

**CITY OF CHICO PLANNING COMMISSION  
AJOURNED REGULAR MEETING OF  
August 6, 2020  
Minutes**

Municipal Center  
421 Main Street  
Council Chambers

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

Commissioners Absent:

Staff Members Present: Bruce Ambo, AICP, Principal Planner  
Mike Sawley, AICP, Senior Planner  
Dexter O'Connell, Associate Planner  
Matt Johnson, Senior Development Engineer  
Ryan Reed, Assistant City Attorney  
Marsi Hammon, Administrative Assistant  
Josh Marquis - IS

**1. CALL TO ORDER**

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

**1.1** Chair Goldstein led the Pledge of Allegiance.

**1.2** Commission members and staff were present as noted.

**2. ELECTION OF NEW CHAIR AND VICE CHAIR**

**3. CONSENT AGENDA**

Vice Chair Arim-Law moved to approve the minutes from the June 18, 2020 meeting.

Commissioner Howlett seconded the motion.

The motion carried by the following vote:

**AYES: Goldstein, Arim-Law, Deromedi, Howlett, Ober, Scott, Rensink**

**NOES: none**

**ABSTAIN: none**

**ABSENT: none**

4. **BUSINESS FROM THE FLOOR**

None.

5. **PUBLIC HEARINGS**

**5.1 Use Permit 19-20 (Tandon Apartments) 123 W 14th Street. APN 005-176-001 and 005-176-002: A request to authorize ground-level residential occupancy for a multi-family residential development in the Community Commercial (CC) zone district (See Attachment A, Location Map, and Attachment B, Plat to Accompany Use Permit 19-20) and to reduce the required off-street parking.** The site is 0.48 gross acres and is designated Commercial Mixed Use on the General Plan Land Use Diagram. It is zoned Community Commercial with Corridor Opportunity Site and Special Design Considerations Southwest Chico Neighborhood Overlays (CC -COS, -SD8), which allows reductions in parking in certain circumstances. The project is categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to 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](mailto:dexter.oconnell@chicoca.gov)**

Announcement of Ex Parte communications: Commissioner Ober stated that he and the applicant have both indicated intent to run for City Council and both are from the same voting district. Commissioner Ober spoke with the City Attorney regarding conflict of interest and was given assurance that there is no conflict of interest. Commissioner Howlett disclosed that he is the campaign manager for Commissioner Ober. Commissioner Scott said that she is on the board for the Jesus Center, which is located near the project. Chair Goldstein said she lives near the project area.

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

*Chair Goldstein opened the public hearing and invited public testimony.*

Addressing the Commission on this item were: Applicant Chuck Tatreau; public comment from Heidi Witsel saying she lives across the street and approves of the parking.

*Chair Goldstein closed the public hearing.*

Commissioner Rensink moved that the Planning Commission Adopt Resolution No. 20-10, approving use permit 19-20 (Tandon Apartments), based on the required findings and subject to the conditions contained therein.

*Commissioner Ober seconded the motion.*

*Commissioner Scott proposed a friendly amendment to add Condition #13 requiring the applicant shall install adequate street lighting as approved by the City of Chico Public Works Director prior to issuance of a Certificate of Occupancy.*

*Commissioner accepted the friendly amendment.*

The motion was carried by the following vote:

**AYES: Goldstein, Arim-Law, Deromedi, Howlett, Ober, Scott, Rensink**

**NOES: none**

**ABSTAIN: none**

**ABSENT: none**

**5.2 Accessory Dwelling Units – Title 19 Municipal Code Amendments for Consistency with**

**State Housing Law:** California jurisdictions are required to submit accessory dwelling unit (ADU) ordinances for review and approval by the California Department of Housing and Community Development (HCD) within 60-days of adoption to ensure compliance with State ADU laws. The City of Chico submitted the recently adopted the ADU ordinance for HCD review which identified minor changes to the ADU ordinance for consistency with State ADU laws. These minor changes to Chico Municipal Code Section 19.76.130 “Accessory Dwelling Units” are recommended for approval. **Questions regarding this project may be directed to Principal Planner Bruce Ambo at (530) 879-6801, or [bruce.ambo@chicoca.gov](mailto:bruce.ambo@chicoca.gov)**

Announcement of Ex Parte communications: None

Principal Planner Bruce Ambo presented the report and answered questions from the Commission.

*Chair Goldstein opened the public hearing and invited public testimony.*

Addressing the Commission on this item were: None

*Chair Goldstein closed the public hearing.*

Commissioner Deromedi moved that the Planning Commission Adopt Resolution No. 20-11, recommending City Council adoption of an ordinance to amend Title 19 of the City of Chico Municipal code, subject to the conditions contained therein.

*Vice Chair Arim-Law seconded the motion.*

The motion was carried by the following vote:

**AYES: Goldstein, Arim-Law, Deromedi, Ober, Howlett, Rensink, Scott**

**NOES: none**

**ABSTAIN: none**

**ABSENT: none**

6. **REGULAR AGENDA**

None

7. **REPORTS AND COMMUNICATIONS**

Principal Planner Bruce Ambo indicated that the August 20, 2020 meeting of the Planning Commission would be cancelled.

8. **AJOURNMENT**

The meeting adjourned at 6:47 pm to the adjourned regular meeting of Thursday, September 3, 2020.

\_\_\_\_\_  
Date Approved

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