

**CITY OF CHICO PLANNING COMMISSION
AJOURNED REGULAR MEETING OF
November 5, 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
Matt Johnson, Senior Development Engineer
Ryan Reed, Assistant City Attorney
Nicole Acain, Administrative Assistant

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. CONSENT AGENDA

None.

3. BUSINESS FROM THE FLOOR

None.

4. PUBLIC HEARINGS

4.1 Use Permit 20-02 (Greenfield and Esplanade Apartments) Southwest Corner of Esplanade and Greenfield Drive – APN 006-500-014. This is a request to authorize multi-family residential development in the Office Residential (OR) zone district, specifically for the construction of a three building complex with 64 residential units, a recreational and a commercial component, and associated site improvements including an eight foot sight-obscuring fence on the western property boundary. The site is 3.14 gross acres and is designated Office Mixed Use (OMU) on the City's General Plan Land Use Diagram. It is zoned Office Residential (OR) with the Airport

Overflight Other Airport Environs (-AOD) and Corridor Opportunity Site (-COS) overlays. 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 Senior Planner Mike Sawley at mike.sawley@chicoca.gov

Announcement of Ex Parte communications: None

Senior Planner Mike Sawley 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: Buddy Williams-Applicant, Pat Hurton-Homeowner, Richard Utter-Homeowner, Jamie Jin-Homeowner

Chair Goldstein closed the public hearing.

Chair Goldstein moved that the Planning Commission Adopt Resolution No. 20-14, approving use permit 20-02 (Greenfield and Esplanade Apartments), based on the required findings and subject to the conditions contained therein.

Commissioner Rensink seconded the motion.

The motion was carried by the following vote:

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

NOES:

ABSTAIN:

ABSENT:

5. **REGULAR AGENDA**

None

6. **REPORTS AND COMMUNICATIONS**

7. **ADJOURNMENT**

The meeting adjourned at 7:52 pm to the adjourned regular meeting of Thursday, November 19, 2020.

Date Approved

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