

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

**May 18, 2017**

Municipal Center  
421 Main Street  
Council Chambers

Commissioners Present:           Toni Scott, Chair  
  Cynthia Arregui  
  Dale Bennett  
  Bob Evans  
  John Howlett, Vice Chair  
  Evan Tuchinsky

Commissioners Absent:           Lupita Arim-Law

Staff Members Present:           Mark Wolfe, AICP, Community Development Director  
  Brendan Vieg, Principal Planner  
  Mike Sawley, AICP, Senior Planner  
  Matt Johnson, Senior Development Engineer  
  Noel Tapia, 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 site.

**3.     CONSENT AGENDA**

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

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

**4.     PUBLIC HEARING ITEMS**

**4.1    Faithful Estates Subdivision and Planned Development Permit S/PDP 16-04 (Kite Group)-Continued from April 6, 2017 Planning Commission Meeting – north of East avenue on the east side of Cactus Avenue – APN 016-160-108**

Senior Planner Mike Sawley provided the staff report and answered questions

from the Commission. Senior Development Engineer Matt Johnson further clarified the safety concerns regarding the bike path.

*Chair Scott opened the public hearing at 6:41 PM.*

Wes Gilbert addressed the Commission on behalf of the applicant. Jerry Olio, Mary Lou Johnson, and Ian Gilmore addressed the Commission regarding the project. Concerns regarding further development of Cactus Avenue, the need for a stop light at the Cactus and East Avenue, and support of the subdivision as proposed (without the bike path) were expressed.

*Chair Scott closed the public hearing at 6:51 PM.*

*Commissioner Evans moved that the Planning Commission adopt Resolution No. 17-05, approving the Faithful Estates Subdivision and Planned Development Permit (S/PDP 16-04), subject to the conditions of approval contained therein.*

*Commissioner Scott seconded the motion which passed 6-0-1 (Arim-Law absent).*

5. **REGULAR AGENDA**

None.

6. **BUSINESS FROM THE FLOOR**

None.

7. **REPORTS & COMMUNICATIONS**

**7.1 Planning Update**

Commissioner Evans requested that the Commission be provided the quarterly trend update as provided to the Chamber of Commerce.

Community Development Director Mark Wolfe announced his retirement. All of the Commissioners expressed their gratitude for his service and their well wishes.

8. **ADJOURNMENT**

There being no further business from the Commission, the meeting was adjourned at 7:11 PM to the Regular meeting of Thursday, June 1, 2017.

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Date Approved

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Brendan Vieg  
Principal Planner /  
Interim Planning Commission Secretary