

**CITY OF CHICO PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING OF**

**February 2, 2017**

Municipal Center  
421 Main Street  
Council Chambers

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

Commissioners Absent:           None

Staff Members Present:

Mark Wolfe, AICP, Community Development Director  
Brendan Vieg, Principal Planner  
Matt Johnson, Senior Development Engineer  
Mike Sawley, AICP, Senior Planner  
Noel Tapia, Assistant City Attorney  
Kelly Murphy, Assistant Planner  
Stina Cooley, Administrative Assistant

**1.     CALL TO ORDER**

Chair Scott called the meeting to order at 6:30 PM. Chair Scott led the pledge of allegiance.

**2.     OATH OF OFFICE – Deputy City Clerk Dani Rogers**

Deputy City Clerk Dani Rogers performed the swearing in and signing of the oath of office for the newly appointed Commissioners listed below:

- Commissioner Arim-Law
- Commissioner Howlett
- Commissioner Scott
- Commissioner Tuchinsky

**3.     ROLL CALL**

Commission members and staff were present as noted.

4. **ELECTION OF OFFICERS**

Community Development Director Wolfe provided an overview of the nomination process and called for nominations for Chair.

*Commissioner Tuchinsky nominated Commissioner Scott to continue as Chair. Commissioner Evans seconded the nomination. There no other nominations, therefore, Commissioner Scott will continue as Chair.*

Chair Scott called for nominations for Vice-Chair. Commissioner Howlett nominated Commissioner Tuchinsky for Vice-Chair and Commissioner Arim-Law seconded the nomination. Commissioner Evans nominated Commissioner Howlett and Commissioner Bennett seconded the nomination.

*Chair Scott called for a vote and Commissioner Howlett will continue as Vice Chair.*

5. **EX PARTE COMMUNICATION**

Several Commissioners stated they had driven by the project sites. Commissioner Tuchinsky stated he had spoken with Tom Nickell, and Commissioner Arim-law disclosed she spoken with Community Development Director Wolfe.

6. **CONSENT AGENDA**

*Commissioner Evans moved to approve the minutes from December 15, 2017, Commissioner Bennett seconded the motion, which passed 7-0.*

7. **WORKSHOP - TEXT AMENDMENTS TO TITLE 19 OF THE CHICO MUNICIPAL CODE (adjourn to Council Chambers Conference Room 1):**

Principal Planner Vieg provided a brief staff report.

*Chair Scott adjourned the meeting to Conference Room 1 for the Title 19 text amendments workshop at 6:39 PM.*

*Chair Scott called the workshop to order at 6:42 PM*

Principal Planner Vieg provided a brief staff report. He also clarified the parameters of the workshop and provided guidance on the form and format of the workshop stating that he would act as the moderator.

Chair Scott requested that the discussion of items brought forward by the Chamber of Commerce be deferred until all other concerns were addressed.

Members of the public that addressed the Commission included Mike Trolinder, Bill Brouhard, Matt Galloway, Jay Hanson, Jon Scott, Patricia Ysern, Richard Harriman, and Ken Fleming. Discussions included to allow additional land use types in various zoning districts (e.g., cardrooms, micro-brewery, etc.), definitions of specific terms, questions regarding the parking lot shade calculations, minimum lot sizes in the Foothill Overlay, and errata that were presented.

Chair Scott stated that she did not participate in the Chamber of Commerce Legislative Action Committee discussions regarding the Title 19 amendments to avoid a conflict of interest.

Principal Planner Vieg stated that staff met with members a Chamber of Commerce group that included local engineers, contractors, and home developers to discuss issues raised before the Commission previously. He stated that while they were successful in addressing most of the issues, there were two areas where there continues to be disagreement.

Jim Stevens addressed the Commission on behalf of the Chamber Legislative Action Committee. He stated there were two “sticking points.” The Committee felt that there should be a change to provide more discretionary authority to the Community Development Director regarding the Code and variances to standards.

Mr. Stevens stated that the other concern was with the design review process. He stated the Committee felt review and approval should be conducted at the staff level. The Committee proposed to limit the Architectural Review and Historic Preservation Board review to appeals only. The Committee proposed an alternative process, including reduced fees.

Additional members of the Chamber group addressed this issue including Matt Galloway, Chris Giampaoli, and Pat Conroy. The general sentiment was that the current ARHPB process is unnecessary, takes too long, and costs too much. The City has a Design Guideline Manual that provides all of the needed guidance for applicants and staff. The ARHPB doesn’t provide additional benefit.

