

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
January 17, 2019**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Toni Scott, Chair
 Bob Evans, Vice Chair
 Lupita Arim-Law
 Cynthia Arregui
 Dale Bennett
 John Howlett

Commissioners Absent:

Staff Members Present: Bruce Ambo, AICP, Principal Planner
 Kimber Gutierrez, Associate Planner
 Shannon Costa, Assistant Planner
 Matt Johnson, Senior Development Engineer
 Robyn Ryan, Administrative Analyst

1. CALL TO ORDER

Chair Scott called the meeting to order at 6:00 pm.

- 1.1 Chair Scott led the Pledge of Allegiance.
- 1.2 Commission members and staff were present as noted.

2. CONSENT AGENDA

- 2.1 *Commissioner Howlett moved to approve the minutes from the December 19, 2018 meeting.
 Commissioner Arregui seconded the motion which passed 6-0.*

3. PUBLIC HEARING ITEMS

Public Hearing Guidelines

- 1. *Announcement of Ex Parte Communications*
- 2. *Staff report (up to 15 Minutes)*
- 3. *Commission discussion and/or questions of staff (10 minutes)*
- 4. *Open hearing for public input (generally no longer than 60 minutes, but as determined by the Commission):*
 - *Appellant/Applicant – 10 minutes*
 - *Additional Speakers – 45 minutes*
 - *Appellant/Applicant Rebuttal – 3 minutes, if granted*
- 5. *Close the hearing to the public*
- 6. *Commission discussion, motion and vote (20 minutes, or as determined by Commission)*

Ex Parte Communications for Item 3.1

Commissioners Arim-Law and Howlett visited the proposed project site and Vice-Chair Evans drove by the site.

- 3.1 Planned Development Permit 18-01 (Eaton Ranch); Located on the south side of E. Eaton Road, between Floral Avenue and Ceanothus Avenue, APNs 016-200-017 and 016-340-034:** The applicant proposes to construct 19 apartment buildings with a total of 257 units, developed in two phases. The overall site includes two parcels totaling 15-acres in size and is bounded to the north by E. Eaton Road, Floral Avenue to the west, Ceanothus Avenue to the east and a 40-foot-wide Pacific Gas and Electric (PG&E) easement to the south. The site is transected by City right-of-way for the future extension of Mariposa Avenue. The site is zoned R3-AOC-PD (Medium-High Density Residential with Airport Overflight Zone C and Planned Development Permit overlay) and designated Medium High Density Residential in the General Plan Land Use Diagram. The intended purpose of the Planned Development Permit is to ensure that a minimum number of multi-family residential housing units are constructed to meet required densities of the General Plan. The project falls within the scope of the Environmental Impact Report (EIR) for the Mountain Vista/Sycamore Glen Vesting Tentative Subdivision/Planned Development Permit (S/PDP 01-012 and S/PDP 00-11), which was certified by the City Council on July 17, 2007. Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary. Questions regarding this project may be directed to Assistant Planner Shannon Costa shannon.costa@chicoca.gov or (530) 879-6807.

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

Chair Scott opened the public hearing at 6:10 pm.

The applicant's Project Manager, Jim Mann, addressed the Commission and answered any questions.

Neighbors of the proposed project, Will Clark and Cy Weagle, both spoke against the project. Their concerns were in regard to safety, traffic and compatibility issues. Mr. Clark was concerned with the exit of the proposed project on Ceanothus Avenue. Mr. Weagle was in support of Mr. Clark's comments and questioned whether or not there would be bike lanes on Eaton.

Jami Byers, a concerned citizen, had concerns regarding the increase in traffic a project like this would bring to the area. She also raised the issue and question of sidewalks needed in this area. And asked about the flight zone/patterns over the proposed project.

With no other members of the public wishing to address the Commission, Chair Scott closed the public hearing at 6:27 pm.

The Commission had questions for staff regarding the issue of bike lanes and flight zones.

Commissioner Arim-Law moved that the Planning Commission adopt Resolution No. 19-01 approving the Eaton Ranch Planned Development Permit (PDP 18-01), subject to the conditions of approval contained therein. With the exception of Condition #5. (Playground condition added by ARHPB and agreed to by the Applicant.)

Chair Scott seconded the motion which failed 2-4. (Chair Scott and Vice-Chair Evans – yes; Commissioners Arim-Law, Howlett, Arregui and Bennett – No).

Commissioner Arim-Law made a second motion that the Planning Commission adopt Resolution No. 19-01 approving Eaton Ranch Planned Development Permit (PDP 18-01), subject to the conditions of approval combined therein.

Chair Scott seconded the motion which passed 6-0.

Ex Parte Communications for Item 3.2

Commissioners Arim-Law and Howlett visited the proposed project site and Vice-Chair Evans drove by the site.

- 3.2 Tower Vista Vesting Tentative Subdivision Map (S 18-06) – 2746 Mariposa Avenue; APN 016-060-062** – A request to divide an approximately 1.34-acre site into nine lots utilizing the City of Chico’s small-lot subdivision standards for single-family residential development. Eight of the parcels would be created for single-family residential development and one of the parcels would accommodate an existing cell tower. The site is designated Low Density Residential (LDR) on the City of Chico General Plan Land Use Diagram and zoned R1-AOC (Low Density Residential with Aircraft Operations Zone C overlay). Gross density for the project would be 6.72 dwelling units per acre and average lot size would be 4,000 square feet. Primary access to the site would be via a new public street off Mariposa Avenue. The project has been determined to be categorically exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Development Projects). Questions regarding this project may be directed to Associate Planner Kimber Gutierrez at (530) 879-6810, or kimber.gutierrez@chicoca.gov.

Associate Planner Kimber Gutierrez presented the staff report and answered questions from the Commission.

Chair Scott opened the public hearing at 6:59 pm.

Applicant, Tim Surminsky, addressed the Commission and answered any questions.

Cy Weagle, neighbor of proposed project spoke in support of the project. He had some questions regarding sidewalk connection in front of his house as it relates to his water connection and water meter. He also stated he would like to ask for an exemption for the removal of trees #1 and #3 on the map. Tree #1 is a mess and broken his water line in the past. Tree #3 is 90% in his yard. He would like both trees removed without charge to the applicant.

Senior Development Engineer Matt Johnson indicated he would follow up on the citizen

inquiries.

With no other members of the public wishing to address the Commission, Chair Scott closed the public hearing at 7:06 pm.

The Commission had questions for staff regarding the tree removal.

Commissioner Arregui moved that the Planning Commission adopt Resolution No. 19-02, approving the Tower Vista Subdivision (S 18-06), subject to the conditions as set forth therein.

Commissioner Bennett seconded the motion which passed 6-0.

4. REGULAR AGENDA

None.

5. BUSINESS FROM THE FLOOR

Will Clark addressed the Commission to state his disappointment in City Staff for not being able provide him with accurate information.

Jami Byers addressed the Commission to state her traffic concerns and issues. How is the City going to address these impacts? Where should she direct her concerns?

6. REPORTS & COMMUNICATIONS

Principal Planner Ambo stated that tonight would be the last meeting for several of the Planning Commissioners and on behalf of the City, Planning and Engineering Departments would like to present a token of our appreciation to Commissioners Evans, Arregui, Bennett and Tuchinsky with a plaque thanking them for their service and commitment to the Planning Commission.

Principal Planner Ambo also stated there would not be a meeting held on February 7, 2019.

7. ADJOURNMENT

There being no further business from the Commission, the meeting was adjourned at 7:16 pm to the Regular meeting of Thursday, February 21, 2019 at 6:00 pm.

Date Approved

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