Commissioners Present: Dan Allmon, Dave Kelley, John Merz, Mike O’Donnell, Ken Rensink, Vice Chair Kathy Barrett and Chair Matt Juhl-Darlington.

Commissioners Absent: None

Staff Members Present: Mark Wolfe, Planning Services Director; Roger Wilson, Assistant City Attorney; Bob Summerville, Senior Planner; and, Karen Masterson, Administrative Assistant.

1. **CALL TO ORDER AND ROLL CALL**
   Chair Juhl-Darlington called the meeting to order at 6:32 p.m. Commissioners and staff were present as noted.

2. **EX PARTE COMMUNICATION** – None

3. **CONSENT AGENDA** - There were no items for this agenda.

4. **PUBLIC HEARING ITEMS**

4.1 **Comprehensive Update of Title 19 Land Use and Development Regulations of the Chico Municipal Code (Phase II-A) - ( Noticed 08/06/12)** - Amendments to be considered at this hearing affect Chapters 19.04 (Definitions), 19.08 (Nonconforming Structures, Uses, and Parcels), 19.18 (Site Design and Architectural Review), 19.52 (Overlay Zoning Districts - Southwest Chico Neighborhood Special Design Overlay Zoning District), 19.60 (General Property Development and Use Standards), 19.76 (Standards for Specific Land Uses), and General Plan Actions from the Housing Element that address housing density bonus, and accommodations for persons with disabilities. (Staff Report: Bob Summerville, AICP, Senior Planner and Greg Redeker, AICP, Associate Planner)

   *Planning staff recommends that the Planning Commission consider draft ordinances for the proposed code amendments and provide a recommendation to the City Council for final action at a subsequent noticed public hearing.*
Senior Planner Summerville presented the staff report and answered questions from the Commission. Following initial discussion by the Commission, Chair Juhl-Darlington opened the public hearing at 7:15 p.m.

With no members of the public wishing to address the Commission, Chair Juhl-Darlington closed the public hearing at 7:15 p.m.

A motion was made by Commissioner Kelley and seconded by Vice Chair Barrett to adopt Resolution 12-04, recommending that the City Council adopt an ordinance amending Title 19 of the Chico Municipal Code regarding Phase II of the update of Title 19 per the agenda report.

Commissioner Merz requested a friendly amendment to the Motion above to add the words ‘up to’ to Page 18, Line 14 in front of the word ‘three’ to read ‘up to three incentives’. This friendly amendment was accepted.

Commissioner Merz requested a second friendly amendment to the motion above to include the table graph handout prepared by Housing and Neighborhood Services Director depicting the California Density Bonus Law from the California Government Code 65915-65918 as part of the documentation of the Code. This friendly amendment was not accepted.

Commissioner Merz requested a third friendly amendment to the motion above to end the sentence on Page 18, Line 14 after the word ‘concessions’. Commissioner Kelley modified the friendly amendment to add a comma instead of a period after the word ‘concessions’ so that the sentence continues to read “concession, if the housing development consists of 5 or more units”. Commissioner Kelley’s modified friendly amendment was accepted.

A completely new motion was made at this point in the public hearing.

Commissioner Merz moved to adopt Resolution 12-04, recommending that the City Council adopt an ordinance amending Title 19 of the Chico Municipal Code regarding Phase II of the update of Title 19 per the agenda report with the following three friendly amendments:

- Add the words ‘up to’ to Page 18, Line 14 in front of the word ‘three’ to read ‘up to three incentives’; and
- Include the table graph handout which depicts the California Density Bonus Law from the California Government Code 65915-65918; and
- Add a comma after the word ‘concessions’ so the sentence continues to read “concessions, if the housing development consists of 5 or more units”.

Commissioner Rensink seconded this motion.

The Commission reverted back to the original motion made by Commissioner Kelley and seconded by Vice Chair Barrett to approve Resolution 12-04, recommending that the City Council adopt an ordinance amending Title 19 of the Chico Municipal Code regarding Phase II of the update of Title 19 per the agenda report with the following two friendly amendments:

- Add the words ‘up to’ to Page 18, Line 14 in front of the word ‘three’ to read ‘up to three incentives’.
- Add a comma after the word ‘concessions’ so that the sentence continues to read ‘concessions, if the housing development consists of 5 or more units’.

This motion passed 7-0.

A motion was made by Commissioner Merz and seconded by Commissioner Kelley to adopt Resolution 12-05, recommending that the City Council adopt an ordinance establishing the Southwest Chico Neighborhood Special Design Overlay zoning district, amending Title 19 of the Chico Municipal Code regarding Phase II of the update of Title 19 per the agenda report.

The motion passed 7-0.

5. **REGULAR AGENDA** – There were no items for the Regular Agenda.

6. **BUSINESS FROM THE FLOOR** – None.

7. **REPORTS & COMMUNICATIONS** – Planning Services Director Wolfe does not believe there are any items for the September 6, 2012 meeting so it will be cancelled but there will be a couple items for the September 20, 2012 meeting.

8. **ADJOURNMENT** – There being no further business to come before the Commission, Chair Juhl-Darlington adjourned the meeting at 7:42 p.m. to the Adjourned Regular Meeting of September 20, 2012 at 6:30 p.m.

Date Approved  
Mark Wolfe  
Community Development Director
Commissioners Present: Dave Kelley, John Merz, Mike O’Donnell, Ken Rensink, Vice Chair Kathy Barrett and Chair Matt Juhl-Darlington.

Commissioners Absent: Dan Allmon

Staff Members Present: Mark Wolfe, Planning Services Director; Roger Wilson, Assistant City Attorney; Matt Johnson, Senior Development Engineer; Greg Redeker, Associate Planner and, Karen Masterson, Administrative Assistant.

