

**CITY OF CHICO PLANNING COMMISSION  
AJOURNED REGULAR MEETING OF  
September 19th, 2019  
Minutes**

1.1. **REGULAR PLANNING COMMISSION MEETING - 6:00 p.m.**

1.2. **Call to Order** – Vice Chair Rensink called the September 19, 2019 - Regular Planning Commission Meeting to order at 6:00 p.m. in the Council Chamber, 421 Main Street, Chico, CA.

1.3. **Pledge of Allegiance to the Flag**

1.4. **Roll Call**

Present: Goldstein, Deromedi, Howlett, Ober, Scott  
Absent: Rensink, Arim-Law

2. **CONSENT AGENDA**

At the request of the City Attorney, the August 15, 2019 minutes require revision and will be placed on the Consent Agenda for the October 17, 2019 Planning Commission Meeting.

2.2. **Revised Resolution Recommending No Changes to the Downtown Parking In-Lieu Fee Benefit Area; Relocation of Parking In-Lieu Area Map, and Deletion of Obsolete Municipal Code Chapters** - The Planning Commission will consider recommendations to realign the Downtown Parking In-Lieu Benefit Area boundary and relocate the in-lieu boundary map from Chapter 19R into Chapter 19.70 (Parking and Loading Standards). The Internal Affairs Committee has also recommended that The Graduate project be exempt from the proposed realignment of the Downtown Parking In-Lieu Fee Benefit Area. Staff is also recommending the deletion of obsolete Municipal Code chapters that no longer serve a purpose, including Chapter 19R.45 (Impacted Parking Area) and Chapter 19R.66 (Foothill Design Criteria), which have been deleted or integrated into other sections as part of previous Code amendments. **Questions regarding this project may be directed to Principal Planner Bruce Ambo at (530) 879-6801 or [bruce.ambo@chicoca.gov](mailto:bruce.ambo@chicoca.gov).**

The motion was carried by the following vote:

AYES: Goldstein, Deromedi, Howlett, Ober, Scott  
NOES: None  
ABSENT: Rensink, Arim-Law

3. **BUSINESS FROM THE FLOOR**

None.

4. **PUBLIC HEARINGS**

Announcement of Ex Parte communications:  
None.

4.1. **Wasney Estates Vesting Tentative Subdivision Map (S 19-01)**: 2640 & 2660 Ceres Ave., APN 015-200-049 and 015-200-057 – **A request to subdivide a 3.16 acre infill parcel into 18 lots for small lot single-family residential development.** The project includes one public street extension off Ceres Avenue terminating in a cul-de-sac. The site is designated Low Density Residential on the General Plan Land Use Diagram and zoned R1-AOB2 (Low Density Residential with Aircraft Overflight Zone B Overlay). The project proposes a gross residential density of 5.7 dwelling units per acre, with the average lot size being 5,422 square feet. The project has been determined to be categorically exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Development Projects). **Questions regarding this project may be directed to Planner Kelly Murphy at (530) 879-6535, or [kelly.murphy@chicoca.gov](mailto:kelly.murphy@chicoca.gov).**

Planner Kelly Murphy presented the report and answered questions from the Commission.

***Vice Chair Goldstein opened the public hearing and invited the applicant to address the commissioners.***

Addressing the Commission on this item were Garrett Gilliland, project representative, Kathy Henman, Barbara Barrett, David Michael Martinez, Andrew Parkerson, and George Henman.

***Vice Chair Goldstein closed the public hearing.***

***Commissioner Scott moved that the Planning Commission adopt Resolution 19-16 finding that the project is categorically exempt from further environmental review and approving the Wasney Estates Vesting Tentative Subdivision Map (S 19-01) based on the required findings and subject to the conditions indicated therein.***

***Commissioner Deromedi seconded the motion.***

The motion was carried by the following vote:

AYES: Goldstein, Deromedi, Howlett, Ober, Scott

NOES: None

ABSENT: Rensink, Arim-Law

- 4.2. **Use Permit 19-14 (Chuck Patterson Auto Sales):** 354 and 353 Connors Avenue, APNs 006-071-063, -070 and -071- **A request to allow Chuck Patterson Auto sales to expand their pre-owned vehicle sales lot and to allow employee and customer parking on an adjacent parcel.** The site is located on the southwest corner of the intersection of Connors Avenue and East Avenue. The project site involves three parcels under two General Plan Land Use Designations and two zoning classifications: 353 East Avenue and 365 East Avenue are designated Commercial Mixed Use in the General Plan and zoned CC-AOD (Community Commercial with Aircraft Overflight Zone D overlay). 354 Connors Avenue is designated Low Density Residential in the General Plan and zoned R1-AOD (Low Density Residential with Aircraft Operations Zone D overlay). The applicant is seeking a use permit to authorize a vehicle sales lot in the CC zoning district pursuant to Chico Municipal Code (CMC) 19.44.020, Table 4-6 (Allowed Land Uses and Permit Requirements for Commercial Zoning Districts) and to allow vehicle parking at an offsite location, pursuant to CMC 19.70.060.H (Design and Development Standards for Off-Street Parking). This project is categorically exempt from further environmental review pursuant to Section 15332 of the California Environmental Quality Act Guidelines (Infill Development Projects). **Questions regarding this project may be directed to Associate Planner Shannon Costa at (530) 879-6807, or shannon.costa@chicoca.gov.**

Associate Planner Shannon Costa presented the report and answered questions from the Commission.

***Vice Chair Goldstein opened the public hearing and invited the applicant to address the commissioners.***

Addressing the Commission on this item were applicant Nicole Ledford and Landscape architect Brian Firth.

***Vice Chair Goldstein closed the public hearing.***

***Commissioner Deromedi moved that the Planning Commission adopt Resolution No. 19-15 approving Use Permit 19-14 (Chuck Patterson Auto Sales) based on the required findings and subject to the conditions indicated therein.***

***Vice Chair Goldstein seconded the motion.***

The motion was carried by the following vote:

AYES: Goldstein, Deromedi, Howlett, Ober, Scott

NOES: None

ABSENT: Rensink, Arim-Law

5. **REGULAR AGENDA**

None.

6. **REPORTS AND COMMUNICATIONS**

Principal Planner Bruce Ambo addressed the Commission to let them know that the October 3, 2019 meeting has been cancelled and the revised minutes will be included in the October 17, meeting packet.

7. **AJOURNMENT**

The meeting adjourned at 7:13 p.m. to the adjourned regular meeting of Thursday, October 17, 2019.