

**CITY OF CHICO PLANNING COMMISSION  
REGULAR MEETING OF  
May 19, 2022  
Minutes**

Municipal Center  
421 Main Street  
Council Chambers

Commissioners Present: Toni Scott, Chair  
Richard Ober, Vice Chair  
Dennis Deromedi  
Bryce Goldstein  
Lindsay Poulin  
Larry Wahl

Commissioners Absent: Paul Cooper

Staff Members Present: Bruce Ambo, AICP, Principal Planner  
Tina Wilson, Associate 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 6:03 pm.

1.1 Chair Scott led the Pledge of Allegiance.

1.2 Commission members and staff were present as noted.

**2. CONSENT AGENDA**

Commissioner Goldstein moved to approve the minutes from the April 7, 2022, meeting.

Commissioner Deromedi seconded the motion.

The motion carried by the following vote:

**AYES: Scott, Ober, Deromedi, Goldstein, Poulin, Wahl.**

**NOES: None.**

**ABSTAIN: None.**

**ABSENT: Cooper.**

**3. BUSINESS FROM THE FLOOR**

None.

**4. PUBLIC HEARINGS**

**4.1 Use Permit UP 21-03 (Achieve Charter School) – 1494 East Avenue, APN 016-070-022: This is a request to establish a permanent campus for Achieve Charter School.** The site is located on the north side of East Avenue on the existing Life Church campus and has been operating as a temporary campus for grades K-8 pursuant to Disaster Recovery Permit 18-02. Minor changes including a trash enclosure, removal of four parking spaces, and landscaping improvements are proposed. The enrollment would be a maximum of 250 students. The 4.7-acre project site is located on the north side of East Avenue, across the street from Pleasant Valley High School. The site is designated Office Mixed Use on the General Plan Land Use diagram and is zoned OR-AOC (Office Residential with Aircraft Operations Zone C overlay). The project has been determined to be categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15301 (Existing Facilities). **Questions regarding this project may be directed to Associate Planner Tina Wilson at (530) 879-6807 or [tina.wilson@chicoca.gov](mailto:tina.wilson@chicoca.gov).**

Announcement of Ex Parte communications: None.

Associate Planner Tina Wilson presented an overview of the use permit request.

*Chair Scott opened the public hearing and invited public comments.*

Addressing the Commission on this item were:

Casey Taylor- Applicant- Achieve Charter School

Kevin Easterling- Architect, RGA

Janet Van Houtte- Neighbor

Sarah Lerda- Sons attend Achieve Charter School

Shannon Costa- Daughter attends Achieve Charter School

Debbie Rosenow- Neighbor

Tom Rosenow- Neighbor

Robin Yant- Neighbor

Veronica Salinas- Daughters attend Achieve Charter School

Ray Yant- Neighbor

*With no other members of the public wishing to address the Commission, Chair Scott closed the public hearing at 7:35 pm.*

Commissioner Wahl moved that the Planning Commission Adopt Resolution No 22-02 (Attachment A), approving the conditional use permit, subject to the conditions.

*Commissioner Goldstein seconded the motion.*

Commissioner Poulin made a friendly amendment to add conditions of approval regarding (1) posting a sign regarding no idling cars; that (2) HVAC units will be on a schedule, locked, and coincide when school is in session; that (3) lighting controls will be on a schedule, locked, and coincide when school is in session; and (4) installation of a "Precast Concrete Fence" that would match the height of the modular buildings and HVAC units on top of the modular buildings.

*Chair Scott reopened the hearing at 7:52 pm. Addressing the Commission*

*Applicant: Kevin Easterling - RGA*

*Janet Van Houtte - Neighbor*

*Tom Rosenow - Neighbor*

*Veronica Salinas- Daughters attend Achieve Charter School*

*With no other members of the public wishing to address the Commission, Chair Scott closed the public hearing at 8:00 pm.*

*Commissioner Wahl accepted a friendly amendment, Items 1, 2, and 3 – the idling, the air conditioning scheduling, and the lighting controls – but did not accept Item 4.*

*Commissioner Goldstein accepted the friendly amendment, as noted above.*

Commissioner Deromedi made a friendly amendment regarding adding a condition of approval for Precast Concrete Fencing to six feet in height with 2 feet of permeable lattice above, on the west side of the property to the most southerly neighbor's property line on Valhalla Place.

*Commissioner Wahl accepted the second friendly amendment, as noted above.*

Condition No. 5, Exhibit 1, was added as follows: Post a sign regarding no idling cars.

Condition No. 6, Exhibit 1, was added as follows: HVAC units will be on a schedule, locked, and coincide when school is in session.

Condition No. 7, Exhibit 1, was added as follows: Lighting controls will be on a schedule, locked, and coincide when school is in session.

Condition No. 8, Exhibit 1, was added as follows: Installation of a "Precast Concrete Fence" that is six feet in height with 2 feet of permeable lattice, on the west side of the property to the most southerly neighbor's property line on Valhalla Place.

*Commissioner Goldstein accepted the second friendly amendment, as noted above.*

The motion was carried by the following vote:

**AYES: Scott, Ober, Deromedi, Goldstein, Poulin, Wahl.**

**NOES: None.**

**ABSTAIN: None.**

**ABSENT: Cooper.**

**5. REGULAR AGENDA**

None.

**6. REPORTS AND COMMUNICATION**

Principal Planner Bruce Ambo reported to the Commissioners they have been given copies of the Draft Housing Element for their review. The Housing Element is scheduled for June 2, 2022.

**7. ADJOURNMENT**

The meeting adjourned at 8:17 pm. to the following regular meeting of Thursday, June 2, 2022.

\_\_\_\_\_  
Date Approved

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