

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF**

May 4, 2017

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Toni Scott, Chair
 Lupita Arim-Law
 Dale Bennett
 Bob Evans
 John Howlett, Vice Chair
 Evan Tuchinsky

Commissioners Absent: Cynthia Arregui

Staff Members Present: Mike Sawley, AICP, Senior Planner
 Matt Johnson, Senior Development Engineer
 David Young, Senior Planner
 Andrew Jared, Assistant City Attorney
 Stina Cooley, Administrative Assistant

1. ROLL CALL

Chair Scott called the meeting to order at 6:30 PM. Chair Scott led the pledge of allegiance.

Commission members and staff were present as noted.

2. EX PARTE COMMUNICATION

Several Commissioners stated they had driven by the project sites. Commissioner Evans stated he had a conversation with Chris Giampaoli regarding item 4.1.

3. CONSENT AGENDA

Commissioner Evans moved to approve the minutes from April 4, 2017.

Commissioner Tuchinsky seconded the motion, which passed 6-0-1 (Arregui absent).

4. PUBLIC HEARING ITEMS

4.1 Modification of Mountain Vista Subdivision and Planned Development Permit (S/PDP 01-12), located at the northeast corner of Eaton Road at Floral Avenue; APN 016-200-131 (portion)

Senior Planner Mike Sawley provided the staff report and answered questions

from the Commission. Mr. Sawley addressed concerns raised regarding the absence of conditioned bike paths adjacent to the area proposed for modification.

Chair Scott opened the public hearing at 6:40 PM.

Chris Giampaoli, the applicant, addressed the Commission and answered questions regarding the changes.

Leo Martinez, neighbor asked for clarification regarding what will be built on the adjacent property.

Senior Planner Sawley state the property adjacent to the section in this proposal, while on the same map, will be developed under a separate Planned Development Permit.

Chair Scott closed the public hearing at 6:47 PM.

Commissioner Arim-Law moved that the Planning Commission adopt Resolution No. 17-07, approving modification of Planned Development Permit 01-12, subject to the conditions of approval contained therein.

Commissioner Howlett seconded the motion which passed 6-0-1 (Arregui absent).

4.2 Meriam Park Tentative Subdivision Map Phase C (S 16-03) – Located on the west side of Bruce Road, just south of Picholine Way; AP Nos: 002-180-155, and -156.

Senior Planner Sawley provided the staff report. Senior Planner Matt Johnson answered questions from the Commission.

Chair Scott opened the public hearing at 6:56 PM.

Jim Stevens addressed the Commission representing the applicant. He clarified information regarding traffic flow and entrance into the development.

Paula Hara expressed concerns regarding public transportation and accessibility for the planned Veteran's Administration clinic.

Chair Scott closed the public hearing at 7:00 PM.

Commissioner Evans asked about the timeline of the project.

Chair Scott reopened the public hearing at 7:01 PM.

Stephen Gonsalves, Architect for the project, outlined the timeline for the project and stated that he is scheduled to hand over the keys to the building in February 2019.

Chair Scott closed the public hearing at 7:03 PM.

Commissioner Tuchinsky moved that the Planning Commission adopt Resolution No. 17-06, approving Tentative Subdivision Map S 16-03, subject to the conditions of approval contained therein.

Commissioner Bennett seconded the motion which passed 6-0-1 (Arregui absent).

5. **REGULAR AGENDA**
None.

6. **BUSINESS FROM THE FLOOR**
None.

7. **REPORTS & COMMUNICATIONS**


7.1 **Planning Update**

Senior Planner Sawley reported that Faithful Estates will to return for consideration at the May 18, 2017 meeting.

8. **ADJOURNMENT**

There being no further business from the Commission, the meeting was adjourned at 7:05 PM to the Regular meeting of Thursday, May 18, 2017.

6/9/17
Date Approved



Mark Wolfe, AICP
Community Development Director /
Planning Commission Secretary