

**CITY OF CHICO PLANNING COMMISSION
AJOURNED REGULAR MEETING OF
August 15th, 2019
Minutes**

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

1.2. **Call to Order** – Chair Rensink called the August 15, 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, Goldstein, Arim-Law, Deromedi, Howlett, Ober, Scott
Absent: None

2. **CONSENT AGENDA**

Commissioner Arim-Law moved to approve the minutes from the August 1, 2019 meeting. Commissioner Deromedi seconded the motion.

The motion carried by the following vote:

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

The Commission concurred 7- 0 to reorder future agendas by moving Business Form the Floor as "Item 3" and to limit it to 30 minutes.

3. **PUBLIC HEARINGS**

Announcement of Ex Parte Communications:

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

Continued Hearing - Downtown Parking In-Lieu Fee Benefit Area Boundary Realignment and Deletion of Obsolete Municipal Code Chapters - The Planning Commission considered 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 also recommended that The Graduate project be exempt from the proposed realignment of the Downtown Parking In-Lieu Fee Benefit Area. Staff recommended 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.

Planning Commission will provide a recommendation to the City Council regarding the proposed amendments.

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 applicant to address the commissioners.

Addressing the Commission on this item were Jim Stevens, representative for The Graduate, Garrett Gilliland owner of The Graduate, Mike Trolinder, and Tom DiGiovanni, President of New Urban Builders.

Chair Rensink closed the public hearing.

Assistant City Attorney Jared informed the Commission 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 effect when the application was accepted as complete. He further stated that the Graduate project will not be affected if the proposed In-Lieu boundary is changed.

Commissioner Scott expressed she is only looking at the in-lieu boundary modification and The Graduate project has no bearing on her decision. She also expressed that it would be poor city planning and poor land use planning to make an exception based on one project. She is basing her decision by asking the question: Is there sufficient cause for a change in this line?

Chair Rensink agreed with Commissioner Scott but felt his decision was heavily influenced by how that decision would impact The Graduate project.

Commissioner Ober stated that moving the line does not support the general plan. He is not in favor and felt that the lines should stay where they are. Making a decision driven by a model that suggests our driving habits will be the same as they are now is incorrect and basing our decision on how we drive now is incorrect because our driving habit is going to change where that is right or not.

Commissioner Deromedi expressed that there are some real opportunities downtown and wanted it to be open to new development by not changing the boundary lines. He also stated that parking was his biggest concern regarding his decision. Parking is impacted in certain areas and our parking rates are cheap and the in-lieu fees are a drop in the bucket compared to the cost of building a parking structure. Funding must come from other sources and possibly increase the parking charges.

Vice Chair Goldstein was also not in favor of moving the boundary line in. Depending on the situation she would support expanding the line outward or possible separate in-lieu fee zones. She expressed that constricting the boundary alone would not solve the parking issues or make it better. It might restrict opportunities for people to build enough housing. She was not making her decision based on the one project (The Graduate) but appreciates their perspective on parking. She supports a larger in-lieu fee area.

Commissioner Ober made a motion 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 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.

The motion carried by the following vote:

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

4. **REGULAR AGENDA**

None.

5. **BUSINESS FROM THE FLOOR**

None.

6. **REPORTS AND COMMUNICATIONS**

None.

7. **AJOURNMENT**

The meeting adjourned at 7:33 p.m. to the adjourned regular meeting of Thursday, September 19, 2019.