

**CITY OF CHICO PLANNING COMMISSION
REGULAR MEETING OF
June 17, 2021
Minutes**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present:

Bryce Goldstein, Chair
Richard Ober
Toni Scott
Lindsay Poulin
Larry Wahl

Commissioners Absent:

Dennis Deromedi
Paul Cooper

Staff Members Present:

Bruce Ambo, AICP, Principal Planner
Matt Johnson, Senior Development Engineer
Vince C. Ewing, City Attorney
Deborah Presson, City Clerk
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.

1.3 Oath of Office

City Clerk, Debbie Presson gave the oath of office to Planning Commissioners Toni Scott, Lindsay Poulin and Larry Wahl

1.4 Selection of Chair/Vice Chair

The Planning Commission decided to postpone the election of the Chair/Vice Chair until the next meeting so that all members could participate in the election.

2. CONSENT AGENDA

Commissioner Scott moved to approve the minutes from the March 18, 2021 meeting.

Commissioner Wahl seconded the motion.

The motion carried by the following vote:

AYES: Goldstein, Scott, Poulin, Wahl.

NOES: None.

ABSTAIN: Ober.

ABSENT: Deromedi, Cooper.

3. BUSINESS FROM THE FLOOR

None.

4. PUBLIC HEARINGS

- 4.1 **Arco AMPM Gas Station/Convenience Store: General Plan Amendment 20-02, Rezone 20-01, Use Permit 20-05 & Architectural Review 20-18 – SW Corner of Eaton Road and Esplanade; a portion of APN 006-690-022.** A proposal to construct a new gas station and convenience store on a vacant 1.25 acre site located on the southwest corner of Eaton Road and Esplanade. The site is currently designated Office Mixed Use on the City of Chico General Plan Land Use Diagram and zoned OC (Office Commercial). Applications for a General Plan Amendment (GPA 20-02) and Rezone (RZ 20-01) have been submitted for this project, requesting to change the land use designation to Commercial Mixed Use (CMU) and zoning to CC (Community Commercial). The applicant is seeking a use permit (UP 20-05) to authorize a gas station use in the CC zoning district, pursuant to Chico Municipal Code (CMC) 19.44.020. The proposed project is comprised of a single-story commercial building with a footprint of 3,464 square feet, eight fuel pumps, and associated parking and landscaping improvements. The proposed project relies on a General Plan amendment from Office Mixed Use to Commercial Mixed Use, and a rezone from OC (Office Commercial) to CC (Community Commercial), and finding that the proposed amendments would not result in an increase in development beyond that which was analyzed in the Final Environmental Impact Report (FEIR) prepared and certified for the Chico 2030 General Plan Update (State Clearinghouse No. 2008122038). In accordance with CEQA Guidelines Section 15162, the proposed General Plan amendment and rezone are within the scope of the EIR that was certified for the General Plan Update. Should the General Plan amendment and rezone be approved, the applicable zoning would permit the project subject to use permit authorization and the proposed development project would be categorically exempt under CMC Section 1.40.220 and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Consistent with this exemption, the project is: consistent with the applicable General Plan designation, zoning regulations, and General Plan policies; less than five acres in size, substantially surrounded by urban uses; has no habitat value for special status species; will not result in any significant impacts regarding traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services. **Questions regarding this project may be directed to Principal Planner Bruce Ambo at (530) 879-6801 or Bruce.ambo@chicoca.gov.**

Announcement of Ex Parte communications:

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: Mike Singelyn- Applicant, Addison Winslow- Attendee, Julie Wood- Attendee.

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

Chair Goldstein and Commissioner Ober had concerns with the proposed General Plan amendment and rezone and thought the best use of the property would be for housing.

Commissioner Wahl moved that the Planning Commission Adopt Resolution No. 21-04 (Attachment A), recommending that the City Council approve the General Plan amendment, rezone, use permit and architectural review for the property identified as APN 006-690-022, based on the required findings and subject to the conditions contained therein,

Commissioner Scott seconded the motion.

The motion was carried by the following vote:

AYES: Poulin, Scott, Wahl.

NOES: Goldstein, Ober.

ABSTAIN: None.

ABSENT: Deromedi, Cooper.

5. **REGULAR AGENDA**

None

6. **REPORTS AND COMMUNICATIONS**

7. **ADJOURNMENT**

The meeting adjourned at 7:00 pm to the regular meeting of Thursday, July 01, 2021.

Date Approved

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