

**CITY OF CHICO PLANNING COMMISSION
REGULAR MEETING OF
July 15, 2021
Minutes**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Toni Scott, Chair
Paul Cooper
Dennis Deromedi
Bryce Goldstein
Lindsay Poulin
Larry Wahl

Commissioners Absent: Richard Ober, Vice Chair

Staff Members Present: Bruce Ambo, AICP, Principal Planner
Tina Wilson, Associate Planner
Kelly Murphy, 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 6:02 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 Planning Commissioner Paul Cooper

1.4 Selection of Chair/Vice Chair

Selection of Chair/ Vice Chair/ Architectural Review and Historic Preservation Board liaison – Deborah Presson

Commissioner Larry Wahl nominated Commissioner Toni Scott for Chair (6-0; Ober absent)
Chair Goldstein nominated Commissioner Ober for Vice Chair (6-0; Ober absent)
Chair Goldstein nominated herself for Architectural Review and Historic Preservation Board liaison (6-0; Ober absent)

CALL TO ORDER- After the re-organization of the Planning Commission, The Planning Commission meeting was called to order by Chair Toni Scott.

2. CONSENT AGENDA

Commissioner Poulin moved to approve the minutes from the June 17, 2021 meeting.

Commissioner Wahl seconded the motion.

The motion carried by the following vote:

AYES: Scott, Cooper, Deromedi, Goldstein, Poulin, Wahl.

NOES: None.

ABSTAIN: None.

ABSENT: Ober.

3. BUSINESS FROM THE FLOOR

None.

4. PUBLIC HEARINGS

- 4.1 Parcel Map 21-01 (Bruce Village Commons) – Bruce Road, APN 018-390-021: A request to subdivide a previously approved vertical mixed use project consisting of 60 affordable, senior housing units and approximately 10,000 square feet of commercial space in a three-story structure into condominium units.** The 2.5 acre project site is located on the northeast corner of Bruce Road and E. 20th Street. The site is designated Neighborhood Commercial on the City of Chico General Plan Land Use Diagram and zoned CN (Neighborhood Commercial). The project has been determined to be categorically exempt from further environmental review pursuant to CEQA Section 15332 (Infill Development Projects). **Questions regarding this project may be directed to Associate Planner Tina Wilson at (530) 879-6807 or tina.wilson@chicoca.gov.**

Announcement of Ex Parte communications:

Associate Planner Tina Wilson presented the report and answered questions from the Commission.

Chair Scott opened the public hearing and invited public testimony.

Addressing the Commission on this item were: Mike Dormer- Applicant

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

Commissioner Wahl moved that the Planning Commission Adopt Resolution No. 21-05 (Attachment A), approving the parcel map, subject to the attached conditions based on the required findings and subject to the conditions contained therein,

Commissioner Cooper seconded the motion.

The motion was carried by the following vote:

AYES: Scott, Cooper, Deromedi, Goldstein, Poulin, Wahl.

NOES: None.

ABSTAIN: None.

ABSENT: Ober.

4.2 Planned Development Permit 20-03 (Chico Eye Center) (APN 006-820-013). A proposal to construct a new 16,154 square foot commercial building and associated parking and landscaping improvements on a vacant 2.38 acre site at the northwest corner of the Esplanade and DeGarmo Drive. The site is currently designated Neighborhood Commercial on the General Plan Land Use Diagram and zoned CN-AOD-PD (Neighborhood Commercial with Airport Overflight and Planned Development overlays). The proposed project would accommodate medical offices and retail space for the Chico Eye Center. Pursuant to Chico Municipal Code (CMC) Section 19.52.050, an application for a Planned Development Permit (PDP) has been submitted for the project. In accordance with CMC Section 19.28.050, the Architectural Review and Historic Preservation Board shall review the project's architectural design and forward a recommendation regarding the PDP application to the Planning Commission for consideration. The project has been determined to be categorically exempt from further environmental review pursuant to CEQA Section 15332 (Infill Development Projects). **Questions regarding this project may be directed to Planner Kelly Murphy at kelly.murphy@chicoca.gov or (530) 879-6535**

Announcement of Ex Parte communications:

Planner Kelly Murphy presented the report and answered questions from the Commission.

Chair Scott opened the public hearing and invited public testimony.

Addressing the Commission on this item were: Greg Peitz- Architect

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

Commissioner Goldstein moved that the Planning Commission Adopt Resolution No. 21-06 (Attachment A, Resolution 21-06), approving the Planned Development Permit 20-03 for the property identified as APN 006-820-013, subject to the attached conditions based on the required findings and subject to the conditions contained therein,

Commissioner Wahl seconded the motion.

The motion was carried by the following vote:

AYES: Scott, Cooper, Deromedi, Goldstein, Poulin, Wahl.

NOES: None.

ABSTAIN: None.

ABSENT: Ober.

5. REGULAR AGENDA

None.

6. REPORTS AND COMMUNICATIONS

None.

7. ADJOURNMENT

The meeting adjourned at 6:36 pm to the regular meeting of Thursday, August 05, 2021.

Date Approved

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