

**CITY OF CHICO PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING OF  
May 17, 2018**

Municipal Center  
421 Main Street  
Council Chambers

Commissioners Present: Toni Scott, Chair  
Lupita Arim-Law  
Cynthia Arregui  
Dale Bennett  
John Howlett  
Evan Tuchinsky

Commissioners Absent: Bob Evans, Vice Chair

Staff Members Present: Bruce Ambo, AICP, Principal Planner  
Kimber Gutierrez, Associate 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**

Commissioners Tuchinsky and Howlett both drove by the project site. None for all the others.

**3. CONSENT AGENDA**

- 3.1 *Commissioner Tuchinsky moved to approve the minutes for the May 3, 2018, meeting. Commissioner Bennett seconded the motion which passed 6-0-1 (Evans absent).*

**4. PUBLIC HEARING ITEMS**

- 4.1 **Tentative Subdivision Map S 17-06 (Marigold Heights); East side of Marigold Avenue, opposite Westerdahl Court in Chico, CA; APN 016-120-001-**

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

The applicant's representative and engineer for the project, Wes Gilbert, introduced himself and offered to answer any questions or concerns the Commission may have regarding the project.

***Chair Scott opened the public hearing at 6:42 pm.***

Neighbors of the proposed project addressed the Commission to voice their concerns regarding the project. The concerns were regarding the connectivity of Rusty Lane, water and drainage issues, density concerns as well as noise and lighting issues this new project will create. Their concerns were also in regard to the habitats that would be destroyed with the development of this project. The individuals who spoke against the project were: Jim Ketchum, Steve Mosher, Liz Mosher, Candy Simpson, Paul Teegarden, Jesse Barnett and Venus Spiccard.

***With no other members of the public wishing to address the Commission, Chair Scott closed the public hearing at 7:02 pm.***

Engineer Wes Gilbert addressed these concerns and answered more questions from the Commission.

City Senior Engineer Matt Johnson also answered questions from the Commission regarding drainage issues and concerns.

***Chair Scott called a recess at 7:26 PM.***

***Chair Scott recalled the meeting to order at 7:29 PM.***

The Commission continued to discuss the connectivity issues and asked for further clarification.

Assistant City Attorney Andrew Jared clarified the questions on extending/connecting the road.

***Chair Scott moved that the Planning Commission adopt Resolution No. 18-08, approving the Mitigated Negative Declaration as presented and Subdivision 17-06 (Marigold Heights) subject to the conditions as set forth therein.***

***Commissioner Bennett seconded the motion which passed 4-2-1 (Howlett and Tuchinsky opposed, Evans absent).***

**5. REGULAR AGENDA**

None.

**6. BUSINESS FROM THE FLOOR**

None.

**7. REPORTS & COMMUNICATIONS**

Principal Planner Bruce Ambo informed the Commission that the City Manager has approved the time change for the start of all future Planning Commission meetings to 6:00 pm.

**8. ADJOURNMENT**

There being no further business from the Commission, the meeting was adjourned at 7:42 pm to the Regular meeting of Thursday, June 7, 2018.

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Date Approved

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