

CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
March 1, 2018

Old Municipal Building
441 Main Street
2nd Floor Conference Room

Commissioners Present: Toni Scott, Chair
 John Howlett, Vice Chair
 Cynthia Arregui
 Bob Evans
 Evan Tuchinsky

Commissioners Absent: Lupita Arim-Law
 Dale Bennett

Staff Members Present: Brendan Vieg, Deputy Director, Community Development
 Mike Sawley, AICP, Senior Planner
 Shannon Costa, Assistant Planner
 Matt Johnson, Senior Development Engineer
 Robyn Ryan, Administrative Assistant

1. CALL TO ORDER

Chair Scott called the meeting to order at 6:31pm.

1.1 Chair Scott led the Pledge of Allegiance.

1.2 Commission members and staff were present as noted.

2. ELECTION OF NEW CHAIR AND VICE-CHAIR

Deputy Director Vieg mentioned to the Commission that they may want wait to elect a new Chair and Vice-Chair until the next meeting when all seven commissioners are present. The commissioners in attendance all concurred to hold the election at the next Planning Commission meeting.

3. EX PARTE COMMUNICATION

Commissioner Tuchinsky had driven by the project site. All other Commissioners had nothing to report.

4. CONSENT AGENDA

Chair Scott moved that before the Commission votes to approve the minutes from the February 1, 2018 meeting, that under Item 6. Business from the Floor notes be amended and the words “the fact” be removed. All Commissioners agreed and the words were omitted from the minutes.

- 4.1** *Commissioner Evans moved to approve the amended minutes for the February 1, 2018, meeting as submitted. Commissioner Tuchinsky seconded the motion which passed 5-0-2 (Arim-Law & Bennett absent).*

5. PUBLIC HEARING ITEMS

- 5.1** **Tentative Parcel Map PDP 17-01 (Bentz Parcel Map); 979 Myrtle Avenue, APN 015-330-006** – A proposal to subdivide an existing 0.74-acre parcel into three lots consisting of one standard residential lot up front and two infill residential flag lots behind.

Assistant Planner Shannon Costa provided the staff report and answered questions from the Commission.

Chair Scott opened the public hearing at 6:40pm.

Applicant, Wes Gilbert addressed the Commission to answer any questions regarding the project.

Neighbors of the project addressed the Commission regarding their concerns with the project in the areas of parking, demolition of existing structures as well as safety concerns during construction. The neighbors who spoke were: Joyce Ferguson, Dan Ferguson, Allison Jenkins and Nick Jenkins.

Wes Gilbert addressed the issues: each structure will have parking for 4 vehicles which should not affect street parking. And he can put up a fence during construction if that becomes one of the terms of conditions imposed by the Commission.

With no other members of the public wishing to address the Commission, Chair Scott closed the public hearing at 6:52pm.

Discussion continued between the Commission and staff.

Commissioner Evans moved that the Planning Commission adopt Resolution No. 18-02, approving Parcel Map and Planned Development Permit PM/PDP 17-01 (Bentz) subject to the conditions as set forth therein and adding Condition # 21:

21. Temporary construction fencing shall be installed around the project site and inspected by Planning staff prior to the commencement of demolition or grading activities for the project. A permanent fence shall be installed prior to Certificate of Occupancy for the dwellings on parcels 2 and 3.

Commissioner Tuchinsky seconded the motion which passed 4-1-2 (Howlett opposed, Arim-Law & Bennett absent).

6. REGULAR AGENDA

- 6.1** **Sustainability Task Force Update** – Dr. Mark Stemen, Chair of the Sustainability Task Force addressed the Commission with an annual update on what the STF has been working and focusing on this past year.
- Remodel Retrofit Ordinance

- Million-Watt Challenge
- Climate Action Plan (with handout of High and Low Emissions and their impacts)

CivicSpark Intern Molly Marcussen addressed the Commission to explain her work with the STF regarding SB79 and the Vulnerability Assessment. She explained she has been working with both City and County staff to address the issues from the Vulnerability Index.

7. **BUSINESS FROM THE FLOOR**

Deputy Director Vieg updated the Commission with the status of the renovations being done at Council Chambers. He toured the rooms and the improvements are very nice. The anticipated date for the first City Council meeting in the newly renovated chambers is set for April 16, 2018.

Deputy Director Vieg also updated the Commission regarding the City's Land Absorption Study – the City has hired consultants from BAE to help with this study and this report along with the Title 19 Amendments should be brought to the Planning Commission in May 2018.


8. **REPORTS & COMMUNICATIONS**

None.

9. **ADJOURNMENT**

There being no further business from the Commission, the meeting was adjourned at 7:26pm to the Regular meeting of Thursday, March 15, 2018.

3/15/18
Date Approved



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