

DRAFT
CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
April 5, 2018

Old Municipal Building
441 Main Street
2nd Floor Conference Room

Commissioners Present: Toni Scott, Chair
 Dale Bennett
 John Howlett
 Evan Tuchinsky

Commissioners Absent: Lupita Arim-Law
 Cynthia Arregui
 Bob Evans, Vice Chair

Staff Members Present: Brendan Vieg, Deputy Director
 Bruce Ambo, AICP, Principal Planner
 Kimber Gutierrez, Associate Planner
 Shannon Costa, Assistant Planner
 Matt Johnson, Senior Development Engineer
 Robyn Ryan, Administrative Assistant
 Andrew Jared, Assistant City Attorney

1. CALL TO ORDER

Chair Scott called the meeting to order at 6:32 pm.

- 1.1 Chair Scott led the Pledge of Allegiance.
- 1.2 Commission members and staff were present as noted.

2. EX PARTE COMMUNICATION

Commissioner Scott drove by the site on item 4.2, Commissioners Howlett and Tuchinsky drove by both project sites 4.1 and 4.2. Commissioner Howlett also had email conversations with Associate Planner Gutierrez regarding item 4.2.

3. CONSENT AGENDA

- 3.1 *Commissioner Tuchinsky moved to approve the minutes for the March 15, 2018, meeting as amended. Commissioner Howlett seconded the motion which passed 4-0-3 (Arregui, Arim-Law and Evans absent).*

The minutes were amended to add Assistant City Attorney Andrew Jared to Staff Members present as well as correcting his title to Assistant City Attorney and correcting his last name to Jared – minutes incorrectly stated Andrew Young.

4. PUBLIC HEARING ITEMS

- 4.1 **Tentative Subdivision Map S 17-04 (Lipton Manor); 1051 Four Acres Court; APN 042-640-024 –**

Assistant Planner Shannon Costa provided the staff report, and answered from the Commission.

Chair Scott opened the public hearing at 6:38 pm.

There were no members of the public wishing to address the Commission.

With no other members of the public wishing to address the Commission, Chair Scott closed the public hearing at 6:39 pm.

Commissioner Tuchinsky moved that the Planning Commission adopt Resolution No. 18-07, approving Subdivision 17-04 (Lipton Manor) subject to the conditions as set forth therein.

With modification to Conditions 6 – 8 amending the airport name from Chico Municipal Airport to Ranchaero Airport.

Commissioner Bennett seconded the motion which passed 4-0-3 (Arregui, Arim-Law & Evans absent).

4.2 Tentative Subdivision Map S 17-08 (Amber Lynn Estates); Eaton Road, APN 007-190-022 –

Associate Planner Kimber Gutierrez provided the staff report and answered questions from the Commission.

Senior Engineer Matt Johnson addressed the Commission and answered any questions the Commissioners had regarding the project.

During Senior Engineer Johnson's address to the Commission, Commission Evans arrived.

Chair Scott opened the public hearing at 7:20 pm.

Neighbors of the proposed project addressed the Commission. Their concerns were primarily regarding safety and traffic issues. Some also had questions and concerns regarding tree removal from the site. The individuals who spoke were: Christie Persson, Tim Hansen, Daniel Kinstra, Lynn Bellante and Todd Jones.

The Architect for the project, Paul Rabo with Rolls, Anderson & Rolls also addressed the Commission and answered questions from the Commission. He also addressed the concerns of the neighbors regarding both traffic and tree issues.

With no other members of the public wishing to address the Commission, Chair Scott closed the public hearing at 7:41 pm.

The Commissioners had questions for Senior Engineer Matt Johnson regarding the previous plans for Tuscan Village and tree removal requirements.

Discussion continued among the Commissioners.

Commissioner Tuchinsky moved that the Planning Commission adopt Resolution No. 18-06, approving Tentative Subdivision Map S 17-08 (Amber Lynn Estates) subject to the conditions as set forth therein.

Commissioner Bennett seconded the motion which passed 4-0-1-2 (Evans abstained; Arregui and Arim-Law absent).

4.3 Amendment to Chapter 19.78 (Wireless Telecommunications Facilities) of Title 19 Land Use and Development Regulations of the Chico Municipal Code –

This item was not heard at this meeting but was continued to a later date – to be determined.

6. REGULAR AGENDA

None.

7. BUSINESS FROM THE FLOOR

None.

8. REPORTS & COMMUNICATIONS

Principal Planner Bruce Ambo asked the Commission if they would be interested in moving the Planning Commission start time to 6:00 pm. If so, staff would agendizethe discussion at the next meeting.

Principal Planner Ambo then stated that the next scheduled meeting for April 19, 2018 will be canceled due to no items on the calendar for that date.

9. ADJOURNMENT

There being no further business from the Commission, the meeting was adjourned at 7:05 pm to the Regular meeting of Thursday, May 3, 2018.

Date Approved

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