

**CITY OF CHICO PLANNING COMMISSION  
AJOURNED REGULAR MEETING OF  
June 18, 2020  
Minutes**

Municipal Center  
421 Main Street  
Council Chambers

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

Commissioners Absent: Ken Rensink

Staff Members Present: Bruce Ambo, AICP, Principal Planner  
Mike Sawley, AICP, Senior Planner  
Dexter O'Connell, Associate Planner  
Matt Johnson, Senior Development Engineer  
Ryan Reed, Assistant City Attorney  
Marsi Hammon, Administrative Assistant

**1. CALL TO ORDER**

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

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

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

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

**3. CONSENT AGENDA**

Vice Chair Arim-Law moved to approve the minutes from the May 21, 2020 meeting.

Commissioner Ober seconded the motion.

The motion carried by the following vote:

**AYES: Goldstein, Arim-Law, Ober, Scott, Howlett**

**NOES:**

**ABSTAIN: Deromedi**

**ABSENT: Rensink**

4. **BUSINESS FROM THE FLOOR**

None.

5. **PUBLIC HEARINGS**

- 5.1 **Planned Development Permit 20-01 (Deer Creek Apartments) -- Native Oak Drive, about 500 feet east of Bruce Road, APN 018-600-082:** A proposal to construct eleven apartment buildings, a community building, recreational amenities, and associated parking, landscaping and site improvements. The project would have a total of 204 affordable residential units. The site is designated Medium Density Residential (MDR) on the General Plan Land Use Diagram and zoned R2 (Medium Density Residential) with an SD-2 (Humboldt Road-Foothill) overlay zone. The site is approximately 11.78 acres and is within the Oak Valley Subdivision. Pursuant to California Environmental Quality Act (CEQA) Section 15162, the proposed project is within the scope of an Environmental Impact Report (SCH# 1998032048) that was previously certified for the Oak Valley Subdivision. **Questions regarding this project may be directed to Associate Planner Dexter O'Connell at (530) 879-6810, or [dexter.oconnell@chicoca.gov](mailto:dexter.oconnell@chicoca.gov)**

Announcement of Ex Parte communications: Commissioner Ober serves on the Butte County Housing Commissioner Board. The topic has just been a discussion and no action taken.

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 Cameron Johnson, Architect Douglas Gibson, and a public comment email received from Jeffrey Lambkin was read aloud to the Commissioners.

*Chair Goldstein closed the public hearing.*

Vice Chair Arim-Law moved that the Planning Commission Adopt Resolution No. 20-09, approving planned development permit 20-01 (Deer Creek Apartments), based on the required findings and subject to the conditions contained therein including the amended proposal voted upon by the Architectural Review and Historic Preservation Board in their June 17<sup>th</sup> meeting.

*Chair Goldstein seconded the motion.*

The motion was carried by the following vote:

**AYES: Goldstein, Arim-Law, Scott, Howlett, Deromedi, Ober**

**NOES:**

**ABSTAIN:**

**ABSENT: Rensink**

- 5.2 **Amendments to Sections 19.27.010 and 19.52.100 of Title 19 of the Chico Municipal Code Regarding Foothill Development Permits** - The Planning Commission will consider recommendations to modify the Foothill Development Permit requirements to clarify that a foothill development permit is required for a subdivision approval and to exempt permit requirements for minor projects. At the meeting, the Planning Commission will hold a public hearing to consider a report from staff, and the proposed Code amendments. The Planning Commission will then provide a recommendation to the City Council regarding the proposed

amendments that will be considered at a future City Council meeting. The proposed amendments are consistent with the Final Environmental Impact Report (EIR) prepared and certified for the Chico 2030 General Plan update (State Clearinghouse #2008122038). **Questions regarding this project may be directed to Principal Planner Bruce Ambo at (530) 879-6801, or [bruce.ambo@chicoca.gov](mailto:bruce.ambo@chicoca.gov).**

Announcement of Ex Parte communications: none

Principal Planner Bruce Ambo 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 Howlett moved that the Planning Commission adopt Resolution No. 20-09 recommending City Council adoption of proposed amendments to Title 19 of the Chico Municipal code relating to Foothill Development permits as set forth therein.

*Commissioner Scott seconded the motion*

The motion was carried by the following vote:

**AYES: Goldstein, Arim-Law, Ober, Scott, Howlett, Deromedi**

**NOES:**

**ABSTAIN:**

**ABSENT: Rensink**

6. **REGULAR AGENDA**

None.

7. **REPORTS AND COMMUNICATIONS**

Principal Planner Ambo talked about the required COVID-19 training on Target Solutions that needs to be completed, and that the July 2, 2020 meeting will be cancelled.

8. **AJOURNMENT**

The meeting adjourned at 6:43pm to the adjourned regular meeting of Thursday, July 16, 2020.

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Date Approved

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