

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
November 15, 2018**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present:

Toni Scott, Chair
Bob Evans, Vice Chair
Lupita Arim-Law
Cynthia Arregui
John Howlett

Commissioners Absent:

Dale Bennett

Staff Members Present:

Bruce Ambo, AICP, Principal Planner
Kimber Gutierrez, Associate Planner
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 and observed a moment of silence in remembrance to the Camp Fire victims.

1.2 Commission members and staff were present as noted.

2. CONSENT AGENDA

2.1 *Commissioner Evans moved to approve the minutes from the September 20, 2018 meeting. Commissioner Arim-Law seconded the motion which passed 5-0-1 (Bennett absent).*

3. PUBLIC HEARING ITEMS

Public Hearing Guidelines

1. *Announcement of Ex Parte Communications*
2. *Staff report (up to 15 Minutes)*
3. *Commission discussion and/or questions of staff (10 minutes)*
4. *Open hearing for public input (generally no longer than 60 minutes, but as determined by the Commission):*
 - *Appellant/Applicant – 10 minutes*
 - *Additional Speakers – 45 minutes*
 - *Appellant/Applicant Rebuttal – 3 minutes, if granted*
5. *Close the hearing to the public*
6. *Commission discussion, motion and vote (20 minutes, or as determined by Commission)*

Ex Parte Communications for Item 3.1

Commissioner Howlett drove by the project site.

3.1 **Magnolia Gardens Tentative Subdivision Map (S 18-04) – 1367 East Avenue; APN 015-440-015** – A request to divide an approximately 3.1-acre site into 13 lots for single-family residential development. The site is designated Low Density Residential (LDR) on the City of Chico General Plan Land Use Diagram and zoned R1-AOC (Low Density Residential with Aircraft Operations Zone C overlay). Gross density for the project would be 4.19 dwelling units per acre and average lot size would be 7,889 square feet. Primary access to the site would be via a new public street off East Avenue. The project has been determined to be categorically exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Development Projects). Questions regarding this project may be directed to Associate Planner Kimber Gutierrez at (530) 879-6810, or kimber.gutierrez@chicoca.gov.

Associate Planner Kimber Gutierrez presented the staff report and answered questions from the Commission.

Chair Scott opened the public hearing at 6:04 pm.

The applicant, Donn Marshall, gave an overview of the project and offered to answer any questions.

The applicant's representative, Nicole Ledford, discussed the site drainage and offered to answer any questions.

With no other members of the public wishing to address the Commission, Chair Scott closed the public hearing at 6:15 pm.

Commissioner Evans moved that the Planning Commission adopt Resolution No. 18-22, approving the Magnolia Gardens Tentative Subdivision Map (S 18-04) based on the required findings subject to the conditions as set forth therein.

Commissioner Arregui seconded the motion which passed 5-0-1 (Bennett absent).

3.2 **Amendment to Chapters 19.01.050 (Applicability of these Regulations) and 19.78 (Wireless Telecommunications Facilities) of Title 19 Land Use and Development Regulations of the Chico Municipal Code** – At the direction of the Chico City Council, the Planning Commission will conduct a public hearing and review proposed amendments to Chapters 19.01.050 (Applicability of these Regulations) and 19.78 (Wireless Telecommunications Facilities) of Title 19 of the Chico Municipal Code. The proposed amendments would establish a method for agreements between the City and applicants to deploy new wireless communications facilities located in the public rights-of-way and on City-owned structures.

This item was not heard at this meeting and was continued to a later date.

4. REGULAR AGENDA

4.1 Appointment of an alternate member to the Architectural Review and Historic Preservation Board (ARHPB) to serve on behalf of the Planning Commission in the event of ARHPB absences.

Principal Planner Bruce Ambo presented the staff memorandum requesting an alternate ARHPB member from the Planning Commission.

After questions and discussion Commissioner Howlett offered to serve as the alternate ARHPB member.

5. BUSINESS FROM THE FLOOR

None.

6. REPORTS & COMMUNICATIONS


Principal Planner Bruce Ambo gave a brief overview of the emergency ordinance updates to temporary uses to accommodate victims of the recent Camp Fire.

7. ADJOURNMENT

There being no further business from the Commission, the meeting was adjourned at 6:21 pm to the Regular meeting of Thursday, December 6, 2018 at 6:00 pm.



Date Approved



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