

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
July 18, 2019**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Bryce Goldstein, Vice Chair
Lupita Arim-Law
John Howlett
Richard Ober
Toni Scott

Commissioners Absent: Ken Rensink, Chair
Dennis Deromedi

Staff Members Present: Bruce Ambo, AICP, Principal Planner
Dexter O'Connell, Associate Planner
Matt Johnson, Senior Development Engineer
Andrew Jared, Assistant City Attorney
Stephanie Lawson, Administrative Assistant
Ashley Hamer, Administrative Assistant

1. CALL TO ORDER

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

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

2. CONSENT AGENDA

- 2.1 *Commissioner Scott moved to approve the minutes from the June 20, 2019 meeting. Commissioner Arim-Law seconded the motion which passed 3-1-2 (Ober abstain, Rensink, Deromedi 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 spoke with Planner O'Connell regarding the project.
Commissioner Ober drove by the site.
Vice Chair Goldstein drove by the site.

3.1 Drake Estates Vesting Tentative Subdivision Map (S 18-02): 2203 Floral Avenue and Associated Parcels on Floral Avenue APNs 015-370-044, 015-370-045, and 015-370-057 – **A request to subdivide a 2.89 acre parcel into 17 lots for single-family residential development.** The project site is located on the west side of Floral Avenue about 50 feet south of Orchard Lane and about 600 feet north of Manzanita Avenue. The project consists of a proposed public street taking access westward from Floral Avenue and terminating in a cul-de-sac bulb. The site is designated Low Density Residential with Airport Overflight Traffic Pattern overlay). Average lot size for the project would be 5,044 square feet and gross density for the project would be 6.42 units per acre. 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 Dexter O'Connell at (530) 879-6810 or dexter.oconnell@chicoca.gov.**

Associate Planner Dexter O'Connell presented the report and answered questions from the Commission.

Vice Chair Goldstein opened the public hearing and invited the applicant to present the project.

Developer, Chuck Tatreau addressed the Commission to present the project and answered questions from the Commission. Tatreau emphasized that this project is a one-story project.

Engineer of the project, Herb Votaw addressed the Commission to clarify that a tree survey was completed for the project site.

Community member, Allison Finkle addressed the Commission with concerns of two-story homes and clarified that this was answered by Tatreau.

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

Senior Development Engineer Matt Johnson addressed the Commission regarding Commissioner Ober's concerns over drainage. Johnson clarified drainage patterns and requirements.

Commission members and staff discussed tree mitigation and preservation plans. Principal Planner Bruce Ambo made a recommendation to include an additional condition of approval in order to clarify plans.

Senior Development Engineer Johnson addressed Commissioner Scott's question regarding approving plans prior to the ground on the site being disturbed.

Commissioner Arim-Law moved that the Planning Commission adopt Resolution No. 19-10 finding that the project is categorically exempt from further environmental review and approving the Drake Estates Vesting Tentative Subdivision Map (S 18-02) based on the required findings and subject to the conditions indicated therein and following modifications (Changes are denoted by italicized and underlined text):

Condition No. 11. All trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground-disturbing activities as depicted on the “Drake Estates Vesting Tentative Subdivision Map (S 18-02)” and accompanying project materials date stamped March 20, 2019.

The motion was seconded by Commissioner Ober which passed 5-0-0 (Commissioner Deromedi and Rensink Absent).

Ex Parte Communications for Item 3.2

Commissioner Howlett spoke with Planner O’Connell regarding the project.

Commissioner Ober drove by the site.

Vice Chair Goldstein drove by the site.

3.2 Trinity Park Vesting Tentative Subdivision Map (S 19-02): Mariposa Ave. at Jackie Dr., APNs 016-030-046, 016-030-047, 016-030-048 – **A request to subdivide a 4.86 acre infill parcel into 34 lots for small lot single-family residential development.** The project includes two proposed public street extensions, taking access from Jackie Drive and Cabaret Drive, and connecting to Mariposa Avenue as a continuation of the existing street grid in that area. The site is designated Low Density Residential on the General Plan Land Use Diagram and zoned R1-AOD (Low Density Residential with Aircraft Overflight Zone D Overlay). Average lot size for the project would be 4,687 square feet, and gross density for the project would be 7.0 units per acre. 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 Dexter O’Connell at (530) 879-6810, or dexter.oconnell@chicoca.gov.**

Associate Planner Dexter O’Connell presented the report and answered questions from the Commission.

Vice Chair Goldstein opened the public hearing up to the public and invited the applicant to present the project.

Applicant, Stefanie Marshall addressed the Commission to present the project and discussed the Mariposa connection and traffic.

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

Commissioner Scott moved that the Planning Commission adopt Resolution No. 19-11 finding that the project is categorically exempt from further environmental review and approving the Trinity Park Vesting Tentative Subdivision Map (S 19-02) based on the required findings and subject to the conditions contained therein and following modifications (Changes are denoted by italicized and underlined text):

Condition No. 16. A stop sign or appropriate traffic calming solution subject to the engineering department review be established at the intersection of Jackie Drive and Cabaret Drive.

Commissioner Howlett second the motion which passed 5-0-2 (Commissioners Deromedi and Rensink Absent).

4. REGULAR AGENDA

None.

5. BUSINESS FROM THE FLOOR

None.

6. REPORTS & COMMUNICATIONS

Principal Planner Ambo communicated the next Planning Commission meeting will address Simplicity Village. Ambo addressed the commission to inform them Administrative Assistant Stephanie Lawson is leaving her position and Administrative Assistant Ashley Hamer will be taking her role.

Commissioner Scott raised a question to Jared regarding protocol for ex parte communication for future meetings.

7. ADJOURNMENT

There being no further business from the Commission, the meeting was adjourned at 6:55 pm to the Regular meeting of Thursday, August 1, 2019 at 6:00 pm.

Date Approved

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