Community Development Director Wolfe expressed concerns with the proposals brought forward from the Chamber and stated he felt they would not achieve the desired result.

**Chair Scott adjourned the workshop for a recess and to reconvene the regular meeting in Council Chambers at 8:45 PM.**

**Chair Scott called the meeting back to order at 9:01 PM.**

9. **PUBLIC HEARING ITEMS**

9.1 **PDP 16-03 (Sierra Central Credit Union) 1380 East Avenue; APN 016-060-046.**

Senior Planner Mark Corcoran provided the staff report.

*Chair Scott opened the public hearing at 9:04 PM*

Mark Habib, Robert Wallis, Architect, and Brian Firth, Landscape Architect addressed the Commission on behalf of the applicant. No other members of the public wished to address the Commission.

*Chair Scott closed the public hearing at 9:15 PM.*

*Commissioner Evans moved to adopt Resolution No. 17-03, approving the Sierra Central Credit Union Planned Development Permit (PDP 16-03) and Use Permit (UP 16-06), subject to the conditions of approval contained therein. Commissioner Bennett seconded the motion which passed 7-0.*

9.2 **Text Amendments to Title 19 of the Chico Municipal Code:**

Principal Planner Brendan Vieg provided a summary of the process to date and presented an erratum.

Chair Scott stated for the record she had spoken with Brian Firth during the recess regarding the parking lot shade requirement calculation.

Commissioner Evans asked if the ARHPB could be removed and reviewed as a separate issue.

Staff clarified that the ARHPB was not specifically identified in any of the proposed text amendments and therefore approval of the proposed text amendments, as written, would not change the design review process.

*Chair Scott opened the public hearing at 9:35 PM.*

Matt Gallaway, Chris Giampaoli, and Ken Fleming addressed the Commission regarding this item.

*Chair Scott closed the public hearing at 9:44 PM.*

Discussion continued with the Commissioners.

***Commissioner Evans moved to adopt Resolution No. 16-17 recommending City Council adoption of amendments to Title 19 of the Chico Municipal Code as set forth therein including the errata brought forth by staff. Commissioner Howlett seconded the motion which passed 7-0.***

Discussion continued with the Commission regarding the design review process and the role of the ARHPB.

***Commissioner Evans moved that the Planning Commission recommend that the City Council consider the issues brought before the Commission regarding the City's design review process and the role of the Architectural Review and Historic Preservation Board. Commissioner Arregui seconded the motion, which passed 7-0.***

***Commissioner Scott moved to continue the meeting beyond 10:00 PM. Commissioner Tuchinsky seconded the motion, which passed 7-0.***

## **10. REGULAR AGENDA**

### **10.1 Selection of New Alternate for Architectural Review and Historic Preservation Board**

**Commissioner Scott nominated Commissioner Tuchinsky to serve as alternate to the Architectural Review and Historic Preservation Board. No other nominations were offered, the nomination passed 7-0.**

### **10.2 Sustainability Task Force Update**

Principal Planner Vieg provided a staff report and introduced Mark Stemen, Chair of the Sustainability Task Force, to provide the STF update.

Sustainability Task Force Chair Stemen reported on the progress in the three main areas, including: 1) electrical use, 2) fuel use and 3) waste reduction. He also provided an update on the STF's Community Challenge.

## **11. BUSINESS FROM THE FLOOR**

Richard Harriman complimented the Commission and thanked them for providing the workshop to allow the interaction with the community. Mr. Harriman appreciated the questions asked by the new commissioners. Mr. Harriman commented on the Sustainability Task Force update and appreciated all of the work that they are doing. He is hoping to see solar on all commercial, industrial, retail, and residential buildings.

Commissioner Evans commented on the success and attendance of the workshop.

Commissioner Scott thanked staff for their work and coordination prior to the workshop. She stated it was commendable to reduce the discussion items down to 1 or 2 issues.

12. **REPORTS & COMMUNICATIONS**


12.1 **Planning Update**

Community Development Director Wolfe stated that he will be providing Commissioners a memorandum summarizing all the building activity and planning activities in the past year. He also stated that the department is still attempting to fill two vacant planner positions and there are interviews scheduled.

13. **ADJOURNMENT**

There being no further business from the Commission, the meeting was adjourned at 10:22 PM to the Regular meeting of Thursday, February 16, 2017.

2/21/17  
Date Approved

  
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Mark Wolfe, AICP  
Community Development Director /  
Planning Commission Secretary