

**CITY OF CHICO PLANNING COMMISSION
REGULAR MEETING OF
AUGUST 15th, 2019**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Ken Rensink, Chair
Bryce Goldstein, Vice Chair
Lupe Arim-Law
Dennis Deromedi
John Howlett
Richard Ober
Toni Scott

Staff Members Present: Bruce Ambo, AICP - Principal Planner
Matt Johnson - Senior Development Engineer
Andrew Jared - Assistant City Attorney
Brendan Ottoboni – Public Works Director
Bikram Kahlon – Sr. Traffic Engineer
Ashley Hamer - Administrative Assistant

1. CALL TO ORDER

1.1. Pledge of Allegiance to the Flag

1.2. Roll Call

2. CONSENT AGENDA

2.1. *Commissioner Arim-Law moved to approve the minutes from the August 1, 2019 meeting. Commissioner Deromedi seconded the motion which passed 7-0-0.*

Chair Rensink motioned that future meeting will be reordered making Business from the floor item 3 consequently items thereafter would be renumbered and in addition have a total thirty-minute time limit. Commissioner Arim-Law seconded the motion which passed 7-0-0.

3. 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)*

Commissioner Ober had conversations with various members of the public and visited the sites. Chair Rensink had conversations with various members of the public. Deromedi visited the sites and had a conversation with Commissioner Ober.

- 3.1. Continued Hearing - Downtown Parking In-Lieu Fee Benefit Area Boundary Realignment and Deletion of Obsolete Municipal Code Chapters** - The Planning Commission will consider recommendations to realign the Downtown Parking In-Lieu Benefit Area boundary and relocate the in-lieu boundary map from Chapter 19R into Chapter 19.70 (Parking and Loading Standards). The Internal Affairs Committee has also recommended that The Graduate project be exempt from the proposed realignment of the Downtown Parking In-Lieu Fee Benefit Area. Staff is also recommending the deletion of obsolete Municipal Code chapters that no longer serve a purpose, including Chapter 19R.45 (Impacted Parking Area) and Chapter 19R.66 (Foothill Design Criteria), which have been deleted or integrated into other sections as part of previous Code amendments.

The Planning Commission will provide a recommendation to the City Council regarding the proposed amendments that will be considered at a future City Council meeting. **Questions regarding this project may be directed to Principal Planner Bruce Ambo at (530) 879-6801 or bruce.ambo@chicoca.gov, or Bikram Kahlon, Senior Traffic Engineer at (530) 879-6940 or bikram.kahlon@chicoca.gov**

Principal Planner Bruce Ambo gave a brief overview of the proposed amendments.

Public Works Director Brendan Ottoboni presented the staff report to the Commission.

Chair Rensink opened the public hearing and invited the appellant to address the commissioners.

Jim Stevens, representative for the Graduate, addressed the commission and answered questions.

Garrett Gilliland owner of the Graduate addressed the commission and answered questions.

Mike Trolinder, resident of Chico addressed the commission and answered questions.

Tom DiGiovanni, President of New Urban Builders, addressed the commission and answered questions.

Chair Rensink closed the public hearing.

Assistant City Attorney Jared informed the Board that based on City Code, section 19.01.050 E.1 - Projects with pending applications: any land use entitlement and subdivision application that

has been determined by the director to be complete before the effective date of these regulations or any amendment will be processed in compliance with the requirements in affect when the application was accepted as complete. He then further stated that the Graduate project will not be affected if the proposed In-Lieu boundary is changed.

Commissioner Ober motioned to move that the planning commission not take action on Resolution No. 19-13 and therefore not modify the downtown parking in-lieu benefit boundary to be largely consistent with commercial mixed-use lines but to direct staff to come back to the commission with an adjustment in those lines that reflects the will of the commission as expressed tonight. Commissioner Ober also motioned to relocate Municipal code chapter 19R to chapter 19.70(Parking and Loading Standards) and we delete Chapter 19R.45 (Impacted Parking Area) and Chapter 19R.66 (Foothill Design Criteria).

Bruce Ambo, Principal Planner, indicated that the revised resolution for this item will be continued and brought back to the Planning Commission at the September 19th meeting, as the September 5th, 2019 meeting would be cancelled.

Chair Rensink seconded the motion which passed 7-0-0.

4. REGULAR AGENDA

None.

5. 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.

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, September 19, 2019.