

**CITY OF CHICO PLANNING COMMISSION
REGULAR MEETING OF
October 07, 2021
Minutes**

Municipal Center
421 Main Street
Council Chambers

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

Commissioners Absent: Dennis Deromedi

Staff Members Present: Bruce Ambo, AICP, Principal Planner
Mike Sawley, AICP, Principal Planner
Matt Johnson, Senior Development Engineer
Vince Ewing, City Attorney
Jamie Hernandez, Administrative Analyst

1. CALL TO ORDER

Chair Scott called the meeting to order at 6:00pm.

1.1 Chair Scott led the Pledge of Allegiance.

1.2 Commission members and staff were present as noted.

2. CONSENT AGENDA

Commissioner Poulin moved to approve the minutes from the September 16, 2021 meeting.

Commissioner Ober seconded the motion.

The motion carried by the following vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Deromedi.

3. BUSINESS FROM THE FLOOR

None.

4. PUBLIC HEARINGS

4.1 BCM Construction on Morrow Lane (GPA 19-02/RZ 19-02, AR 21-01) 3713 Morrow Lane Chico, Butte County, CA; APN: 040-030-046

The applicant requests that the Planning Commission forward a recommendation to the City Council to approve a General Plan Amendment, Rezone, and Architectural Review for a project located at the southwest corner of Morrow Lane at Comanche Court. The project includes two main components:

- (1) A General Plan Amendment and rezone (GPA/RZ) to reconfigure open space zoning associated with a remnant stream corridor that traverses the site, and
- (2) Development of the 3.5-acre site with two warehouse buildings and associated site improvements, including parking spaces, trash enclosures, a crossing of the open space, and storm drainage facilities. The site is currently designated Manufacturing and Warehousing (2.75 acres) and Primary Open Space (0.38 acres) on the General Plan Land Use diagram and zoned ML (Light Manufacturing) and OS1 (Primary Open Space). The proposed rezone would reconfigure and retain 0.38 acres of OS1 zoning, conforming to the project design and centering the open space over the former stream channel.

Based upon the information contained within an initial study and comments from resource agencies, Planning staff is recommending that a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) be adopted for the project pursuant to the California Environmental Quality Act (CEQA). An MND is a determination that a project will not have a significant impact on the environment with the incorporation of mitigation measures.

Announcement of Ex Parte communications: None

Principal Planner Mike Sawley 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:

Roy Cotterill, Architect

Gary Graves, BCM Construction

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 21-09, recommending that the City Council adopt the mitigated negative declaration and approve the General Plan amendment, rezone, and design review for the BCM Construction and Morrow Lane project, subject to the attached conditions

Commissioner Cooper seconded the motion.

The motion was carried by the following vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Deromedi.

5. REGULAR AGENDA

None.

6. REPORTS AND COMMUNICATIONS

Staff announced the cancellation of the next regular meeting of Thursday, October 21, 2021.

7. ADJOURNMENT

The meeting adjourned at 6:35 pm to the following regular meeting of Thursday, November 4, 2021.

Date Approved

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