

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
July 19, 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
 Evan Tuchinsky

Commissioners Absent: None

Staff Members Present: Brendan Vieg, Deputy Director, CDD
 Bruce Ambo, AICP, Principal Planner
 Shannon Costa, Assistant Planner
 Robyn Ryan, Administrative Assistant
 Matt Johnson, Senior Development Engineer

1. CALL TO ORDER

Chair Scott called the meeting to order at 6:01 pm.

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

2. EX PARTE COMMUNICATION

Commissioner Bennett had several conversations with Assistant Planner Shannon Costa for clarification.
Commissioners Arregui and Howlett drove by both project sites.
Commissioner Arim-Law drove by Item 4.1's site; Commissioner Tuchinsky drove by Item 4.2's site.

3. CONSENT AGENDA

- 3.1 *Commissioner Evans moved to approve the minutes for the June 21, 2018, meeting. Commissioner Howlett seconded the motion which passed 6-0-1, (Commissioner Tuchinsky abstained, he did not attend the June 21st meeting).*

4. PUBLIC HEARING ITEMS

- 4.1 General Plan Amendment/Rezone 16-01 and Use Permit 18-01 (Enloe Medical West East Avenue); Vacant parcel located on West East Avenue; APN 006-530-026 –

Commissioner Tuchinsky recused himself from this item due to a conflict, his wife works for Enloe Medical Center.

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

Senior Development Engineer Johnson recommended that a condition be added to the resolution for the maintenance of the center-line median in front of this project on West East Avenue.

Chair Scott opened the public hearing at 6:14 pm.

Applicant representative, Bill Seguire, Director of Facilities for Enloe Medical Center, addressed the Commission and answered questions.

Neighbors of the project, Kathleen Gulbransen and Leanne Miller both addressed the Commission regarding the proposed extended hours, project related noise, as well as the material and quality of the proposed fence that will separate the project from the homes on the north side.

Applicant representative, Mike Wiltermood, CEO of Enloe Medical Center, addressed the Commission to answer questions and respond to neighborhood concerns.

With no other members of the public wishing to address the Commission, Chair Scott closed the public hearing at 6:44 pm.

Commissioner Evans moved that the Planning Commission adopt Resolution No. 18-15, approving the General Plan Amendment/Rezone 16-02 and Use Permit 18-01 (Enloe Medical) subject to the conditions as set forth therein (with changes to conditions as denoted by italicized and underlined text):

Condition #6 is modified to read:

6. The rear property line fence shall be of an increased quality so as to increase safety at the site and at a minimum of seven feet tall. The fence or wall shall extend the entire length of the project site, and the adjacent rehabilitation center site.

9. Prior to final Certificate of Occupancy, the applicant shall enter into or amend the existing maintenance district for the landscape median on West East Avenue to the satisfaction of the Public Works Department.

Commissioner Arregui seconded the motion which passed 6-0-1 (Commissioner Tuchinsky recused).

Chair Scott called a recess at 6:50 pm.

Chair Scott called the meeting to order at 6:54 pm.

4.2 Ruthie Vesting Tentative Subdivision Map S 18-03 (Ruthie Subdivision) 1564 East Avenue, APN 016-140-020 –

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

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

Applicant and developer Chuck Tatreau addressed the Commission and answered questions.

Neighbor, Jerry Olio, addressed the Commission to speak against this project due to the increase of traffic as well as the splitting of this parcel into smaller lots.

With no other members of the public wishing to address the Commission, Chair Scott closed the public hearing at 7:05 pm.

Commissioner Bennett moved that the Planning Commission adopt Resolution No. 18-14, approving the Vesting Tentative Subdivision Map 18-03 (Ruthie Subdivision) subject to the conditions as set forth therein.

Commissioner Tuchinsky seconded the motion which passed 7-0.

5. **REGULAR AGENDA**

None.

6. **BUSINESS FROM THE FLOOR**

None.

7. **REPORTS & COMMUNICATIONS**

Principal Planner Ambo reminded the Commissioners that the additional meeting scheduled for August 9, 2018 has been canceled and needs to be rescheduled for either August 23rd or 30th, depending upon the Commissioner's availability. The Commissioners provided their availability and/or meeting date preferences to staff. Chair Scott would prefer to have the full Commission present at the meeting.

Deputy Director Vieg provided the Commission with an update to the Land Absorption Study.

8. **ADJOURNMENT**

There being no further business from the Commission, the meeting was adjourned at 7:10 pm to the Regular meeting of Thursday, August 2, 2018 at 6:00 pm.

Date Approved

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