

**CITY OF CHICO PLANNING COMMISSION
AJOURNED REGULAR MEETING OF
MARCH 5, 2020
Minutes**

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

1.2. **Call to Order** – Vice Chair Goldstein called the March 5, 2020 - 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. **ELECTION OF OFFICERS**

The Planning Commission postponed the Election of Officers to a later date when all Commissioners are present.

3. **CONSENT AGENDA**

Commissioner Scott moved to approve the minutes from the February 20, 2020 meeting.

Commissioner Deromedi seconded the motion with correction of a word tense error.

The motion carried by the following vote:

AYES: Goldstein, Deromedi, Howlett, Ober, Scott

NOES: None

ABSTAIN: None

4. **BUSINESS FROM THE FLOOR**

None.

5. **PUBLIC HEARINGS**

- 5.1 **Modification of Use Permit 13-04 for California Water Service Co. at 515 Olive Street; APN 004-186-001:** A proposed modification to the fence alignment associated with a new domestic water well located at the southeasterly corner of East 5th Street and Olive Street. The fencing was originally approved to have open landscaped areas along the street frontages, the revised fence alignment would enclose nearly the entire site to minimize trespassing and loitering concerns. All of the drilling for the new well has been completed, and the applicant is prepared to complete the pump house and other surface improvements, pending final approval of the fencing. The site is designated Low Density Residential on the General Plan diagram and is located in an R1 (Low Density Residential) zoning district. The proposed use permit modification is within the scope of the adopted Mitigated Negative Declaration for the project, no further environmental review is required. **Questions regarding this application may be directed to Senior Planner Mike Sawley at (530) 879-6812, or mike.sawley@chicoca.gov.**

Announcement of Ex Parte communications: Commissioner Ober stepped down.

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

Vice Chair Goldstein opened the public hearing and invited public testimony.

Addressing the Commission on this item were: Alex Kokkinakis, Greg Strong and Luis Zamudio Representative from California Water Service.

Vice Chair Goldstein closed the public hearing.

Commissioner Howlett moved that the Planning Commission Adopt Resolution No. 20-03, approving the modified fence alignment for Use Permit 13-04, based on the findings and subject to the conditions of approval contained therein with a change to condition #6 stipulating that the landscape plan shall be enhanced with additional trees and shrubs, subject to review and approval by the Architectural Review and Historic Preservation Board.

Vice Chair Goldstein seconded the motion.

The motion was carried by the following vote:

AYES: Goldstein, Deromedi, Howlett, Scott
NOES: None
ABSTAIN: Ober

- 5.2 **Use Permit 19-06 and Architectural Review 19-10 Butte Humane Society North Chico, located at the southwest corner of the intersection Highway 99 and Garner Lane, APNs 006-400-078 and -079.** The proposed project is located on an approximately 10-acre site comprised of two parcels located in north Chico, directly south of Down Range Indoor Training Center. The site is designated Commercial Mixed Use on the City of Chico General Plan Land Use Diagram and is zoned CC-AOD (Community Commercial with Airport Overflight Zone D overlay). The proposal involves the development of a new campus for the Butte Humane Society including construction of a new 22,000 square foot state-of-the-art medical, education, adoption facility and livestock barn with surrounding recreational amenities, parking, and landscape features. No further environmental review is necessary for the project pursuant to Article 12 (Special Situations) of the California Environmental Quality Act (CEQA) which mandates that for projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, no additional environmental review is required. **Questions regarding this project may be directed to Associate Planner Shannon Costa at (530) 879-6807 or shannon.costa@chicoca.gov.**

Announcement of Ex Parte communications: None.

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

Vice Chair Goldstein opened the public hearing and invited public testimony.

Addressing the Commission on this item were: Applicant Katrina Woodcox, Matt Gallaway and Brian Firth

Vice Chair Goldstein closed the public hearing.

Commissioner Scott moved that the Planning Commission adopt Resolution No. 20-04 conditionally approving Use Permit 19-06 and Architectural Review 19-10 (BHS North Chico) subject to the conditions contained therein

Commissioner Howlett seconded the motion

The motion was carried by the following vote:

AYES: Goldstein, Deromedi, Howlett, Ober, Scott
NOES: None
ABSTAIN: None

6. REGULAR AGENDA

None.


7. REPORTS AND COMMUNICATIONS

Principal Planner Ambo announced that the March 19, 2020 meeting would need to be cancelled, and that there will be a meeting held on April 2, 2020. He also introduced Marsi Hammon, new Administrative Assistant, who would be replacing Ashley Mullins, who would be moving to Public Works. He also thanked Assistant Planner Shannon Costa for her work with the City of Chico and the Planning Commission joined in wishing her well.

8. AJOURNMENT

The meeting adjourned at 6:47pm to the adjourned regular meeting of Thursday, April 2, 2020.


Date Approved


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