

**CITY OF CHICO PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING OF**

**December 21, 2017**

Municipal Center  
421 Main Street  
Council Chambers

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

Commissioners Absent:                   Dale Bennett

Staff Members Present:                   Brendan Vieg, Deputy Director, Community Development  
  Bruce Ambo, AICP, Principal Planner  
  Mike Sawley, AICP, Senior Planner  
  David Young, Senior Planner  
  Andrew Jared, Assistant City Attorney  
  Matt Johnson, Senior Development Engineer  
  Robyn Ryan, Administrative Assistant

**1. CALL TO ORDER**

Chair Scott called the meeting to order at 6:30pm.

**1.1**     Chair Scott led the Pledge of Allegiance.

**1.2**     Commission members and staff were present as noted.

**2. EX PARTE COMMUNICATION**

Commissioners Evans, Howlett and Tuchinsky are familiar with the property and have driven by.

**3. CONSENT AGENDA**

**3.1**     *Commissioner Howlett moved to approve the minutes for the September 7, 2017, meeting as submitted. Commissioner Arregui seconded the motion which passed 6-0-1 (Commissioner Bennett absent).*

*Commissioner Evans moved to approved the minutes for the October 5, 2017, meeting as submitted. Commissioner Howlett seconded the motion which passed 5-0-1-1 (Commissioner Tuchinsky abstained – due to his absence at that meeting; Commissioner Bennett absent).*

**4. PUBLIC HEARING ITEMS**

- 4.1 Tentative Vesting Subdivision Map 15-03 (Avila Estates); 216 Centennial Avenue, APNs 018-010-135 and 018-010-081** – A request to divide a 9.4-acre site into 20 single family residential lots ranging in size from 10,011 to 24,476 square feet.

Senior Planner David Young provided the staff report and answered questions from the Commission.

Senior Development Engineer Matt Johnson provided an Engineering Report/Presentation related to circulation and drainage issues and answered questions from the Commission.

*Chair Scott opened the public hearing at 7:18pm.*

Applicant, Amber Lynn Avila addressed the Commission to answer any questions regarding the project.

Project Landscape Architect, Brian Firth addressed the Commission and answered any questions.

Project Surveyor, Herb Votaw addressed the Commission and answered any questions.

Members of the community addressed the Commission regarding their concerns with the project in the areas of traffic safety, water issues, and drainage. The individuals who spoke were: Sylvia Meyer, Bruce Meyer, Casey Simpson and Terry Horn.

Herb Votaw readdressed the Commission to address the concerns of the community members.

*With no other members of the public wishing to address the Commission, Chair Scott closed the public hearing at 7:46pm.*

Discussion continued with the Commission and they also addressed issues raised by the public.

*Commissioner Evans moved that the Planning Commission adopt Resolution No. 17-18, approving Tentative Subdivision Map S 15-03 (Avila Estates) subject to the conditions as set forth therein.*

*Commissioner Howlett seconded the motion which passed 6-0-1 (Commissioner Bennett absent).*

**5. REGULAR AGENDA**

None.

**6. BUSINESS FROM THE FLOOR**

None.

**7. REPORTS & COMMUNICATIONS**

7.1 Deputy Director Vieg introduced the City's new Principal Planner, Bruce Ambo. He also hoped that all the Commissioners enjoyed the training on parliamentary procedures that was organized by the City.

**8. ADJOURNMENT**

There being no further business from the Commission, the meeting was adjourned at 7:56pm to the Regular meeting of Thursday, January 18, 2018.

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Date Approved

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