

**CITY OF CHICO PLANNING COMMISSION
AJOURNED REGULAR MEETING OF
October 17th, 2019
Minutes**

1.1. **REGULAR PLANNING COMMISSION MEETING - 6:00 p.m.**

1.2. **Call to Order** – Chair Rensink called the October 17, 2019 - Regular Planning Commission Meeting to order at 6:00 p.m. in the Council Chamber, 421 Main Street, Chico, CA.

1.3. **Pledge of Allegiance to the Flag**

1.4. **Roll Call**

Present: Rensink, Arim-Law, Goldstein, Deromedi, Howlett, Ober, Scott
Absent: None

2. **CONSENT AGENDA**

Commissioner Arim-Law moved to approve the minutes from the August 15, 2019 meeting. Commissioner Goldstein seconded the motion.

The motion carried by the following vote:

AYES: Rensink, Goldstein, Arim-Law, Deromedi, Howlett, Ober, Scott
NOES: None
OBSTAIN: None

Commissioner Scott moved to approve the minutes from the September 18, 2019 meeting. Commissioner Ober seconded the motion.

The motion carried by the following vote:

AYES: Rensink, Goldstein, Deromedi, Howlett, Ober, Scott
NOES: None
OBSTAIN: Arim-Law

3. **BUSINESS FROM THE FLOOR**

None.

4. **PUBLIC HEARINGS**

- 4.1. **Code Amendment and General Plan Text Amendment Affecting Properties with Corridor Opportunity Site (-COS) Zoning Overlay District Classification (CA 19-01, GPA 19-04)** - The Planning Commission will consider whether to initiate amendments based on recommendations from staff to modify municipal code and general plan criteria pertaining to higher density developments allowable on sites with a -COS zoning overlay. Existing general plan and zoning code criteria permit up to 70 dwelling units per acre and structural heights up to 65 feet on sites with a -COS overlay. The amendments would bifurcate the density and structural height allowances on -COS sites such that projects would be permitted a base-allowed density and height limit (30 dwelling units per acre and 45 feet, respectively), and a bonus allowance for density up to 70 units per acre and structural height up to 65 feet, subject to specific findings.

Areas with -COS zoning overlay include the following Opportunity Sites as identified by the Chico General Plan: Downtown (generally bounded by Normal Avenue, Orient/Flume Streets, Big Chico Creek, and Little Chico Creek), North Esplanade (from Lindo Channel to Eaton Road), Mangrove Avenue (from Palmetto Avenue to Lindo Channel), Park Avenue (from Little Chico Creek to West 22nd Street), Nord Avenue (from West Sacramento Avenue to West East Avenue), Walnut Street/State Route 32 (from West 8th Street to West 2nd Street), and East Avenue (from Alamo Avenue to the commercial center located at East Avenue and Esplanade).

At the meeting, the Planning Commission will hold a public hearing to consider the proposed amendments. The Planning Commission will then provide a recommendation to the City Council regarding the proposed amendments which will be considered at a future City Council meeting. **Questions regarding this project may be directed to Senior Planner Mike Sawley at (530) 879-6812, or mike.sawley@chicoca.gov.**

Senior Planner Mike Sawley presented the report and answered questions from the Commission.

Announcement of Ex Parte communications:
None.

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

Addressing the Commission on this item were: Jim Stevens, Sonja Trauss, Mike Trolinder and Garrett Gilliland. All were opposed of the revised code amendments except for Mr. Trolinder, who neither supported or opposed the code amendments.

Chair Rensink closed the public hearing.

Chair Rensink moved that the Planning Commission initiate text amendments to the Chico 2030 General Plan and Title 19 of the Chico Municipal Code to clarify the allowances for larger buildings and higher residential densities on sites located within the Downtown area and on Corridor Opportunity Sites.

Commissioner Goldstein seconded the motion.

The motion was carried by the following vote:

AYES: Rensink, Arim-Law, Goldstein, Deromedi, Howlett, Ober, Scott
NOES: None
ABSENT: None

Commissioner Rensink moved that the I move that the Planning Commission adopt Resolution No. 19-17 recommending City Council adoption of amendments to the Chico 2030 General Plan and Title 19 of the Chico Municipal Code to establish base allowances and bonus allowances for larger buildings and higher residential densities on sites located within the Downtown area and on Corridor Opportunity Sites, as set forth therein.

Commissioner Howlett seconded the motion.

The motion was carried by the following vote:

AYES: Rensink, Arim-Law, Goldstein, Deromedi, Howlett, Ober, Scott
NOES: None
ABSENT: None

5. **REGULAR AGENDA**

None.

6. **REPORTS AND COMMUNICATIONS**

Principal Planner Bruce Ambo addressed the Commission to let them know the next meeting will be December 5, 2019.

7. **AJOURNMENT**

The meeting adjourned at 7:14 p.m. to the adjourned regular meeting of Thursday, December 5, 2019.

Date Approved

Bruce Ambo, Principal Planner
Community Development Department /
Planning Commission Secretary