

Planning Commissioners Present: Donald Brewer, Sam Cannon, Robert Dugan, Gordon Hinkle, Audrey Huisking

Planning Commissioners Absent: Rex Clark, Kim Hoskinson

Staff Present: Paul Richardson, Director, Planning & Redevelopment
Chris Burrows, Senior Planner
Nela Luken, Senior Planner
Mike Isom, Senior Planner
Ron Miller, Assistant Planner
Chris Kraft, Engineering Manager
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Cannon

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

Acting Chair Brewer asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Acting Chair Brewer asked for a motion to approve the CONSENT CALENDAR as listed below:

IV-A. MINUTES OF AUGUST 09, 2007.

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Hinkle, to approve the Consent Calendar as submitted.

The motion passed with the following vote:

Ayes: Huisking, Hinkle, Brewer

Noes:

Abstain: Cannon, Dugan

Commissioner Cannon and Commissioner Dugan abstained from approving the minutes due to their absence from the meeting of August 9, 2007.

NEW BUSINESS

IV-A. CONDITIONAL USE PERMIT – 400 TAHOE AVE. #B – ALL VALLEY TOW & TRANSPORT -FILE #2007PL-086 (CUP-000045). The applicant requests approval of a Conditional Use Permit to operate a towing impound yard of approximately 7,500 square feet, within a Light Industrial (M1) zone district. Applicant: All Valley Tow & Transport – James Hard. Owner: Isaac J. Joseph Family Trust. (Miller)

Assistant Planner, Ron Miller, presented the staff report and responded to questions.

Acting Chair Brewer opened the public hearing and invited comments from the applicant and/or audience.

Applicant, James Hard, 400 Tahoe Ave. #8, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

There was discussion on the following:

- The fence slat change to allow greater visibility through the storage area;
- Maximum number of cars stored on the lot;
- Business split between auto restoration (hot rods) and impound storage;

Acting Chair Brewer closed the public hearing and asked for a motion.

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Cannon, to Adopt the three (3) Findings of Fact for the Conditional Use Permit, and Approve the Conditional Use Permit with ten (10) conditions of approval with modification to condition three (3) listed below, and as submitted in the Staff Report.

3. Applicant shall install slats in the chain link fencing on the ~~east, west, and~~ south sides of the storage yard adjacent to the railroad tracks including all gates. Installation of the slats shall be completed within 30 days of the approval date of the Conditional Use Permit. Slat material and color shall match that of the slats utilized in the common entry area fence and the fencing of the adjacent properties. All fencing slats, including those in the common entry area fence and gate, shall be properly maintained to ensure an attractive visual appearance, and that there are no missing or broken slats. (Planning)

The motion passed with the following vote:

Ayes: Dugan, Cannon, Huisking, Hinkle, Brewer

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. SMART STREET DESIGN, CITY OF CHICO (Luken)

Senior Planner, Nela Luken, presented her report of the July 31st tour of the City of Chico's new TND neighborhood design. The tour was attended by fourteen City Staff members. Chico had recently adopted a set of standards called Traditional Neighborhood Design to codify the city's interest in traditional neighborhoods which is somewhat similar to Roseville's BluePrint Plan. The Roseville staff took a tour of a neighborhood called Doe Mill that uses these Traditional Design Principles. Chico Planning Staff hosted the tour, and Developer John Anderson of New Urban Builders, who specializes in traditional, walkable neighborhoods, was the tour guide. Roseville staff members were able to see what works and what was found to not work as well.

Photos of homes and neighborhoods using the TND code were shown. Staff then responded to questions from the Commission.

B. SIGN ORDINANCE UPDATE (Isom)

Senior Planner, Mike Isom, presented a progress report on the Sign Ordinance Update; including Background, & purpose; Goals for current update; Targeted changes to standards; and work program & schedule. He then responded to questions from the Commission.

The anticipated schedule is to have the draft Sign Ordinance available for Public Review in October 2007; go before the Design Committee for hearing & recommendation in November 2007; and go before the City Council for action in December 2007.

Engineering Manager, Chris Kraft, reported that Fiddymment Road was officially opened today and concluded the Fiddymment Road construction between Pleasant Grove, Blue Oaks Bl and north to the City Limits, connecting with the existing Fiddymment Road.

ADJOURNMENT

Acting Chair Brewer asked for a motion to adjourn the meeting.

MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner Hinkle, to adjourn to the meeting of September 13, 2007. The motion passed unanimously at 7:49 PM.