

**CITY OF CHICO PLANNING COMMISSION
REGULAR MEETING OF
April 7, 2022
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

Staff Members Present: Bruce Ambo, AICP, Principal Planner
Madison Driscoll, Assistant Planner
Matt Johnson, Senior Development Engineer
Vince Ewing, City Attorney
Nicole Acain, Administrative Assistant

1. CALL TO ORDER

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

1.1 Chair Scott led the Pledge of Allegiance.

1.2 Commission members and staff were present as noted.

1.3 Selection of a second Alternate Liaison for the Architectural Review and Historic Preservation Board (ARHPB)

Chair Scott nominated Commissioner Larry Wahl for alternate liaison to the Architectural Review and Historic Preservation Board (ARHPB). Commissioner Dennis Deromedi seconded the motion, all Commissioners were acclimated by unanimous consent (6-0-1).

2. CONSENT AGENDA

Commissioner Deromedi moved to approve the minutes from the December 9, 2021, meeting.

Commissioner Poulin 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 Vesting Tentative Subdivision Map 21-01 (Reed Subdivision) 3051 & 3055 Burnap Avenue, APNs 007-150-030 and 007-150-032: – A request to subdivide 1.24 acres into 5 lots for single-family residential development. The proposed subdivision is located on the western side of Burnap Avenue, south of Eaton Road and north of East Lassen Avenue. The project is designated both Low Density Residential on the City of Chico General Plan Land Use Diagram and is located in the R1-AOB2 (Low Density Residential with Airport Overflight Compatibility Zone B2) zoning district. This project is categorically exempt from further environmental review pursuant to Section 15332 of the California Environmental Quality Act (Infill Development Projects). **Questions regarding this project may be directed to Assistant Planner Madison Driscoll at (530) 879-6810 or madison.driscoll@chicoca.gov.**

Announcement of Ex Parte communications: None.

Assistant Planner Madison Driscoll presented an overview of the specific plan and environmental impact report.

Chair Scott opened the public hearing and invited public comments.

Addressing the Commission on this item were:
Herb Votaw, Surveyor Rolls, Anderson & Rolls Civil Engineers

With no other members of the public wishing to address the Commission, Chair Scott closed the public hearing at 6:10 pm.

Commissioner Wahl moved that the Planning Commission Adopt Resolution No 22-01 (Attachment A), approving the Reed Vesting Tentative Subdivision Map (S 21-01), based on the required findings and subject to the conditions contained therein.

Commissioner Goldstein 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 COMMUNICATION**

None.

7. **ADJOURNMENT**

The meeting adjourned at 6:13 pm. to the following regular meeting of Thursday, April 21, 2022.

May 19, 2022
Date Approved

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