



**CHICO**  
**PLANNING COMMISSION**  
**REGULAR MEETING AGENDA**  
**THURSDAY, DECEMBER 1, 2011 - 6:30 P.M.**

MUNICIPAL CENTER - 421 MAIN STREET - COUNCIL CHAMBERS

# Chico

## PLANNING COMMISSION

Dave Kelley, Chair  
John Merz, Vice Chair  
Dan Allmon  
Kathy Barrett  
Matt Juhl-Darlington  
Mike O'Donnell  
Ken Rensink

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*The Commission appreciates your cooperation in turning off all cell phones during this meeting.*

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**Copies of this agenda  
available from:**

Planning Services Department  
411 Main Street, 2<sup>nd</sup> floor  
Chico, CA 95928  
Phone: (530) 879-6800  
[www.ci.chico.ca.us](http://www.ci.chico.ca.us)

**Posted:** 11-23-11  
**Prior to:** 5:00 p.m.

**City Staff**

Mark Wolfe - Planning Services Director  
Mary Fitch - Administrative Analyst

**City Staff**

Matt Johnson - Senior Development Engineer  
Roger Wilson - Assistant City Attorney

## Information and Procedures Concerning Planning Commission Meetings

### Public Participation:

- All members of the public may address the Planning Commission on any item listed on the agenda.
- Please step up to the podium microphone when addressing the Commission.
- Each speaker will be asked to voluntarily state his/her name before speaking, and after speaking to voluntarily write his/her name on a record to be maintained by the City Staff.
- Persons demonstrating rude, boisterous or profane behavior will be called to order by the Chair. If such conduct continues, the Chair may call a recess, requesting the removal of such person(s) from the Council Chamber, adjourn the meeting or take other appropriate action.

### Time Limit:

- Presentations should be limited to a maximum of three (3) minutes, unless otherwise determined by the Chair.
- A speaker may not defer his/her time to other speakers.
- Groups or organizations are encouraged to select a spokesperson to speak on their behalf. Each subsequent speaker is encouraged to submit new information, rather than repeating comments made by prior speakers.

### Written Material:

- The Planning Commission may not have sufficient time to fully review written materials presented at the public hearing. Interested parties are encouraged to provide written materials at least eight (8) days prior to the public hearing to allow distribution with the Planning Commission's agenda packet to provide adequate time for review by the Planning Commission. Written materials submitted in advance of the public hearing must be submitted to the City of Chico, Planning Services, 411 Main Street, 2<sup>nd</sup> Floor, or by mail to: P. O. Box 3420, Chico, CA 95927. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Planning Services Department at 411 Main Street, 2<sup>nd</sup> Floor, Chico, CA 95928 during normal business hours.

### Hearing Impaired:

- Anyone who has difficulty hearing the proceedings of a meeting may be provided with a portable listening device by requesting one from the City Staff. The device works directly from the public address system, and the listener can hear all speakers who are using a microphone.

### Special Presentations:

- Special presentations which include slides, films, etc. during the course of a meeting will only be allowed with prior approval of the Planning Commission.

### Business from the floor:

- The Chairperson will invite anyone in the audience wishing to speak to the Planning Commission to identify themselves and the matter they wish to discuss which would involve matters not already on the posted agenda.

- The Commission may also be direct that a matter be placed on a future agenda, provide direction to staff, or request that staff research a particular issue. No action may be taken until a subsequent meeting.

### Agenda Copies:

- Available at the meeting.
- May be mailed by subscription, at an annual cost set forth in the City of Chico Fee Schedule.
- May be picked up the Friday prior to the meeting at the Planning Services office without charge.
- Available on the internet at [www.ci.chico.ca.us](http://www.ci.chico.ca.us)

### Copies of Agenda Reports:

- Available for public inspection at City of Chico Planning Services the Friday prior to the meeting.
- Copies may be obtained after payment of applicable copy fees.

### Americans with Disabilities Act:

- Please contact Planning Services at (530) 879-6800 should you require an agenda in an alternative format or if a disability-related modification or accommodation is needed to allow participation in a meeting. In order to accommodate the request, it should be received at least three working days prior to the meeting.

### Agenda Items:

- The agenda items will be considered in the order listed unless the Commission requests a change. In order that all items may be considered, any item may be continued to another meeting if it appears there will be insufficient time for full consideration of the item.

The Public is encouraged to participate in the hearing process.

The Planning Commission and staff shall strive to preserve appropriate order and decorum during all Planning Commission meetings.

### Items Not Appearing on Posted Agenda:

This agenda was posted on the Council Chamber bulletin board at least 72 hours in advance of this meeting. For each item not appearing on the posted agenda, upon which the Planning Commission wishes to take action, it must make one of the following determinations:

1. Determine by a majority vote that an emergency exists as defined in Government Code Sec. 54956.5.
2. Determine by a two-thirds vote, or by a unanimous vote if less than two-thirds of the Planning Commission is present, that need to take immediate action and that the need for action came to the attention of the City subsequent to the agenda being posted.
3. Determine that the item appeared on a posted agenda for a meeting occurring not more than five calendar days prior to this meeting, and the item was continued to this meeting.

**REGULAR PLANNING COMMISSION MEETING - DECEMBER 1, 2011**  
Municipal Center, 421 Main Street, Council Chambers, 6:30 p.m.

1. **CALL TO ORDER AND ROLL CALL**

2. **EX PARTE COMMUNICATION**

3. **CONSENT AGENDA**

There are no items for the Consent Agenda.

4. **PUBLIC HEARING ITEMS**

- 4.1 **Modification of Planned Development Permit 11-01 and Use Permit 11-10 (Central California Housing Corporation), APN 006-150-119** - Proposed modifications to an approved 90-unit apartment complex located on the southerly side of W. East Avenue, between Esplanade and Holly Avenue. The revisions would modify the site layout, introduce a new building type, and would include a new 8-foot wooden fence along the westerly property line. The proposed changes are within the scope of the negative declaration adopted for the project on August 4, 2011. The site is designated Residential Mixed Use on the Chico General Plan Land Use Diagram, and is located in the OR-PD Office Residential Planned Development Overlay zoning district. **(Report: Associate Planner Mike Sawley)**

*Planning staff recommends that the Planning Commission adopt the findings contained in the agenda report and approve Planned Development Permit 11-01 and Use Permit 11-10 (Central California Housing Corporation) subject to the recommended conditions of approval.*

5. **REGULAR AGENDA**

There are no items for the Regular Agenda.

6. **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.

7. **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.

7.1 **Planning Update**

Planning Services Director Wolfe will provide an update on department activities and review upcoming meetings and events.

8. **ADJOURNMENT**

Adjourn to the Regular Meeting of Thursday, January 5, 2012 at 6:30 p.m.