

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

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

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

Absent:

2. **CONSENT AGENDA**

Commissioner Ober moved to approve the minutes from the December 5, 2019 meeting. Commissioner Arim-Law seconded the motion.

The motion carried by the following vote:

AYES: Rensink, Goldstein, Arim-Law, Deromedi, Howlett, Ober, Scott

NOES: None

ABSTAIN: None

3. **BUSINESS FROM THE FLOOR**

None.

4. **PUBLIC HEARINGS**

- 4.1. **Crusader Court Vesting Tentative Subdivision Map (S 19-05); 2255 Ceanothus Avenue, APNs 015-450-044 and 015-460-061: A proposal to subdivide an approximately 1.8 acre site into eight lots for single-family residential development.** The site is located on the west side of Ceanothus Avenue, south of East Avenue and north of Manzanita Avenue. The site is designated Low Density Residential on the General Plan Land Use Diagram and is zoned R1-AOC (Low Density Residential with Aircraft Overflight Zone C overlay). Surrounding land uses include mostly single-family residential uses to the north, east and west and Pleasant Valley High School to the northeast. The project consists of a public street taking access from Ceanothus Avenue and terminating in a cul-de-sac bulb. 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 (53) 879-6807 or shannon.costa@chicoca.gov.**

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

Announcement of Ex Parte communications:

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

Addressing the Commission on this item were: The applicant Stephanie Marshall, Claudia Schwartz and Christina Barger.

Chair Rensink closed the public hearing.

Commissioner Arim-Law moved that the Planning Commission adopt Resolution 19-19, approving the Crusader Court Vesting Tentative Subdivision Map (S 19-05), based on the required findings and subject to the conditions contained therein.

Commissioner Scott seconded the motion.

The motion was carried by the following vote:

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

- 4.2 **Subdivision 19-06 (Covenant Court); 1329 and 1349 W. Lindo Ave., APN 043-630-003 and 043-630-011: A proposal to subdivide two parcels with a total area of 1.1 acres into five lots with an average size of 7,575 square feet, and to make associated site improvements including a private street.** The site is designated Low Density Residential on the General Plan Land Use Diagram and zoned R1 (Low Density Residential). This project is categorically exempt from 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 Dexter O'Connell at (530) 879-6810, or dexter.oconnell@chicoca.gov.

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

Announcement of Ex Parte communications:

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

Addressing the Commission on this item were: Stefanie Marshall, the applicant for the project.

Chair Rensink closed the public hearing.

Chair Rensink moved that the Planning Commission adopt Resolution 19-20 (Attachment A) finding that the project is categorically exempt from further environmental review and approving the Covenant Court Vesting Tentative Subdivision Map (S 19-06) based on the required findings and subject to the conditions indicated therein.

Commissioner Goldstein seconded the motion

Commissioner Howlett made a substitute motion that the Planning Commission adopt Resolution 19-20 (Attachment A) finding that the project is categorically exempt from further environmental review and approving the Covenant Court Vesting Tentative Subdivision Map (S 19-06) based on the required findings and subject to the conditions indicated therein with the additional condition to retain trees number 1 and number 5.

Commissioner Ober seconded the motion

The motion was carried by the following vote:

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

5. **REGULAR AGENDA**

None.

6. **REPORTS AND COMMUNICATIONS**

None.

7. **AJOURNMENT**

The meeting adjourned at 7:54 p.m. to the adjourned regular meeting of Thursday, February 6, 2019.



Date Approved



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