

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

December 15, 2016

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Toni Scott, Chair
 John Howlett, Vice Chair
 Cynthia Arregui
 Dale Bennett
 Bob Evans
 Ken Rensink
 Margaret Worley

Commissioners Absent: None

Staff Members Present:

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

1. ROLL CALL

Chair Scott called the meeting to order at 6:30 PM. Chair Scott led the pledge of allegiance. Commission members and staff were present as noted.

2. EX PARTE COMMUNICATION

Several Commissioners stated they had driven by the site. Commissioners Scott and Rensink stated they had spoken with concerned citizens regarding item 4.2.

3. CONSENT AGENDA

Commissioner Evans moved to approve the minutes from November 3, 2016 and November 17, 2016, Commissioner Worley seconded the motion, which passed 7-0.

4. PUBLIC HEARING ITEMS

4.1 Vesting Tentative Parcel Map PM 16-03 (AA Land and Cattle Co., LLC) 392 E. 8th Avenue (APN 003-393-008 located at the northwest corner of East 8th Avenue at Spruce Avenue)

Associate Planner Sawley provided the staff report and addressed questions from the Commission.

Senior Development Engineer Johnson provided information regarding the street improvement projects that would take place in the immediate area and the methods that would be used to address the water drainage issues.

Chair Scott opened the public hearing at 6:42 PM.

Project Engineer Wes Gilbert addressed the Commission on behalf of the applicant. He stated that the applicant agreed with the staff report and the proposed conditions of approval. Mr. Gilbert stated that he believes the required leech trenches will remedy the run off issues in the neighborhood.

Michael Reilley addressed the Commission in favor of the project.

Chair Scott closed the public hearing at 6:47 PM.

Commissioner Worley moved that the Planning Commission adopt Resolution No. 16-22, approving the parcel map, subject to the attached conditions. Commissioner Rensink seconded the motion which passed 7-0.

4.2 Chico 2030 General Plan Five-Year Review

Principal Planner Vieg provided the staff report and a summary of items within the Five Year Review report and subsequent resolutions. Associate Planner Sawley presented a report on the proposed Title 19 amendments. Principal Planner Vieg concluded the presentation with a suggestion on how to proceed with the discussion and public hearing.

Chair Scott opened the public hearing regarding the Five Year Review and Sustainability Indicators Report at 7:43 PM.

Jim Stevens, Mark Stemen, Ian McLean, Matt Galloway, Chris Giampaoli, and Mike Campos addressed the Commission. Public comment included concerns regarding the speed of the review process, request for a workshop to discuss the proposed Title 19 Text amendments, concerns regarding the General Plan and the legalization of marijuana, the Safety section of the General Plan, availability of developable land, and the proposed rezone of Pomona Avenue.

Chair Scott closed the public hearing at 7:52 PM.

Staff addressed questions from the Commission. Discussion continued with Commissioners.

Commissioner Howlett moved that the Planning Commission accept the 2030 General Plan Five Year Review (Attachment A) and the Sustainability Indicators Report (Attachment B) and forward them to the City Council. Commissioner Worley seconded the motion which passed 7-0.

Chair Scott called for a recess at 8:14 PM.

Chair Scott called the meeting back to order at 8:26 PM.

Staff addressed Commission questions regarding the proposed General Plan text amendments and proposed rezones.

Chair Scott opened the public hearing for attachments C & D, (General Plan Text Amendments and the proposed land use designation amendments/rezones of various properties) at 8:40 PM

Mike Campos, Chris Giampaoli, and Patricia Ysern addressed the Commission with concerns regarding the proposed Pomona Avenue rezone, as well as and language in the Land Use Element regarding the Special Planning requiring the provision of affordable housing.

Chair Scott closed the public hearing at 8:51 PM.

Principal Planner Vieg addressed the concerns submitted by the Chico Chamber with regards to the General Plan text amendments and proposed rezones. He further clarified the provision of additional proposed text amendments for the-Safety Element and an Errata for a General Plan text amendment for the Land Use Element.

Discussion continued with the Commissioners.

Chair Scott moved that the Planning Commission adopt Resolution No. 16-15 recommending City Council approval of text amendments to the Chico 2030 General Plan with the following additions:

1. *Table LU-2: Land Use Designations and Development Standards.* Under the Minimum Dwelling Units/Acre column for the Neighborhood Commercial land use designation, change the Minimum Allowed Density from **6.0 DU/AC to 0.0 DU/AC.**
2. *Policy LU-6.2 Action LU-6.2.1 (SPA Planning Requirements).* For Bullet point # 3, **strike the word "Include," and replace it with "consider opportunities for"**, so that it reads-

- *Consider opportunities for the provision of housing units affordable to very low, low, and/or moderate income households within the SPA.*
- 3. *Add the following goal, policy and action to the Safety Element to be consistent with the requirements of State laws.*

Goal S-9: Protect the community for risk posed by climate change.

Policy S-9.1 (Climate Adaptation and Resiliency) – Promote public safety through the development of climate adaptation and resiliency strategies to reduce risks associated with climate change.

Action S-9.1.1 (Climate Change Adaptation) – Update the Safety Element or the City’s Local Hazard Mitigation Plan to include climate adaptation and resiliency strategies consistent with Senate Bill 370, including preparation of: 1) a vulnerability assessment that identifies community risks associated with climate change; 2) a set of adaptation and resilience goals, policies, and objectives for the protection of the community; and 3) implementation measures to avoid or minimize climate change impacts.

Commissioner Evans seconded the motion which passed 7-0.

Chair Scott moved that the Planning Commission adopt Resolution No. 16-16 recommending City Council approval of GPA/Rezone 16-03, which would amend land use designations and rezone various properties within the City. Commissioner Evans seconded the motion which passed 6-1 (Rensink Opposed).

Commission provided direction to staff to meet with developers to discuss concerns regarding the Title 19 text amendments and then hold a public workshop to provide a forum for open dialogue and community input.

5. **REGULAR AGENDA**

None.

6. **BUSINESS FROM THE FLOOR**

None.

7. **REPORTS & COMMUNICATIONS**

7.1 **Planning Update**

Community Development Director Wolfe shared that Senior Planner Summerville had left the City and that Mike Sawley will be moving into the Senior Planner

position. Director Wolfe stated he will be providing an update on the housing projects that have been approved in 2016.

Commissioner Rensink stated that this may be his last meeting as his term has expired. He stated he has enjoyed working with the current Commission and staff and thanks them.

Commissioner Worley stated this will be her last meeting and thanked the staff and fellow Commissioners for their hard work.

8. ADJOURNMENT

There being no further business from the Commission, the meeting adjourned at 9:20 PM to the **Regular Meeting of Thursday, January 5, 2017.**

Date Approved

Mark Wolfe, AICP
Community Development Director /
Planning Commission Secretary