

**CITY OF CHICO PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING OF  
August 2, 2018**

Municipal Center  
421 Main Street  
Council Chambers

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

Commissioners Absent: None

Staff Members Present: Brendan Vieg, Deputy Director, CDD  
Bruce Ambo, AICP, Principal Planner  
Shannon Costa, Assistant Planner  
Robyn Ryan, Administrative Assistant  
Matt Johnson, Senior Development Engineer

**1. CALL TO ORDER**

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

1.1 Chair Scott led the Pledge of Allegiance.

1.2 Commission members and staff were present as noted.

**2. EX PARTE COMMUNICATION**

Commissioner Tuchinsky drove by both project sites.

**3. CONSENT AGENDA**

3.1 *Commissioner Howlett moved to approve the minutes for the July 19, 2018, meeting. Commissioner Arim-Law seconded the motion which passed 7-0.*

**4. PUBLIC HEARING ITEMS**

4.1 **Farris Parcel Map (PM 18-02); 1876 Hooker Oak Avenue; APN 045-400-066** – A proposal to subdivide a 0.46-acre site into two parcels. The site is located on the north side of Hooker Oak Avenue, approximately 300-feet east of Brookwood Way. The map would subdivide the property into two parcels, such that each lot would contain one single family home. The site is designated Low Density Residential on the General Plan Land Use Diagram and is zoned R1-10 (Low Density Residential with 10,000-square-foot minimum lot size). This project is categorically exempt from further environmental review pursuant to Section 15301 of the California Environmental Quality Act Guidelines (Existing Facilities).

Assistant Planner Shannon Costa provided the staff report and answered questions from the Commission.

*Chair Scott opened the public hearing at 6:07 pm.*

Nicole Ledford from NorthStar Engineering was available to answer any questions from the Commission regarding this project. There were no questions from Commissioners.

*With no other members of the public wishing to address the Commission, Chair Scott closed the public hearing at 6:08 pm.*

*Commissioner Howlett moved that the Planning Commission adopt Resolution No. 18-17, approving Parcel Map PM 18-02 (Farris) subject to the conditions as set forth therein.*

*Vice-Chair Evans seconded the motion which passed 6-0-1 (Tuchinsky abstained).*

**4.2 Morseman Estates Vesting Tentative Subdivision Map (S 18-01); APN 007-200-115 –**

A proposal to subdivide an approximately 2.7-acre site into 18 lots for residential development. The site is located on the west side of Morseman Avenue, between E. Lassen Avenue and Sandi Drive. The project site is currently in an unincorporated portion of Butte County and designated for medium high density residential by the Butte County General Plan. The site is pre-designated Medium Density Residential (MDR) on the City of Chico General Plan Land Use Diagram and pre-zoned R2 (Medium Density Residential). The project is also located within the -AOC (Airport Overflight Zone C) overlay district. City approval of the subdivision is contingent upon annexation of the site to the City. This project is categorically exempt from further environmental review pursuant to Section 15332 of the California Environmental Quality Act Guidelines (Infill Development Projects).

Assistant Planner Shannon Costa provided the staff report and answered questions from the Commission.

*Chair Scott opened the public hearing at 6:18 pm.*

*With no other members of the public wishing to address the Commission, Chair Scott closed the public hearing at 6:19 pm.*

*Commissioner Tuchinsky moved that the Planning Commission adopt Resolution No. 18-16, approving the Vesting Tentative Subdivision Map 18-01 (Morseman Estates) subject to the conditions as set forth therein.*

*Commissioner Arim-Law seconded the motion which passed 7-0.*

**5. REGULAR AGENDA**  
None.

**6. BUSINESS FROM THE FLOOR**

None.

**7. REPORTS & COMMUNICATIONS**

Deputy Director Vieg addressed the Commission verifying they had received the Land Absorption Study and he anticipates this coming to the September 6, 2018 Planning Commission meeting.

**8. ADJOURNMENT**

There being no further business from the Commission, the meeting was adjourned at 6:25 pm to the Regular meeting of Thursday, August 16, 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