



CHICO
PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, JULY 2, 2009 - 6:30 P.M.

MUNICIPAL CENTER - 421 MAIN STREET - COUNCIL CHAMBERS

Chico

PLANNING COMMISSION

Dave Kelley, Chair
Mary Brownell, Vice Chair
Kathy Barrett
Jon Luvaas
John Merz
Susan Minasian
Mark Sorensen

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

**Copies of this agenda
available from:**

Planning Services Department
411 Main Street, 2nd floor
Chico, 95928
Phone: (530) 879-6800
www.ci.chico.ca.us

Posted: 06-26-09
Prior to: 5:00 p.m.

City Staff

Steve Peterson - Planning Director
Mark Wolfe - Principal Planner
Karen Masterson - Administrative Assistant

City Staff

Matt Johnson - Senior Development Engineer
Roger S. 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, 2nd 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, 2nd 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

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.

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.

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.

REGULAR PLANNING COMMISSION MEETING - JULY 2, 2009
Chico 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 this Agenda.

*All matters listed under the Consent Agenda are to be considered routine and enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Planning Commission. A member of the public may request that an item be removed, provided the item does not relate to a noticed hearing which has been closed to further public comment. **Items removed from the Consent Agenda will be considered immediately following the approval of the Consent Agenda.***

4. **PUBLIC HEARING ITEMS**

- 4.1 **Revised 2009 Housing Element** (*Noticed 05-30-09*) The Housing Element is one of seven state-mandated elements of the General Plan, and requires that jurisdictions plan for the housing needs of all economic segments of the community. Informed by a comprehensive public outreach effort, a draft Housing Element has been prepared. The draft Housing Element contains an assessment of housing needs, an inventory of resources and constraints relevant to the meeting of these needs, and a five-year program of actions the City intends to implement or is implementing to meet identified housing needs.

At a joint Council/Commission meeting on March 17, 2009, staff presented the draft 2009 Housing Element, received direction for revisions, and was given authorization to submit the Element to the State Department of Housing and Community Development (HCD) for review and comment. On May 26, 2009, HCD notified the City that the Element needed specific revisions in order to fully comply with statutory requirements. Staff coordinated revisions to the Element with HCD and received acknowledgment that the revised Housing Element would comply with State Law upon adoption by the City and final review by HCD.

Pursuant to the California Environmental Quality Act, an Initial Study was prepared for the draft Housing Element, which concluded that the proposed project could not have a significant effect on the environment and that a negative declaration should be prepared. The Planning Commission will conduct a public hearing and provide a recommendation to the City Council on adoption of the negative declaration and the revised 2009 Housing Element. **Staff Report: Housing Manager James Coles and Principal Planner Brendan Vieq**

Staff recommends that the Planning Commission adopt a resolution recommending the City Council adopt the negative declaration and the revised 2009 Housing Element.

5. **REGULAR AGENDA** - There are no items for this 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**

7.1 **Planning Update** - Planning Services Director Peterson will provide an update on Department activities and review a calendar of upcoming meetings and events.

7.2 **Ad Hoc Downtown Committee** - Commissioner Merz will provide a report on the June 24, 2009 meeting of the Ad Hoc Downtown Committee.

7.3 **Communication(s)**

8. **ADJOURNMENT**

To the adjourned regular meeting of July 16, 2009 at 6:30 p.m.