

**CITY OF CHICO PLANNING COMMISSION
REGULAR MEETING OF
March 04, 2021
Minutes**

Municipal Center
421 Main Street
Council Chambers

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

Commissioners Absent: Lupita Arim-Law, Vice Chair

Staff Members Present: Bruce Ambo, AICP, Principal Planner
Mike Sawley, AICP, Principal Planner
Kelly Murphy, Planner
Matt Johnson, Senior Development Engineer
Vince C. Ewing, City Attorney
Nicole Acain, Administrative Assistant

1. CALL TO ORDER

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

1.1 Chair Goldstein led the Pledge of Allegiance.

1.2 Commission members and staff were present as noted.

2. CONSENT AGENDA

Chair Goldstein moved to approve the minutes from the February 11, 2021 meeting.

Commissioner Howlett seconded the motion.

The motion carried by the following vote:

AYES: Goldstein, Howlett, Ober, Rensink, Scott, Deromedi

NOES: None.

ABSTAIN: None.

ABSENT: Arim-Law.

3. **BUSINESS FROM THE FLOOR**

None.

4. **PUBLIC HEARINGS**

- 4.1 **John Jones Vesting Tentative Subdivision Map (S 20-05):** 2848 Carlene Place, APN 006-340-016 – **A request to subdivide a 1.71 acre parcel into 12 lots for small lot single-family residential development.** The proposed subdivision is located on the east side of Carlene Place, between West Lassen and West Shasta Avenues. The project site is designated Low Density Residential on the City of Chico General Plan Land Use Diagram and is located in the R1-AOD (Low Density Residential with Airport Overflight Compatibility Zone D overlay) zoning district. The project proposes a gross residential density of 7.0 dwelling units per acre, with the average lot size being 3,906 square feet. 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 Planner Kelly Murphy at (530) 879-6535, or kelly.murphy@chicoca.gov**

Announcement of Ex Parte communications: Commissioners Ken Rensink and John Howlett drove by the site.

Planner Kelly Murphy 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: Chuck Tatreau- Applicant, Paul Moreno-Neighbor

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

Chair Goldstein moved that the Planning Commission Adopt Resolution No. 21-02, approving John Jones Vesting Tentative Subdivision Map, 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, Howlett, Ober, Rensink, Scott, Deromedi.

NOES: None.

ABSTAIN: None.

ABSENT: Arim-Law.

5. **REGULAR AGENDA**

None

6. **REPORTS AND COMMUNICATIONS**

None.

7. **ADJOURNMENT**

The meeting adjourned at 6:33pm to the regular meeting of Thursday, March 18, 2021.

Date Approved

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