

**CITY OF CHICO PLANNING COMMISSION  
REGULAR MEETING OF  
September 16, 2021  
Minutes**

Municipal Center  
421 Main Street  
Council Chambers

Commissioners Present: Toni Scott, Chair  
Richard Ober, Vice Chair  
Paul Cooper  
Dennis Deromedi  
Bryce Goldstein  
Lindsay Poulin  
Larry Wahl

Commissioners Absent:

Staff Members Present: Bruce Ambo, AICP, Principal Planner  
Tina Wilson, Associate Planner  
Matt Johnson, Senior Development Engineer  
Vince Ewing, City Attorney  
Nicole Acain, Administrative Assistant

**1. CALL TO ORDER**

Chair Scott called the meeting to order at 6:03pm.

1.1 Chair Scott led the Pledge of Allegiance.

1.2 Commission members and staff were present as noted.

**2. CONSENT AGENDA**

Commissioner Wahl moved to approve the minutes from the September 02, 2021 meeting.

Commissioner Deromedi seconded the motion.

The motion carried by the following vote:

**AYES: Scott, Ober, Cooper, Deromedi, Goldstein, Poulin, Wahl.**

**NOES: None.**

**ABSTAIN: None.**

**ABSENT: None.**

**3. BUSINESS FROM THE FLOOR**

None.

#### 4. PUBLIC HEARINGS

**4.1 Vesting Tentative Subdivision Map 20-04 (Hicks Lane Subdivision) – Hicks Lane, APNs 007-430-023, -024, and -025: A request to subdivide 45.3 acres into 219 lots for single-family residential development.** The proposed subdivision is located southwest of the intersection of Sycamore Drive and Hicks Lane. The project site is designated both Low Density Residential and Medium Density Residential on the City of Chico General Plan Land Use Diagram and is located in the R1-AOC, R1-AOD, R2-AOC, and R2-AOD (Low and Medium Density Residential with Airport Overflight Compatibility Zone C and D overlays) zoning districts. The project falls within the scope of the Final Environmental Impact Report (FEIR) prepared for the Northwest Chico Specific Plan. 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](mailto:tina.wilson@chicoca.gov).**

Announcement of Ex Parte communications: Commissioner Wahl disclosed he stores his personal aircraft at the Chico Municipal Airport. He was also a part of the board for the Chico Neighborhood Specific Plan.

Associate Planner Tina Wilson presented the report and answered questions from the Commission.

*Chair Scott opened the public hearing and invited public testimony.*

Addressing the Commission on this item were: Bill Webb- Applicant

*With no other members of the public wishing to address the Commission, Chair Scott closed the public hearing.*

Commissioner Wahl moved that the Planning Commission Adopt Resolution No 21-08 finding that the project is exempt from further environmental review and approving the Hicks Lane Vesting Tentative Subdivision Map (S 20-04) based on the required findings and subject with the following changes:

Condition No. 16, Exhibit I, was added as follows: If the Chico Area Recreation District (CARD) is not interested in maintaining the 1.13-acre park, it will be part of the Chico Maintenance District (CMD) and maintained by the CMD.

Condition No. 17, Exhibit I, was added as follows: The existing wire and chain-link fencing on the south side of the project site shall be replaced with solid wood fencing by the developer

Condition K. CITY TREE REQUIREMENTS, Exhibit II, was modified as follows: The Subdivided shall submit a completed "Application Requesting Permission to Plant, Remove, Alter, or Disturb Public Trees" from to the Public Works Department. The Subdivider shall comply with any and all ~~recommendations~~ requirements prior to commencing any construction activities on the site

*Commissioner Cooper seconded the motion.*

The motion was carried by the following vote:

**AYES: Scott, Ober, Cooper, Deromedi, Poulin, Wahl.**

**NOES: Goldstein.**

**ABSTAIN: None.**

**ABSENT: None.**

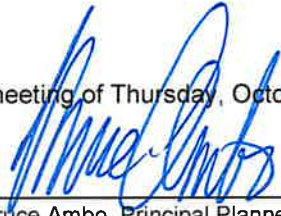
5. **REGULAR AGENDA**  
None.

6. **REPORTS AND COMMUNICATIONS**  
None.

7. **ADJOURNMENT**

The meeting adjourned at 7:06 pm to the regular meeting of Thursday, October 07, 2021.

  
Date Approved

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