

**CITY OF CHICO PLANNING COMMISSION
AJOURNED REGULAR MEETING OF
September 17, 2020
Minutes**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Bryce Goldstein, Chair
Dennis Deromedi
John Howlett
Richard Ober
Toni Scott
Ken Rensink

Commissioners Absent: Lupita Arim-Law

Staff Members Present: Bruce Ambo, AICP, Principal Planner
Mike Sawley, AICP, Senior Planner
Kelly Murphy, 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. CONSENT AGENDA

Commissioner Rensink moved to approve the minutes from the August 6, 2020 meeting.

Commissioner Ober seconded the motion.

The motion carried by the following vote:

AYES: *Goldstein, Deromedi, Howlett, Ober, Scott, Rensink*

NOES: None

ABSTAIN: None

ABSENT: *Arim-Law*

3. **BUSINESS FROM THE FLOOR**

None.

4. **PUBLIC HEARINGS**

5.1 Use Permit 19-12 (Elisha Court Apartments) 24 Elisha Court – APN 015-120-05: A request to construct an eight-unit apartment complex with associated site improvements including a parking lot, picnic area, and relaxation courtyard. The site is 0.64 gross acres and is designated Office Mixed Use (OMU) on the General Plan Land Use Diagram. It is zoned Office Residential (OR) with the Airport Overflight Extended Approach/Departure Zone (-AOB2) overlay. The project is categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 (Infill Development Projects). **Questions regarding this project may be directed to Planner Kelly Murphy at (530) 879-6535, or kelly.murphy@chicoca.gov**

Announcement of Ex Parte communications: None

Planner Kelly Murphy 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: Bruce McCrae-Applicant, Greg Peitz-Architect, Brian Firth, Mark Truhe-Dentist, Cody Greenwald-neighbor, Cory Olson-neighbor, Mindy Honea-neighbor, Delia Hernandez-neighbor

Chair Goldstein closed the public hearing.

Chair Goldstein moved that the Planning Commission Adopt Resolution No. 20-12, approving use permit 19-12 (Elisha Court Apartments) based on the required findings and subject to the conditions contained therein, and add conditions #14 requiring the relocation of the shade tree away from the neighboring solar collector; #15 requiring the relocation of the light pole or replacement with bollards; and #16 requiring the incorporation of additional horizontal siding and a hipped roof instead of a gabled roof, as recommended by the Architectural Review and Historic Preservation Board.

Commissioner Howlett seconded the motion.

The motion was carried by the following vote:

AYES: Goldstein, Deromedi, Howlett, Ober, Scott, Rensink

NOES: None

ABSTAIN: None

ABSENT: Arim-Law

5.2 Planned Development Permit 20-02 and Master Use Permit 20-06 (Mountain Vista Plaza) -- Northeast Corner of Eaton Road and Floral Avenue -- APN 016-360-116. The applicant requests approval for a three-building neighborhood commercial complex including a drive-through coffee service establishment totaling approximately 20,650 square feet. The site is designated Neighborhood Commercial on the General Plan Land Use Diagram and zoned CN (Neighborhood Commercial) with the Airport Overflight Traffic Pattern and the Planned Development (-AOC, -PD) overlays. The -PD overlay was applied to the site in 2007 in conjunction with City Council approval of the Mountain Vista Subdivision

(S/PDP 01-12) and requires approval of a Planned Development Permit prior to initial development of the neighborhood commercial center. The site is vacant/undeveloped and consists of approximately 1.98 acres. The project is categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15162. The proposal is within the scope of an Environmental Impact Report (SCH# 2003042068) that was previously certified, and no further environmental review is necessary. **Questions regarding this project may be directed to Planner Kelly Murphy at (530) 879-6535, or kelly.murphy@chicoca.gov**

Announcement of Ex Parte communications: None

Planner Kelly Murphy 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: Matt Gallaway-Applicant, Keith Doglio-Civil Engineer, Brian Firth-Landscape Architect, Chris Giampolo, Jeremy Sabelman-Business Owner, Kathy Leppanen-neighbor, Roni Barks-neighbor, Robin Howard-neighbor, Jess Coakley-neighbor.

Chair Goldstein closed the public hearing.

Commissioner Rensink moved that the Planning Commission Adopt Resolution No. 20-13, approving Planned Development Permit 20-02 and Use Permit 20-06 subject to the conditions contained therein, amending condition #8 regarding the number and location of bicycle parking spaces and adding condition #13 regarding the location of menu speaker boards on Building C.

Commissioner Howlett seconded the motion.

The motion failed by the following vote:

AYES: Rensink, Howlett, Scott
NOES: Goldstein, Ober, Deromedi
ABSTAIN:
ABSENT: Arim-Law

Commissioner Ober moved that the Planning Commission Adopt Resolution No. 20-13, approving Planned Development Permit 20-02 and Use Permit 20-06 excepting the drive through use and condition #10 relating to the drive through, and amending condition #8 regarding the number and location of bicycle parking spaces.

Chair Goldstein seconded the motion.

The motion failed by the following vote:

AYES: Goldstein, Ober
NOES: Rensink, Howlett, Scott, Deromedi
ABSTAIN:
ABSENT: Arim-Law

Commissioner Howlett moved that the Planning Commission Adopt Resolution No. 20-13, approving Planned Development Permit 20-02 and Use Permit 20-06 subject to the conditions contained therein, amending condition #8 regarding the number and location of bicycle parking spaces; and adding condition #13 regarding the location of menu speaker boards on Building C; and condition #14 limiting operating hours for the drive through use from 6:00AM to 6:00PM.

Commissioner Deromedi seconded the motion.

The motion was carried by the following vote:

AYES: Deromedi, Howlett, Ober, Scott, Rensink

NOES: Goldstein

ABSTAIN: None

ABSENT: Arim-Law

5. **REGULAR AGENDA**

None

6. **REPORTS AND COMMUNICATIONS**

7. **ADJOURNMENT**

The meeting adjourned at 9:41 pm to the adjourned regular meeting of Thursday, November 5, 2020.

Date Approved

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