



**CHICO  
PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, APRIL 5, 2018 - 6:30 P.M.**

OLD MUNICIPAL BUILDING (OMB) – 441 MAIN STREET – 2<sup>ND</sup> FLOOR

# Chico

## PLANNING COMMISSION

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

**Copies of this agenda  
available from:**

Community Development Department  
411 Main Street, 2<sup>nd</sup> Floor  
Chico, CA 95928  
(530) 879-6800

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**Posted:** March 29, 2018  
**Prior to:** 5:00 p.m.

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

**City Staff**

Leo DePaola - Community Development Director  
Brendan Vieg – Deputy Director  
Bruce Ambo, AICP – Principal Planner  
Mike Sawley, AICP - Senior Planner

**City Staff**

Matt Johnson - Senior Development Engineer  
Andrew Jared - Assistant City Attorney  
Robyn Ryan - Administrative Assistant



*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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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](http://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.

**REGULAR PLANNING COMMISSION MEETING –THURSDAY, April 5, 2018,**  
Old Municipal Building (OMB), 441 Main Street, 2<sup>nd</sup> Floor, 6:30 p.m.

**1. CALL TO ORDER**

- 1.1 Pledge of Allegiance to the Flag
- 1.2 Roll Call

**2. EX PARTE COMMUNICATION**

**3. 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.***

- 3.1 **Approval of Minutes**  
March 15, 2018

**4. PUBLIC HEARING ITEMS**

- 4.1 **Tentative Subdivision Map S 17-04 (Lipton Manor); 1051 Four Acres Court, APN 042-640-024** - A proposal to subdivide an approximately 1.36-acre site into three lots for single-family residential development, located at the southerly cul-de-sac terminus of Four Acres Court, which is on the south side of Oak Way and approximately 1,100 feet east of Glenwood Avenue. On January 16, 2018, the City of Chico City Council adopted a resolution overruling the Butte County Airport Land Use Commission (BCALUC) findings of inconsistency pursuant to Government Code Section 65302.3 and Public Utilities Code Section 21676, which allows a local jurisdiction to approve projects that do not conform with adopted airport land use plans. The site is designated Low Density Residential by the General Plan Land Use Diagram and is zoned R1-AOB1 (Low Density Residential within Airport Overflight Zone B1). The project has been determined to be categorically exempt from further review pursuant to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Infill Development Projects). Questions regarding this project may be directed to Assistant Planner Shannon Costa at (530) 879-6807, or [shannon.costa@chicoca.gov](mailto:shannon.costa@chicoca.gov).
- 4.2 **Tentative Subdivision Map S 17-08 (Amber Lynn Estates); Eaton Road, APN 007-190-022** – A proposal to subdivide an existing 19.3 gross acre site to create 109 single-family residential lots and one 1.2-acre lot, resulting in a project density of 6.0 dwelling units per gross acre. The proposed subdivision is located on the south side of Eaton Road, between Morseman and Burnap Avenues. A Vesting Tentative Subdivision Map and Planned Development Permit (S/PDP 04-08) is currently approved for the identified site, which consists of 155 single-family and multifamily units (8.4 dwelling units per gross acre). The site is designated Medium Density Residential (6 to 14 dwelling units per gross acre) by the General Plan Land Use Diagram and is zoned R2 (Medium Density Residential) with 11.3-acres under the -AOC (Airport Overflight Zone C) overlay and 1.2-acre under the –AOB2 (Airport Overflight Zone B2) overlay. An Addendum for the Tuscan Village Initial Study (200 unit mixed residential development and 1.8 acres of commercial uses) and updated Mitigated Negative Declaration was prepared for the project pursuant to CEQA Guidelines § 15164. Questions regarding this project may be directed to Associate Planner Kimber Gutierrez at (530) 879-6810, or [kimber.gutierrez@chicoca.gov](mailto:kimber.gutierrez@chicoca.gov).

- 4.3 **Amendment to Chapter 19.78 (Wireless Telecommunications Facilities) of Title 19 Land Use and Development Regulations of the Chico Municipal Code** - At the direction of the Chico City Council, the Planning Commission will conduct a public hearing and review proposed amendments to Chapter 19.78 (Wireless Telecommunications Facilities) of Title 19 of the Chico Municipal Code. The proposed amendments would establish a method for agreements between the City and applicants to deploy new wireless communications facilities located in the public rights-of-way and City-owned structures. Questions regarding this project may be directed to Public Works Director – Engineering Brendan Ottoboni at (530) 879-6901, or [brendan.ottoboni@chicoca.gov](mailto:brendan.ottoboni@chicoca.gov).

5. **REGULAR AGENDA**

None.

6. **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.*

7. **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.*

8. **ADJOURNMENT**

Adjourn to the Regular Meeting of Thursday, April 19, 2018.