

RECOMMENDATION

The City Manager requests the City Council give further direction to staff on alternative approaches toward accomplishing its policy consideration due to the noticing alternative being pre-empted by state law.

BACKGROUND & DISCUSSION

At the July 2, 2019 meeting, the City Council discussed a potential eviction for good cause ordinance to help find a solution toward protecting tenants caught in a rental housing market being detrimentally impacted by the secondary impacts of the Camp Fire. As was stated in the request to reconsider the item, Vice-Mayor Brown noted: "I have been dismayed to hear of more and more renters in Chico being evicted from their homes due to homeowners choosing to sell, then having no reasonable living alternative because of the 0% vacancy rate in our region and high demand for affordable rental housing." Vice-Mayor Brown went on to note: "I would like to revisit the opportunity to discuss Councilmember Schwab's Eviction for Good Cause Ordinance proposal. I am interested in putting this policy in place as an emergency ordinance, given the immediate need facing our community." The City Council heard from twenty-nine speakers, at the July 2 meeting, some of whom offered an alternative solution toward helping to mitigate the impacts of this concern. The alternative solution was supported by various members of the NVPOA and SNVR to include a longer noticing period to renters so that the typical 30 or 60-day noticing period would be pushed to a 120-day noticing period; allowing more time for the renter to make proper arrangements for relocation.

After the Council meeting, City staff met with representatives of the NVPOA and SNVR to discuss their alternative proposal in more detail. During such meeting, the following potential ordinance requirements were developed for evaluation and potential adoption as an emergency ordinance for Council consideration at the meeting of August 6, 2019:

1. For any rental agreement or lease terminating after December 6, 2019, the landlord or owner of any residential rental unit on a property with 2 or fewer units shall provide tenant written notice of non-renewal of such lease or rental agreement at least 120 days prior to the date landlord intends such lease or rental agreement to terminate.
2. Any lease or rental agreement of a residential property entered into after August 6, 2019 shall include a requirement that the owner shall provide tenant at least a 120-day notice of owner's intent to terminate such lease or rental agreement.
3. Notice requirements shall only apply to landlord or owner of property; nothing in this ordinance shall require a tenant or lessee to provide any additional notice beyond what is required by state law or pursuant to their rental agreement or lease.

Finally, the Ordinance would have returned to the City Council at the meeting of February 4, 2020, to determine the need to extend the ordinance or to let it expire on February 6, 2020.

Additionally, during the meeting with NVPOA and SNVR, it was acknowledged and discussed that there were already several notice provisions under state law requiring 30- and 60-days' notice of termination under certain circumstances. The following list was subsequently provided by their legal counsel:

- Termination of month-to-month tenancy (Tenant living at residence less than one year): 30-Day Notice of Termination of Tenancy
- Termination of month-to-month tenancy (Tenant living at residence more than one year): 60-Day Notice of Termination of Tenancy
- Termination of Section 8 Tenancy (For Cause): 60-Day Notice of Termination of Tenancy with cause specified
- Non-Payment of Rent: 3-Day Notice to Pay Rent or Quit
- Curable Breach of Rental Agreement (other than rent): 3-Day Notice to Perform Covenants or Quit
- Non-curable Breach of Rental Agreement: 3-Day Notice to Quit
- Termination of Section 8 Tenancy (No Cause): 90-Day Notice of Termination of Tenancy

Upon legal review by the City Attorney's office, it was found that the feasibility of moving forward with the proposed language was problematic due to similar enhanced notice language being adjudicated as pre-empted by state law in 1986. A case was found where another Charter City previously attempted a similar ordinance only to be struck down by the court of appeal as being

pre-empted by state law. (See *Tri County Apartment Association v. City of Mountain View* (1986) 196. Cal App.3d 1283.)

Cities have the authority to create local ordinances under their police powers to the extent that such ordinances do not duplicate, contradict or enter into a field of law already fully occupied by state law. Unless specifically allowed by the state, local ordinances addressing issues already covered by state law are prohibited as being pre-empted by state law. State law has several statutes address minimum notice provisions in residential leases, including several codes addressing termination notice periods for leases of various terms. In 1986, the City of Mountain View enacted an ordinance lengthening the notice period a landlord had to give before imposing a rent increase. California Civil Code section 827 already provided for a 30-day period for notification of rent increases. The Court of Appeal held that because state law required minimum notice between landlord and tenant and the local ordinance was pre-empted by state law and was therefore invalid.

Likewise here, because the State of California already has several notice provisions for the termination of residential tenancies, a local ordinance proposed by NVPOA and SNVR requiring additional time for such termination will likely be in conflict with a field of law already fully occupied by state law, and therefore will likely be held invalid.

Though an ordinance increasing the notice period for a termination of tenancy may not be valid due to pre-emption, courts have upheld ordinances addressing other aspects of the rental market issues addressed during the July 2 Council meeting:

- Rent control (albeit with limited effect pursuant to the Costa-Hawkins Rental Housing Act).
- Limit increases of security deposits.
- Requiring one-year leases.
- Prohibition of no-fault evictions of families with children and educators during the school year.

Moreover, other agencies have evaluated and adopted ordinances regarding relocation costs for tenants. While these potential options are mentioned here, the validity and legality of such ordinances are highly fact specific and have not been evaluated in the context of the Chico municipal code, or whether such are available at this time in Chico.

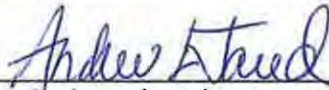
The City Manager requests the City Council give further direction to staff on alternative approaches toward accomplishing its policy consideration due to the noticing alternative being pre-empted by state law.

Prepared by:



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