

**CITY OF CHICO PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING OF  
June 6, 2019**

Municipal Center  
421 Main Street  
Council Chambers

Commissioners Present:                   Ken Rensink, Chair  
  Bryce Goldstein, Vice Chair  
  Dennis Deromedi  
  Richard Ober  
  Toni Scott

Commissioners Absent:                   Lupita Arim-Law  
  John Howlett

Staff Members Present:                   Bruce Ambo, AICP, Principal Planner  
  Shannon Costa, Associate Planner  
  Marie Demers, Housing Manager  
  Stephanie Lawson, Administrative Analyst

**1. CALL TO ORDER**

Chair Rensink called the meeting to order at 6:00 pm.

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

**2. CONSENT AGENDA**

- 2.1     *Commissioner Deromedi moved to approve the minutes from the May 16, 2019 meeting.  
          Commissioner Scott seconded the motion which passed 4-1-2 (Ober abstained, Arim-Law & Howlett 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)*

- 3.1 General Plan Amendment and Rezone 17-01 (The Humboldt):** 1991 Humboldt Road, APN 002-110-034 – **A proposal to change the General Plan Land Use Designation and Zoning Map of a 1.24 acre site located on the southwest corner of the intersection of Humboldt Road and Forest Avenue to facilitate the construction of a 23-unit apartment complex.** The project would result in an overall density of approximately 18.5 du/ac. The applicant proposes to amend the Chico General Plan Land Use Diagram to change the designation from Low Density Residential (2.1-7 dwelling units per acre, du/ac) to Medium-High Density Residential (14.1-22 du/ac), and to amend the City's Zoning Map to change the zoning of the site from R1 (Low Density Residential) to R3 (Medium-High Density Residential). At its May 15, 2019 meeting, the City of Chico Architectural Review and Historic Preservation Board recommended conditional approval of the proposed project. The Planning Commission will forward a recommendation to the City Council for final consideration of the General Plan Amendment and Rezone, including the final architectural design for the project and circulated for a 30-day comment period, commencing on 12/19/2018, and extending until 1/17/2019. The Mitigated Negative Declaration and Mitigation Monitoring Reporting Program can be found on the City's website at <http://www.chico.ca.us>. **Questions regarding this project may be directed to Associate Planner Shannon Costa at (530) 879-6807 or [shannon.costa@chicoca.gov](mailto:shannon.costa@chicoca.gov).**

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

*Chair Rensink opened the public hearing up to the public and invited the applicant to present the project.*

Architect, Kevin Easterling addressed the Commission to present the project and answered questions.

*With no other members of the public wishing to address the Commission, Chair Rensink closed the public hearing.*

*Commissioner Scott moved that the Planning Commission adopt Resolution No. 19-07, recommending Council adoption of the mitigated negative declaration and approval of General Plan Amendment/Rezone 19-07.*

*Commissioner Deromedi second the motion which passed 5-0-2 (Arim-Law & Howlett absent).*

- 3.2 General Plan Amendment and Rezone 19-03 (City of Chico):** APNs 006-330-006 and 002-180-109 – **City of Chico Staff is bringing forward amendments to the General Plan Land Use Diagram and Zoning Map for properties identified as inconsistent with their existing or anticipated land uses, to promote projects that implement General Plan goals and policies, or to carry out actions directed by City Council.** Staff has identified two properties for which amendments are proposed, including: 1) Amending the General Plan Land Use Diagram and Zoning Map for a 4.9 acre site located on the west side of Notre Dame Boulevard, south of Humboldt Road. The change in zoning and General Plan designation would facilitate development of an apartment community of approximately 100 one- and two-bedroom units to serve low- and very low-income seniors and/or special needs households; and 2) Amending the General Plan and Zoning Map for a 0.82 acre site located on the southwest corner of the intersection of Esplanade and W. Shasta

Avenue. The request would accommodate Japanese Blossoms Restaurant to expand service to include a full bar; no further development at the shopping center is proposed at this time. The Planning Commission will forward a recommendation to the City Council for final consideration of the General Plan Land Use Diagram and Zoning Map amendment. The amendments would not result in an increase in development beyond that which was analyzed in the Final Environmental Impact Report (EIR) prepared and certified for the Chico 2030 General Plan update (State Clearinghouse #2008122038). In accordance with CEQA Guidelines Section 15162, the proposed amendments are within the scope of the EIR that was certified for the General Plan. Further, project-specific CEQA review will be required prior to the development or redevelopment of any of the parcels under consideration. **Questions regarding this project may be directed to Associate Planner Shannon Costa at (530) 879-6807 or shannon.costa@chicoca.gov.**

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

Housing Manager, Marie Demers, addressed the Commission to answer questions regarding the bike path and gardens.

*Chair Rensink opened the public hearing up to the public.*

Community member, Bruce McLean addressed the Commission in favor of the project and stated he regularly uses the bike path.

*With no other members of the public wishing to address the Commission, Chair Rensink closed the public hearing.*

*Commissioner Deromedi moved that the Planning Commission adopt Resolution No. 19-08 (Attachment A, Resolution 19-08), recommending that the City Council approve the General Plan Amendment and Rezone for properties identified as APNs 006-330-006 and 002-180-109.*

*Commissioner Scott second the motion which passed 5-0-2 (Arim-Law & Howlett absent).*

**4. REGULAR AGENDA**

None.

**5. BUSINESS FROM THE FLOOR**

None.

**6. REPORTS & COMMUNICATIONS**

None.

**7. ADJOURNMENT**

There being no further business from the Commission, the meeting was adjourned at 6:33 pm to the Regular meeting of Thursday, June 20, 2019 at 6:00 pm

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Date Approved

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