

CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF

April 6, 2017

Municipal Center
421 Main Street
Council Chambers

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

Commissioners Absent: Cynthia Arregui

Staff Members Present: Mike Sawley, AICP, Senior Planner
 Matt Johnson, Senior Development Engineer
 Noel Tapia, Assistant City Attorney
 Mark Corcoran, AICP, Senior Planner
 Shannon Costa, Assistant Planner
 Stina Cooley, Administrative Assistant

1. ROLL CALL

Chair Scott called the meeting to order at 6:30 PM. Chair Scott led the pledge of allegiance. Commission members and staff were present as noted.

2. EX PARTE COMMUNICATION

Several Commissioners stated they had driven by the project sites. Commissioner Tuchinsky disclosed he had served as an alternate for the Architectural Review and Historic Preservation Board on the date that Item 4.1 was reviewed and approved. He stated that he had conversations regarding the project with Architectural Review and Historic Preservation Board Members Tom Thomson, and Georgie Bellin. He also received an email from Janine Rood with the Chico Velo group. Commissioner Howlett stated he had received an email from Janine Rood regarding the project.

3. CONSENT AGENDA

Commissioner Evans moved to approve the minutes from March 16, 2017. Commissioner Tuchinsky seconded the motion, which passed 6-0-1 (Arregui absent).

4. PUBLIC HEARING ITEMS

4.1 Faithful Estates Subdivision and Planned Development Permit S 16-04/PDP 16-05 (Kite Group) – North of East Avenue on the east side of Cactus Avenue – APN 016-160-108

Senior Planner Mark Corcoran provided the staff report. He stated that there were several corrections to the staff report and provided the updated information.

Chair Scott opened the public hearing at 6:37 PM.

Wes Gilbert, project engineer, spoke on behalf of the applicant. He answered questions from the Commission regarding the bike path, fence height, street parking and curb and gutter. Mr. Gilbert stated he didn't feel that providing a bike path connection to North Valley Court would serve any function and inclusion of the path would have a significant impact on three of the lots in the subdivision.

Janine Rood, representing the Chico Velo bike group, spoke in favor of providing the bike path connection. She stated that the path would provide much-needed connectivity for the bike path system throughout Chico and especially in those neighborhoods. While it appears to lead to "nowhere" it does connect two neighborhoods and provides an alternate route to keep bicyclists off East Avenue, which is not bike friendly. Ms. Rood also stated it allows connection to Wildwood Park through those neighborhoods without going out to East Avenue.

Stephanie Marshall, the applicant, stated that it would be a challenge to fit the bike path in and would cause 3 lots to be more narrow. She believes there could be some safety issues with the location and visibility. Ms. Marshall stated she didn't believe the bike path is functional.

Senior Development Engineer Matt Johnson provided a brief historic perspective of the bike path evolution and why the connecting bike path was included in the bike plan.

Mary Lou Johnson, Amy Fitzgerald, and Kristin Gilbert also addressed the Commission voicing concerns regarding the narrow lots, the bike path, tree removal, and current development on Cactus Avenue.

Chair Scott closed the public hearing at 7:19 PM.

Discussion continued with the Commission. Staff answered additional questions from the Commission.

Commissioner Evans moved that the Planning Commission adopt Resolution No. 17-05, approving the Faithful Estates Subdivision and Planned Development Permit (S 16-04 PDP 16-05), subject to the conditions of approval contained therein.

Commissioner Bennett seconded the motion which failed 3-3-1 (Arim-Law, Howlett, and Tuchinsky opposed; Arregui absent).

Discussion continued regarding options available regarding the subdivision.

Commissioner Arim-Law moved to continue the item, requesting more information regarding the inclusion of the bike path. Commissioner Howlett seconded the motion that passed 6-0-1 (Arregui absent).

5. **REGULAR AGENDA**

None.

6. **BUSINESS FROM THE FLOOR**

None.

7. **REPORTS & COMMUNICATIONS**

7.1 **Planning Update**

Senior Planner Sawley reported that there were no agenda items for the April 20, 2017 meeting and therefore the next meeting will be May 4, 2017.

8. **ADJOURNMENT**

There being no further business from the Commission, the meeting was adjourned at 7:54 PM to the Regular meeting of Thursday, May 4, 2017.

Date Approved

Mark Wolfe, AICP
Community Development Director /
Planning Commission Secretary