

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
March 15, 2018**

Old Municipal Building
441 Main Street
2nd Floor Conference Room

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

Commissioners Absent: None

Staff Members Present: Bruce Ambo, AICP, Principal Planner
 Kimber Gutierrez, Associate Planner
 Shannon Costa, Assistant Planner
 Matt Johnson, Senior Development Engineer
 Robyn Ryan, Administrative Assistant

1. CALL TO ORDER

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

- 1.1 Chair Scott led the Pledge of Allegiance.
- 1.2 Commission members and staff were present as noted.

2. ELECTION OF NEW CHAIR AND VICE-CHAIR

Principal Planner Bruce Ambo explained that the election of a new Chair and Vice-Chair is an annual item and it is the City's recommendation that one of the Commissioners should make a motion to nominate a new Chair and Vice-Chair.

Commissioner Evans nominated Commissioner Scott, Commissioner Arim-Law seconded the motion. All Commissioners voted 7-0 to elect Commissioner Scott as Chair.

Chair Scott opened the nominations for Vice-Chair.

Commissioner Howlett made a motion to nominate Commissioner Tuchinsky for Vice-Chair, that motion was seconded by Commissioner Arim-Law. Chair Scott asked for clarification regarding formal seconds on nominations. City Attorney Andrew Young said formal seconds not required.

Commissioner Arregui then made a motion to nominate Commissioner Evans for Vice-Chair.

Chair Scott closed the nominations.

A vote was held to elect Commissioner Tuchinsky. There were three yes votes.

A vote was held to elect Commissioner Evans. There were four yes votes. Commissioner Evans was elected Vice-Chair by a vote of 4-3.

3. EX PARTE COMMUNICATION

Commissioners Tuchinsky, Howlett and Arregui drove by both project sites, Commissioner Arim-Law drove by the Engelbert project.

4. CONSENT AGENDA

4.1 *Commissioner Evans moved to approve the amended minutes for the March 1, 2018, meeting as submitted. Commissioner Bennett seconded the motion which passed 7-0.*

5. PUBLIC HEARING ITEMS

5.1 **Tentative Parcel Map PM 17-02 (Engelbert Parcel Map); 1699 East Avenue; APN 016-270-006** – A proposal to subdivide an existing 0.87-acre site into four parcels utilizing the City’s small-lot subdivision standards for residential development.

Associate Planner Kimber Gutierrez provided the staff report, there were no questions from the Commission.

Chair Scott opened the public hearing at 6:38 pm.

Applicant Wes Gilbert addressed the Commission, there were no questions from the Commission.

With no other members of the public wishing to address the Commission, Chair Scott closed the public hearing at 6:40 pm.

Commissioner Arim-Law had a question regarding Attachment D – Should it be called an Accessory Dwelling Unit and not a Secondary Dwelling Unit?

Commissioner Howlett had a question regarding Attachment C – Where are the driveways?

Senior Engineer Matt Johnson pointed out the driveways on the map to the Commission.

Commissioner Tuchinsky moved that the Planning Commission adopt Resolution No18-04, approving Parcel Map PM 17-02 (Engelbert Parcel Map) subject to the conditions as set forth therein.

Commissioner Evans seconded the motion which passed 7-0.

5.2 **Vesting Tentative Subdivision Map S 17-07 (Carlene Place); 2890 Carlene Place; APN 006-340-017** – A request to divide an approximately 3.0-acre site into 17 lots for single family residential development utilizing the City’s small-lot subdivision standards.

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

Chair Scott opened the public hearing at 6:48 pm.

Applicant Wes Gilbert address the Commission and there were no questions from the Commission.

Don Campbell, owner of Lot #8 – on backside of development has concerns about whether any 2 story homes will be built on the 4 lots that back up to his lot.

Roberto Rojas, neighbor at 2889 Carlene Place, welcomes the development. He has 2 concerns/questions for the developer:

- 1) Will the development block his secondary access/driveway? This is where he gets his boat and trailer out.
- 2) Will a house be built in his front yard and block his view? Can space be created between his house and the one to be built in front of it?

Developer Chuck Tatreau addressed the Commission and answered the questions from the concerned neighbors.

- All houses will be single-story – is cognizant of privacy issues.
- All to be under \$300,000
- He will work to allow access for Mr. Rojas' secondary driveway with an easement.

With no other members of the public wishing to address the Commission, Chair Scott closed the public hearing at 6:58 pm.

Commissioner Howlett asked about getting the easement. Principal Planner Ambo stated that the easement is showing on the Tentative Subdivision Map (Attachment C) – Lot 1, the hatched area is the easement.

Commissioner Tuchinsky moved that the Planning Commission adopt Resolution No. 18-03, approving Tentative Subdivision Map S 17-07 (Carlene Place) subject to the conditions as set forth therein and adding Condition # 13:

13. An access easement through Lot 1 as shown on Vesting Tentative Subdivision Map 17-07 (Carlene Place) dated January 30, 2018 shall be provided in favor of the adjoining lot to the west (APN 006-340-008).

Commissioner Bennett seconded the motion which passed 7-0.

6. REGULAR AGENDA

None.

7. BUSINESS FROM THE FLOOR

None.

8. REPORTS & COMMUNICATIONS

Principal Planner Ambo stated that the 2nd (Final) Reading for the ADUs will be given at the March 20, 2018 City Council meeting. If adopted, it would go into effect April 19, 2018.

9. ADJOURNMENT

There being no further business from the Commission, the meeting was adjourned at 7:05 pm to the Regular meeting of Thursday, April 5, 2018.

Date Approved

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