2. CALL TO ORDER AND ROLL CALL
   Chair Juhl-Darlington called the meeting to order at 6:30 p.m. Commissioners and staff were present as noted.

2. EX PARTE COMMUNICATION – None.

3. CONSENT AGENDA

3.1 Minutes - Regular Meeting of June 7, 2012
   Requested Action: Approve the minutes, with corrections, if any.

   A motion was made by Commissioner Kelley and seconded by Commissioner Merz to approve the minutes of June 7, 2012, as presented, without corrections. The motion carried by a vote of 6-0-1 (Allmon absent).

4. PUBLIC HEARING ITEMS

4.1 Conceptual Review of Parcel Map 11-04 and Planned Development Permit 12-01 (Schreder) 3 Summersky Commons; APN 018-060-029 - (Noticed 11-3-12) – Conceptual review of a planned development and an associated parcel map, requesting to subdivide a vacant 7.94 acre lot into two lots, for single-family residential development. The property is designated Very Low Residential and Primary Open Space on the General Plan diagram and is located in the RS-2/PD and OS-1PD zoning districts (Suburban Residential [2-acre minimum] and Primary Open Space with Planned Development overlay). No environmental review is being conducted by the Commission at this time. (Staff Report: Associate Planner Greg Redeker). Planning staff recommends that the Planning Commission conceptually review the project, and provide comments to City staff and the applicant.
Associate Planner Redeker presented the staff report and answered questions from the Commission. He also stated there will be several more public hearings and reinforced the fact that this is conceptual only.

There is a 250’ wide, no development area to the north. Associate Planner met with the engineer on site to take photographs. There are five items in which Associate Planner is looking for feedback back on:

1. Would like to do a full architectural review and site design through the Architectural Review and Historical Preservation Board.
2. Maximum building height of new construction
3. Extent and shape of building envelopes.
4. Adequacy of view shed information.
5. Extent of landscaping. The original was to provide landscaping, however in reality there hasn’t been a lot of landscaping because people really like the views. Also, it is difficult to grow here, without bringing in good soil. Recommend drought tolerant native species.

Associate Planner Redeker also received two emails from the public. One from Bob Kromer, a neighbor, opposes the project and an email from Chair Juhl-Darlington opened the public hearing at 6:47 p.m. and invited the Applicant to make a presentation.

Members of the public addressing the Commission on this agenda item were:
- Rick Leland, attorney representing neighbors Larry and Lori Buckley at Lot 53, spoke in opposition.
- Nicole Ledford, North Star Engineering, representing the Applicant.
- Michael Hart, 3252 Canyon Oaks Terrace, spoke in opposition.
- Karrie Alexander, 3313 Shadybrook Lane, spoke in opposition.
- Resident at 2 Stonewood Court, spoke in opposition.
- Mike Marks, 52 Sparrow Hawk, spoke in favor of the project.
- Resident at 3290 Shadybrook Lane, spoke in opposition.
- Larry Warner, friends of the Buckley’s and spoke in opposition.
- Pam Pollard, 3 Rising Ridge, spoke in opposition.
- Glen Dilly, 9 Stoney Meadows Terrace, spoke in opposition.

With no other members of the public wishing to address the Commission, Chair Juhl-Darlington closed the public hearing at 7:16 p.m.

Following discussion by the Commission and staff regarding viewshed impacts, landscaping, public safety concerns and whether or not the neighbors would allow photos of the viewshed to be taken from their property, Chair Juhl-Darlington re-opened the public hearing at 7:27 p.m.
Members of the public addressing the Commission on this agenda item were:

- Karri Alexander, provided Greg Redeker with contact information as she stated Pinnacle was not informed of previous meetings.
- Rick Leland asked about scheduling the next hearing in June.
- Michael Hart stated all homes required sprinkler systems as there was a miscalculation of the sizing of the fire hydrant system.

With no other members of the public wishing to address the Commission, Chair Juhl-Darlington closed the public hearing at 7:28 p.m.

Comments from the Commission are as follows:

- A greater level of design detail is required.
- The height limitation of 20 feet should be retained on both parcels.
- Any landscaping in the no-build area, and along the driveway, should consist solely of native species provided with drip irrigation systems. Clustered landscaping near the driveway, as opposed to a continuous linear planter is ok.
- Additional information, visual simulations, and/or studies are needed, including from vantage points other than within Bidwell Park to determine any visual impacts.
- The no-build areas should be enlarged to have more regular boundaries, and include the lone tree on Parcel 1 within the larger no-build area.
- The Commission is concerned about light and glare from the project.
- Submit a Thematic Architectural Design Program for the project. Such a document would include conceptual color elevations for the homes to be built, a conceptual site plan, and a conceptual landscape plan. Copious notes should be included on the plans, including those relating to materials color, lighting, structure height, massing, landscaping, and fencing. The intent would be to provide a better idea both to the Commission and to neighbors regarding what is proposed, and provide something concrete that can be referred to in any conditions of approval. Planning will continue to support referral of the final design for each lot to the ARHPB.
- Make a minor change to the map as noted in the memorandum from Development Engineering.
- Provide a conceptual grading plan, including information on current and proposed hydrology.

5. **REGULAR AGENDA** – There were no items for the Regular Agenda.

6. **BUSINESS FROM THE FLOOR** – None.
7. **REPORTS & COMMUNICATIONS**

7.1 Planning Update – Planning Services Director Wolfe stated there may not be any meetings in December as we are heading into the holiday season. An email will be sent to Commissioners when Title 19 can be brought back to the Commission.

8. **ADJOURNMENT** - There being no further business to come before the Commission, Chair Juhl-Darlington adjourned the meeting at 7:45 p.m. to the Regular Meeting of December 6, 2012 at 6:30 p.m.

Date Approved

Mark Wolfe
Community Development Director