

**CITY OF CHICO PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING OF  
September 20, 2018**

Municipal Center  
421 Main Street  
Council Chambers

Commissioners Present: Toni Scott, Chair  
Bob Evans, Vice Chair  
Lupita Arim-Law  
Dale Bennett  
John Howlett  
Evan Tuchinsky

Commissioners Absent: Cynthia Arregui

Staff Members Present: Bruce Ambo, AICP, Principal Planner  
Mike Sawley, Senior Planner  
Kimber Gutierrez, Associate Planner  
Matt Johnson, Senior Development Engineer  
Robyn Ryan, Administrative Assistant

**1. CALL TO ORDER**

Chair Scott called the meeting to order at 6:01 pm.

- 1.1 Chair Scott led the Pledge of Allegiance.
- 1.2 Commission members and staff were present as noted.

**2. CONSENT AGENDA**

2.1 *Commissioner Tuchinsky moved to approve the Amended minutes (the spelling of Steve O'Bryan's name was corrected from O'Brien) from the August 30, 2018 meeting and the minutes from the September 6, 2018 meeting. Commissioner Bennett seconded the motion which passed 6-0-1 (Arregui absent).*

**3. PUBLIC HEARING ITEMS**

**Public Hearing Guidelines**

- 1. *Announcement of Ex Parte Communications*
- 2. *Staff report (up to 15 Minutes)*
- 3. *Commission discussion and/or questions of staff (10 minutes)*
- 4. *Open hearing for public input (generally no longer than 60 minutes, but as determined by the Commission):*
  - *Appellant/Applicant – 10 minutes*
  - *Additional Speakers – 45 minutes*
  - *Appellant/Applicant Rebuttal – 3 minutes, if granted*
- 5. *Close the hearing to the public*
- 6. *Commission discussion, motion and vote (20 minutes, or as determined by Commission)*

**Ex Parte Communications for Item 3.1**

Commissioner Arim-Law drove by the project site.

Commissioner Tuchinsky spoke with both Senior Planner Sawley and Deputy Director Vieg regarding this project.

- 3.1 Meriam Park Amended Vesting Tentative Subdivision Map Phase 5, 6, 7 and 8 (S 08-04), located adjacent to the east side of Bedford Drive, north of East 20th Street, south of Little Chico Creek, and west of Bruce Road; APNs 002-180-141, -143, -148 and -167** – A request to amend a previously-approved vesting tentative map to subdivide approximately 25 acres of the Meriam Park site into 117 lots that would subsequently be developed in compliance with the City’s form-based “Traditional Neighborhood Development” (or TND) code. The amended map would reconfigure interior streets and modify various street designs. The site is designated Special Mixed-Use (7.0 to 35.0 units per gross acre) on the General Plan Land Use Diagram and zoned TND Traditional Neighborhood Development. The proposed amendments and tentative map are within the scope of the certified Final Environmental Impact Report (FEIR) for Meriam Park. Questions regarding this project may be directed to Senior Planner Mike Sawley at (530) 879-6812 or [mike.sawley@chico.ca.gov](mailto:mike.sawley@chico.ca.gov).

Senior Planner Mike Sawley presented the staff report and answered questions from the Commission.

*Chair Scott opened the public hearing at 6:11 pm.*

The applicant’s representative, Jim Stevens addressed the Commission and answered their questions.

*With no other members of the public wishing to address the Commission, Chair Scott closed the public hearing at 6:14 pm.*

*Commissioner Howlett moved that the Planning Commission adopt Resolution No. 18-05, approving the Meriam Park Amended Vesting Tentative Subdivision Map Phase 5, 6, 7 and 8 (S 08-04) based on the required findings subject to the conditions as set forth therein.*

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

**Ex Parte Communications for Item 3.2**

Commissioner Tuchinsky spoke with Associate Planner Gutierrez regarding this project.

- 3.2 Borge Parcel Map (PM 17-03) – SE Corner of Highway 32 and Bruce Road, APN 002-180-084** – A proposal to subdivide an existing 10.86-acre site into two parcels with a designated remainder portion of land. Bruce Road bisects the site into an eastern section and western section. The eastern section consists of the two proposed parcels while the western section consists of the remainder portion of land. The proposed parcel map will divide the site into separate parcels for financing purposes and to accommodate potential future development. The eastern section is designated Commercial Mixed Use on the General Plan Land Use Diagram and is zoned CC (Community Commercial). The remainder portion is designated Medium High Density Residential and Commercial Mixed Use with a Resource Constraint Overlay on the General Plan Land Use Diagram and is zoned R3 (Medium High Density Residential) and CC (Community Commercial) with a –RC (Resource

Constraint) overlay. The project has been determined to be categorically exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15315 (Minor Land Divisions). Questions regarding this project may be directed to Associate Planner Kimber Gutierrez at (530) 879-6810, or kimber.gutierrez@chicoca.gov.

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

*Chair Scott opened the public hearing at 6:20 pm.*

The applicant's representative, Jim Stevens addressed the Commission and answered their questions.

*With no other members of the public wishing to address the Commission, Chair Scott closed the public hearing at 6:22 pm.*

*Commissioner Tuchinsky moved that the Planning Commission adopt Resolution No. 18-21, approving the Borge Parcel Map (PM 17-03) based on the required findings subject to the conditions as set forth therein.*

*Commissioner Bennett seconded the motion which passed 6-0-1 (Arregui absent).*

4. **REGULAR AGENDA**

None.

5. **BUSINESS FROM THE FLOOR**

None.

6. **REPORTS & COMMUNICATIONS**

Principal Planner Ambo announced to the Commissioners that there will not be an October 4, 2018 meeting.

7. **ADJOURNMENT**

There being no further business from the Commission, the meeting was adjourned at 6:23 pm to the Regular meeting of Thursday, October 18, 2018 at 6:00 pm.

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Date Approved

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