

**CITY OF CHICO PLANNING COMMISSION
AJOURNED REGULAR MEETING OF
May 21, 2020
Minutes**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Ken Rensink, Chair
Bryce Goldstein, Vice Chair
Lupita Arim-Law
Dennis Deromedi
Richard Ober
Toni Scott
John Howlett

Commissioners Absent:

Staff Members Present: Brendan Vieg, Director, Community Development Department
Bruce Ambo, AICP, Principal Planner
Mike Sawley, AICP, Senior Planner
Molly Marcussen, Associate Planner
Dexter O'Connell, Associate Planner
Matt Johnson, Senior Development Engineer
Ryan Reed, Assistant City Attorney
Marsi Hammon, Administrative Assistant
Ashley Mullins, Engineering Tech II

1.1. **CALL TO ORDER**

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

1.1 Chair Rensink led the Pledge of Allegiance.

1.2 Commission members and staff were present as noted.

2. **ELECTION OF NEW CHAIR AND VICE CHAIR**

Commissioner Ober nominated Commissioner Goldstein, Chair Rensink seconded the motion.

All Commissioners voted 7-0 to elect Commissioner Goldstein as Chair.

Chair Goldstein opened the nominations for Vice-Chair.

Commissioner Howlett made a motion to nominate Commissioner Arim-Law for Vice-Chair, that motion was seconded by Commissioner Ober.

All Commissioners voted 7-0 to elect Commissioner Arim-Law as Vice Chair.

3. **CONSENT AGENDA**

Commissioner Ober moved to approve the minutes from the March 5, 2020 meeting.

Commissioner Rensink seconded the motion.

The motion carried by the following vote:

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

4. **BUSINESS FROM THE FLOOR**

None.

5. **PUBLIC HEARINGS**

5.1 Sierra Cascade (PM 20-01) 384 W. Lassen Avenue, APN 006-340-012: a proposal to use the City's small-lot subdivision standards to divide an approximately 0.67 acre site into four parcels for residential development. The site is located on the southwest corner of the intersection of West Lassen Avenue and Carlene Place. The site is designated Low Density Residential on the General Plan Land Use Diagram and zoned R1-AOD (Low Density Residential with Airport Overflight Zone D overlay). 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 Molly Marcussen at (530) 879-6808 or molly.marcussen@chicoca.gov**

Announcement of Ex Parte communications: None.

Associate Planner Molly Marcussen presented the report and answered questions from the Commission.

Chair Goldstein opened the public hearing and invited public testimony.

Addressing the Commission on this item were: Applicant Greg Hansen; Engineer Wes Gilbert.

Chair Goldstein closed the public hearing.

Commissioner Deromedi moved that the Planning Commission Adopt Resolution No. 20-08, approving the parcel map 20-01 (Sierra Cascade Group, Inc.) and add a condition that tree #7 will remain.

Commissioner Rensink seconded the motion.

The motion was carried by the following vote:

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

5.2 Subdivision 20-01 (Meriam Park North) Located generally north of Little Chico Creek, west of Bruce Road, south of Humboldt Road and east of Notre Dame Boulevard, APN 002-180-198: a request to divide approximately 73 acres of the previously approved 270 acre Meriam Park site into 238 lots. The subdivision map would also establish a street network for this portion of the Meriam Park site north of the creek, and the parcels would

subsequently be developed in compliance with the City's form-based "Traditional Neighborhood Development" code. The site is designated Special Mixed Use on the General Plan Land Use Diagram and zoned Traditional Neighborhood Development (TND). Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary, as there have been no substantial changes to the project which would require revisions of the existing Meriam Park Environmental Impact Report. **Questions regarding this project may be directed to Senior Planner Mike Sawley at (530) 879-6812, or mike.sawley@chicoca.gov**

Announcement of Ex Parte communications: Deromedi and Ober stepped out.

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

Chair Goldstein opened the public hearing and invited public testimony.

Addressing the Commission on this item were: Applicant James Stevens; Laurie Doyle; Ed Mayer.

Chair Goldstein closed the public hearing.

Chair Goldstein moved that the Planning Commission adopt Resolution No. 20-06 conditionally approving the Meriam Park North Vesting tentative subdivision map, and the accompanying circulation and regulating plan, subject to the conditions contained therein.

Commissioner Scott seconded the motion

The motion was carried by the following vote:

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

NOES: None

ABSENT: Deromedi, Ober

5.3 Subdivision 19-04 (Meriam Park Phase EB) About 200 feet south of Little Chico Creek and about 500 feet East of Notre Dame Boulevard, APN 002-180-167: a request to divide a 3.66 acre remainder parcel from Subdivision Phase E of the previously approved 270 acre Meriam Park project. The parcel would be divided into several Right-of-Way sections and 22 residential lots that would subsequently be developed in compliance with the City's form-based "Traditional Neighborhood Development" code. The site is designated Special Mixed Use on the General Plan Land Use Diagram and zoned Traditional Neighborhood Development (TND). Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary, as there have been no substantial changes to the project which would require revisions of the existing Meriam Park Environmental Impact Report. **Questions regarding this project may be directed to Associate Planner Dexter O'Connell at (530) 879-6810, or dexter.oconnell@chicoca.gov**

Announcement of Ex Parte communications: Deromedi stepped out.

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

Chair Goldstein opened the public hearing and invited public testimony.

Addressing the Commission on this item were: Applicant James Stevens

Chair Goldstein closed the public hearing.

Commissioner Scott moved that the Planning Commission adopt Resolution No. 20-07 conditionally approving S 19-04 (Meriam Park Phase EB) subject to the conditions contained therein

Vice Chair Arim-Law seconded the motion

The motion was carried by the following vote:

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

5.4 Text Amendment to the General Plan Safety Element Incorporating the Local Hazard Mitigation Plan:

On January 7, 2020, the Chico City Council adopted an updated Federal Emergency Management Agency (FEMA)-approved Local Hazard Mitigation Plan (LHMP), which identifies and profiles hazards, people and facilities at risk, and mitigation actions to reduce or eliminate hazards. Consistent with State legislation (Assembly Bill 2140), the City must adopt

the LHMP by reference into the Safety Element of the General Plan in order to be eligible for future disaster relief funding from the State through the California Disaster Assistance Act. The Planning Commission will make a recommendation to the City Council regarding the proposed text amendment, which will be considered by Council at a subsequent noticed public hearing. The proposed General Plan text amendment is determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption).

A copy of the General Plan text amendment and all accompanying documents is available online at http://chico.ca.us/planning_services/PlanningServicesHomePage.asp or at the Chico Community Development Department office at 411 Main Street, 2nd Floor, Chico, California.

Questions regarding the General Plan amendment may be directed to Associate Planner Molly Marcussen at (530) 879-6808 or molly.marcussen@chicoc.gov.

Announcement of Ex Parte communications: None.

Associate Planner Molly Marcussen presented the report and answered questions from the Commission.

Chair Goldstein opened the public hearing and invited public testimony.

Addressing the Commission on this item were: none

Chair Goldstein closed the public hearing.

Commissioner Rensink moved that the Planning Commission adopt Resolution No. 20-05 recommending City Council approval of a Text Amendment to the General Plan Safety Element Incorporating the Local Hazard Mitigation Plan, subject to the conditions contained therein.

Chair Goldstein seconded the motion

The motion was carried by the following vote:

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

6. **REGULAR AGENDA**

None.

7. **REPORTS AND COMMUNICATIONS**

None

8. **AJOURNMENT**

The meeting adjourned at 6:54pm to the adjourned regular meeting of Thursday, June 4, 2020.

6/19/20

Date Approved



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