

**CITY OF CHICO PLANNING COMMISSION  
AJOURNED REGULAR MEETING OF  
December 5, 2019  
Minutes**

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

1.2. **Call to Order** – Chair Rensink called the December 5, 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: Rensink, Arim-Law, Goldstein, Howlett, Ober, Scott  
Absent: Deromedi

***Commissioner Deromedi arrived at 6:08pm***

2. **CONSENT AGENDA**

Commissioner Scott moved to approve the minutes from the October 17, 2019 meeting. Commissioner Ober seconded the motion.

The motion carried by the following vote:

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

3. **BUSINESS FROM THE FLOOR**

None.

4. **PUBLIC HEARINGS**

- 4.1. **Use Permit 19-22 (Verizon Wireless at Oleander); 1575 Oleander Avenue APN 003-041-002: A request for a Use Permit to allow a 114.5-foot-tall wireless tower in the form of a mock water tower to be constructed in an OR zone district, pursuant to the requirements outlined in Chico Municipal Code Secs. 19.78.060.B and 19.78.100; to make associated site improvements; and to erect a temporary monopole cell phone tower for the duration of construction.** The portion of the site where construction will take place is designated Office Mixed Use on the City's General Plan Land Use Diagram and zoned OR (Residential Office). The site consists of approximately one-half of an acre. The project is categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15302 (Replacement or Reconstruction). **Questions regarding this project may be directed to Associate Planner Dexter O'Connell at (530) 879-6810, or [dexter.oconnell@chicoca.gov](mailto:dexter.oconnell@chicoca.gov).**

Associate Planner Dexter O'Connell presented the report and answered questions from the Commission.

Announcement of Ex Parte communications: Vice Chair Goldstein was approached by members of the public but did not offer any additional information regarding to item 4.1.

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

Addressing the Commission on this item were: Peter Hilliard, the applicant for the project. Matt Baciorek, John Whitehead, and Carl Nelson spoke to the Commission concerning the aesthetics of the project. Gayln, Sascha Sarnoff, and Ruth Sarnoff all spoke in opposition of the project regarding potential health hazards.

***Chair Rensink closed the public hearing.***

**Commissioner Scott moved that the Planning Commission adopt Resolution 19-18 finding that this project is categorically exempt from further environmental review and approving Use Permit 19-22 (Verizon Wireless at Oleander) based on the findings below and subject to the recommended conditions of approval.**

***Commissioner Goldstein seconded the motion.***

The motion was carried by the following vote:

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

**5. REGULAR AGENDA**

None.

**6. REPORTS AND COMMUNICATIONS**

None.

**7. AJOURNMENT**

The meeting adjourned at 6:49 p.m. to the adjourned regular meeting of Thursday, December 19, 2019.

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Date Approved

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