

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
December 20, 2018**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Toni Scott, Chair
Bob Evans, Vice Chair
Lupita Arim-Law
Dale Bennett
John Howlett

Commissioners Absent: Cynthia Arregui

Staff Members Present: Bruce Ambo, AICP, Principal Planner
Shannon Costa, Assistant Planner
Matt Johnson, Senior Development Engineer
Stephanie Lawson, Administrative Assistant

1. CALL TO ORDER

Chair Scott called the meeting to order at 6:03 pm.

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

2. CONSENT AGENDA

- 2.1 *Commissioner Evans moved to approve the minutes from the November 15, 2018 meeting. Commissioner Howlett seconded the motion which passed 5-0-1 (Arregui 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

None.

- 3.1 Karansinski Parcel Map (PM 18-04) 1249 W. Lindo Avenue; APN 043-630-005** – A request to use the City’s small-lot subdivision standards to divide an approximately 0.71-acre site into four parcels for residential development. The project site is located on the southwest corner of W. Lindo Avenue and Fern Avenue. The site is zoned R1 (Low Density Residential) and designated Low Density Residential in the General Plan Land Use Diagram. The project would yield a residential density of 4.6 units per gross acre and lot sizes range from 4,175 square feet to 7,252 square feet (net). Public improvements would include constructing new curb, gutter, and sidewalk along the W. Lindo Avenue and Fern Avenue frontages. 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 Assistant Planner Shannon Costa at (530) 879-6807, or shannon.costa@chicoca.gov.

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

Chair Scott opened the public hearing at 6:07 pm.

Wes Gilbert, Project Engineer, addressed the Commission and answered any questions.

With no other members of the public wishing to address the Commission, Chair Scott closed the public hearing at 6:09 pm.

Commissioner Howlett addressed staff to discuss the Guynn bridge project.

Assistant Planner Shannon Costa stated that this project is 1-2 years out and still in planning phases. The project will not be replacing the bridge, but rather build a new bridge to support emergency vehicle access. No increased traffic issues are anticipated.

Senior Development Engineer Matt Johnson included that the Lindo Channel is unique and limits north and south access. The new bridge project will provide additional circulation and safety.

Commissioner Howlett moved that the Planning Commission adopt Resolution No. 18-23, approving the Karansinski Parcel Map (PM 18-04) based on the required findings subject to the conditions as set forth therein.

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

4. REGULAR AGENDA

None.

5. BUSINESS FROM THE FLOOR

None.

6. REPORTS & COMMUNICATIONS

Principal Planner Bruce Ambo introduced Stephanie Lawson as new Administrative Assistant replacing Robyn Ryan. He also discussed upcoming news that Council had temporarily reduced the Accessory Dwelling Unit fee by 50% for 1 year and on December 15, 2018 formed a sub-committee to provide feedback on ADU programs and will deliver recommendations to Council on January 2, 2019.

7. ADJOURNMENT

There being no further business from the Commission, the meeting was adjourned at 6:21 pm to the Regular meeting of Thursday, January 17, 2019 at 6:00 pm.

Date Approved

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