

**CITY OF CHICO PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING OF  
June 20, 2019**

Municipal Center  
421 Main Street  
Council Chambers

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

Commissioners Absent: Richard Ober

Staff Members Present: Mike Sawley, AICP, Senior Planner  
Shannon Costa, Associate Planner  
Matt Johnson, Senior Development Engineer

**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 May 16, 2019 meeting.  
Commissioner Rensink seconded the motion which passed 6-0-1 (Ober 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)*

**3.1 Use Permit 19-02 and Architectural Review 19-07 (Arco AM/PM):** Southeast corner of the intersection at Bruce Road at Highway 32, APN 002-180-084 – **A proposal consists of an approximately 3,800-square-foot, 24-hour AM/PM convenience store, nine Arco gasoline pump stations under an approximately 5,500-square-foot canopy, and an approximately 1,200-square-foot drive-through car wash facility.** Also included in the proposed development are two underground storage tanks, parking areas, trash enclosure and surrounding landscaping. The project site is located on the southeasterly corner of the intersection at Bruce Road and Highway 32. The site is identified as CMU (Commercial Mixed Use) on the General Plan Land Use Diagram and is zoned CC (Community Commercial). The applicant is seeking a use permit to authorize a gas station in the CC zoning district, pursuant to Chico Municipal Code (CMC) 19.44.020, Table 4-6 (*Allowed Land Uses and Permit Requirements for Commercial Zoning Districts*). On June 5, 2019, the Architectural Review and Historic Preservation Board voted to conditionally approve the proposed project. The Planning Commission will consider final approval of the Use Permit, including the final architectural design approval. Based on the results of an Initial Study a Mitigated Negative Declaration was prepared for the project and circulated for a 30-day comment period, commencing on 4/10/2019. And extending until 5/10/2019. The document in its entirety can be found on the City of Chico website. **Questions regarding this project may be directed to Associate Planner Shannon Costa at (530) 879-6807 or shannon.costa@chicoca.gov.**

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

*Chair Rensink opened the public hearing up to the public and invited the applicant to present the project.*

Owner, Thomas Borge addressed the Commission to present the project and answered questions.

Resident, Tally Sturm addressed the Commission in opposition of the project with concerns of traffic.

Resident, Janet Pearce addressed the Commission in opposition of the project.

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

*Chair Rensink opened the public hearing.*

Project Representative, Jim Stevens, addressed the Commission regarding traffic signals.

Project Architect, Charles Nattland addressed the Commission to answer questions regarding underground tanks, site lighting, and the potential for redevelopment.

Borge addressed the Commission to clarify that the carwash is 24 hours.

*Chair Rensink closed the public hearing.*

*Commissioner Rensink moved that the Planning Commission adopt Resolution No. 19-09, adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and conditionally approve Use Permit 19-02 (Arco AM/PM) and Architectural Review 19-07 (Arco AM/PM), based on the required findings and subject to the conditions.*

*Commissioner Scott second the motion which passed 5-1-1 (Commissioner Goldstein Nay, Ober Absent).*

**4. REGULAR AGENDA**

None.

**5. BUSINESS FROM THE FLOOR**

Resident, Jami Byers addressed the Commission with concerns about the 5-year window for the City's Hazard Mitigation Plan.

**6. REPORTS & COMMUNICATIONS**

None.

**7. ADJOURNMENT**

There being no further business from the Commission, the meeting was adjourned at 6:49 pm to the Regular meeting of Thursday, July 18, 2019 at 6:00 pm.

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Date Approved

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