

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
June 7, 2018**

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: Evan Tuchinsky

Staff Members Present: Brendan Vieg, Deputy Director
 Bruce Ambo, AICP, Principal Planner
 Shannon Costa, Assistant Planner
 Robyn Ryan, Administrative Assistant
 Andrew Jared, Assistant City Attorney

1. CALL TO ORDER

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

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

2. EX PARTE COMMUNICATION

None.

3. CONSENT AGENDA

- 3.1 *Commissioner Evans moved to approve the minutes for the May 17, 2018, meeting. Commissioner Arim-Law seconded the motion which passed 6-0-1 (Tuchinsky absent).*

4. PUBLIC HEARING ITEMS

- 4.1 Use Permit UP 17-21 (MT2 Telecom); 945 W. 2nd St.; APN-004-037-003 -

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

Chair Scott opened the public hearing at 6:05PM.

The applicant's representative, Solomon Martinez, Jr., addressed the Commission and answered their questions regarding the project.

Michael Magliari with the Chico Heritage Association addressed the Commission in opposition of this project. He and the Chico Heritage Association have concerns with the water tower being taken down and believe the proposed project is linked to that action.

Preston Dickinson, an independent contractor with AT&T, addressed the Commission in favor of the project to provide the best wireless service with no lapse in coverage should the water tower be taken down.

With no other members of the public wishing to address the Commission, Chair Scott closed the public hearing at 6:23PM.

Assistant City Attorney Jared recommended the Commission add a condition to the resolution to include having MT2 Telecom specify the make and model of the cell tower to be installed.

Commissioner Evans moved that the Planning Commission adopt Resolution No. 18-09, approving the Use Permit 17-21 (MT2 Telecom) subject to the conditions as set forth therein and including the recently added condition recommended by the Assistant City Attorney. Including the condition for the applicant to specify the make and model of the cell tower being installed.

Commissioner Arregui seconded the motion.

Commissioner Arim-Law requested a friendly amendment to add for staff to bring back the samples of the tower for Planning Commission's approval.

This amendment failed due to lack of concurrence from either the motion maker or the second.

Further discussion continued regarding adding the amendment. Commission Howlett agreed with Commissioner Arim-Law.

Assistant City Attorney Jared interjected that this application did not specify the make and model of the cell tower being installed. The condition will be added to use a higher quality cell tower. Bringing back this item would put off the approval of this item as a whole.

Chair Scott called for a vote which passed 5-1-1 (Arim-Law opposed, Tuchinsky absent).

5. **REGULAR AGENDA**
None.

6. **BUSINESS FROM THE FLOOR**
None.

7. **REPORTS & COMMUNICATIONS**

Deputy Director Brendan Vieg had four updates for the Commission:

1. The Commission's Marigold Heights Subdivision approval has been appealed to the City Council by an individual who had an issue with the street connection. The appeal is

- scheduled to be heard at the June 19, 2018 Council meeting and the appeal will be solely focused on that issue.
2. Stonegate Project update: The Environmental Impact Report comment period ended 2 weeks ago and staff is working with the consultant on responding to those comments and preparing the Final EIR. The project is tentatively scheduled for the Planning Commission's first meeting in August.
 3. The Butte County Association of Governments is re-initiating planning for the Butte Regional Conservation Plan.
 4. Land Absorption Study: staff is looking to bring the study, additional Title 19 Amendments, as well as the Sustainability Indicators Report to the Planning Commission tentatively to the second meeting in July.
8. **ADJOURNMENT**
There being no further business from the Commission, the meeting was adjourned at 6:57 PM to the Regular meeting of Thursday, June 21, 2018 at 6:00pm.

Date Approved

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