

**CITY OF CHICO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
May 2, 2019**

Municipal Center
421 Main Street
Council Chambers

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

Commissioners Absent: Dennis Deromedi

Staff Members Present: Bruce Ambo, AICP, Principal Planner
Mike Sawley, AICP, Senior Planner
Shannon Costa, Associate Planner
Matt Johnson, Senior Development Engineer
Andrew Jared, Assistant City Attorney
Stephanie Lawson, Administrative Analyst

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. CONSENT AGENDA

- 2.1 *Commissioner Goldstein moved to approve the minutes from the March 21, 2019 meeting.
Commissioner Ober seconded the motion which passed 6-0-1 (Deromedi absent).*

3. PUBLIC HEARING ITEMS

Public Hearing Guidelines

- 1. *Announcement of Ex Parte Communications*
- 2. *Staff report (up to 15 Minutes)*
- 3. *Commission discussion and/or questions of staff (10 minutes)*
- 4. *Open hearing for public input (generally no longer than 60 minutes, but as determined by the Commission):*
 - *Appellant/Applicant – 10 minutes*
 - *Additional Speakers – 45 minutes*
 - *Appellant/Applicant Rebuttal – 3 minutes, if granted*

5. *Close the hearing to the public*
6. *Commission discussion, motion and vote (20 minutes, or as determined by Commission)*

Commissioners Howlett, Ober, and Arim-Law noted that they had visited both sites.

3.1 Modification of Use Permit 17-21 (MT2 Telecom Tower) 945 West 2nd Street, APN 004 037-003 (portion): At its June 7, 2018 meeting, the City of Chico Planning Commission voted to approve a use permit to allow the applicant to construct and operate a 105-foot tall mono-pine multi-carrier telecommunications tower, including associated ground-mounted equipment. The project site is located at 945 West 2nd Street, on the westerly portion of the block between West 2nd Street, West 3rd Street, Cedar Street and the Union Pacific Railroad. The applicant is seeking modification of the use permit to allow the mono-pine to extend an additional 10-feet to an overall height of 115-feet. The applicant has indicated that the need for the additional height is to accommodate all cellular carrier equipment at the necessary height to prevent a loss in coverage within the service area. This project is categorically exempt from further environmental review pursuant to Section 15303 of the California Environmental Quality Act Guidelines (New Construction or Conversion of Small Structures) based on this project's size and scope, its proximity to a nearby tower site which is proposed to be removed, and the lack of unusual circumstance evidencing a significant effect on the environment. Questions regarding this project may be directed to Associate Planner Shannon Costa at (530-879-6807 or shannon.costa@chicoca.gov).

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

Chair Rensink opened the public hearing up to the public at 6:05 pm.

Applicant, Solomon Martinez Jr. addressed the board and answered questions.

With no other members of the public wishing to address the Commission, Chair Rensink closed the public hearing.

Commissioner Arim-Law moved that the Planning Commission adopt Resolution No. 19-05 approving the MT2 Telecom Tower Permit (UP 17-21), subject to the conditions of the approval contained therein.

Commissioner Howlett second the motion which passed 6-0-1 (Deromedi absent).

3.2 Boeger Vesting Tentative Subdivision Map (S 18-08); APN 007-320-037: A proposal to subdivide a 2.9 acre site into 24 lots for single-family residential development. The project density is 7.92 dwelling units per acre. The proposed subdivision is located on the east side of Morseman Avenue, between Netters Circle and Alynn Way. The site is currently in unincorporated Butte County territory, and any City approval of the subdivision would be contingent upon annexation of the site to the City of Chico. The site is pre-designated Medium Density Residential (6 to 14 dwelling units per acre) on the City of Chico General Plan Land Use Diagram and pre-zoned R2-AOC (Medium Density Residential within Airport Overflight Zone C). This project is categorically exempt from further environmental review pursuant to Section 15332 of the California Environmental Quality Act Guidelines (Infill Development Projects). Questions regarding this project may be directed to Senior Planner Mike Sawley at (530) 879-6812 or mike.sawley@chicoca.gov.

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

Senior Development Engineer Johnson responded to questions from the commission regarding potential traffic impacts.

Chair Rensink opened the public hearing up to the public at 6:21 pm.

Community member, Glenn May addressed the Commission with concerns of tree removal and fencing for the project.

Applicant, George Boeger addressed the Commission to address tree removal and fencing.

With no other members of the public wishing to address the Commission, Chair Rensink closed the public hearing.

At the request of the Board, Sawley commented on fence ownership.

Commissioner Scott moved that the Planning Commission adopt Resolution No. 19-04, approving the Boeger subdivision (S 18-08), subject to the conditions of the approval contained therein.

Vice Chair Goldstein second the motion which passed 6-0-1 (Deromedi absent).

4. REGULAR AGENDA

None.

5. BUSINESS FROM THE FLOOR

None.

6. REPORTS & COMMUNICATIONS

Principal Planner Ambo communicated the next Planning Commission meeting will address ADU Ordinance Amendments.

7. ADJOURNMENT

There being no further business from the Commission, the meeting was adjourned at 6:41 pm to the Regular meeting of Thursday, May 16, 2019 at 6:00 pm.

Date Approved

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