

**CITY OF CHICO PLANNING COMMISSION
REGULAR MEETING OF
August 17, 2023
Minutes**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Larry Wahl, Chair
Toni Scott, Vice Chair
Paul Cooper
Brandi Laffins
Lindsay Poulin
Maggie Scarpa
Mark Wolfe

Commissioners Absent:

Staff Members Present: Bruce Ambo AICP, Principal Planner
Tina Wilson, Associate Planner
Nat Kratochvil, Assistant Engineer
Vince Ewing, City Attorney
Marina Ramirez, Deputy City Attorney
Sommer Stephenson, Management Analyst
Nicole Acain, Administrative Assistant

1. CALL TO ORDER

Chair Wahl called the meeting to order at 5:57 pm.

1.1 *Chair Wahl led the Pledge of Allegiance.*

1.2 Commission members and staff were present as noted.

2. CONSENT AGENDA

Principal Planner Ambo made an announcement to the Commission he would like to make a correction to strike out "move to deny" and change it to "revise" on the August 3, 2023, meeting minutes.

Commissioner Wolfe moved to approve the minutes from the June 1, 2023.

Commissioner Scott seconded the motion.

The motion carried by the following vote:

AYES: Wahl, Scott, Cooper, Laffins, Poulin, Scarpa, Wolfe.

NOES: None.

ABSTAIN: None.

ABSENT: None.

Commissioner Wolfe moved to approve the minutes from the August 3, 2023, meeting with the abovementioned change.

Commissioner Scott seconded the motion.

The motion carried by the following vote:

AYES: Wahl, Scott, Cooper, Laffins, Poulin, Scarpa, Wolfe.

NOES: None.

ABSTAIN: None.

ABSENT: None.

3. Public Comment

None.

Commissioner Wolfe made an announcement, he would need to recuse himself as he is employed with Northstar Engineering.

4. PUBLIC HEARINGS

4.1 Tentative Parcel Map 22-01 (Habitat for Humanity Wisconsin Street Parcel Map); Wisconsin Street, APN 005-391-014: A proposal to subdivide an approximately 1.3-acre site into four parcels for residential development. The site is located on the north side of Wisconsin Street, between Boucher and Everett Streets. The site is currently designated Low Density Residential (LDR) on the General Plan Land Use Diagram and is zoned R1-SD6 (Low Density Residential with Special Design Considerations Area No. 6 overlay). The project proposes a gross residential density of 3.08 dwelling units per acre, with the average net lot size being 10,189 square feet. The project falls within the scope of the Mitigated Negative Declaration (MND) prepared for the Wisconsin Street Acquisition. Pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, no subsequent environmental review is necessary. **Questions regarding this project may be directed to Associate Planner Tina Wilson at (530) 879-6807 or tina.wilson@chicoca.gov.**

Associate Planner Tina Wilson presented an overview of the project.

Chair Wahl opened the public hearing and invited public comments.

Addressing the Commission on this item were: Nicole Ledford- Northstar Engineering, Janie Lousten- Neighbor.

With no other members of the public wishing to address the Commission, Chair Wahl closed the public hearing at 6:17 pm.

Vice Chair Scott made a motion to reopen the hearing at 6:17 pm.

Commissioner Poulin seconded the motion.

Addressing the Commission on this item were: Nicole Bateman, Executive Director for Habitat for Humanity.

With no other members of the public wishing to address the Commission, Chair Wahl closed the public hearing at 6:18 pm.

Commissioner Poulin moved that the Planning Commission adopt Resolution No 23-07 determining the project is within the scope of the MND prepared for the Wisconsin Street pursuant to CEQA Sections 15162, no subsequent environmental review is necessary, and approving Tentative Parcel Map application 22-01 (Habitat for Humanity Wisconsin Street Parcel Map), subject to the recommended conditions.

Vice Chair Scott seconded the motion.

The motion was approved by the following vote:

AYES: Wahl, Scott, Cooper, Laffins, Poulin, Scarpa.

NOES: None.

ABSTAIN: Wolfe.

ABSENT: None.

5. REGULAR AGENDA

None.

6. REPORTS AND COMMUNICATION

7. ADJOURNMENT

The meeting adjourned at 6:20 pm. to the following regular meeting of Thursday, September 7, 2023.

Date Approved

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