

ADJOURNED REGULAR CHICO PLANNING COMMISSION MEETING - April 3, 2025

Minutes

- 1. CALL TO ORDER** - Chair Scott called the April 3, 2025, Regular Planning Commission meeting to order at 6:00 p.m. in the Council Chambers, 421 Main Street, Chico, CA.

1.1. Pledge of Allegiance to the Flag

1.2. Roll Call

Present: Laffins, Sharpe, Wahl, Wolfe, Scott, Scarpa.

Absent: Bykerk-Kauffman.

2. CONSENT AGENDA

A motion was made by Commissioner Wolfe and seconded by Vice Chair Scarpa to approve the Consent Agenda, related to the approval of minutes for March 20, 2025.

The motion to approve the Consent Agenda carried by the following vote:

AYES: Laffins, Sharpe, Wahl, Wolfe, Scott, Scarpa.

NOES: None.

ABSENT: Bykerk-Kauffman.

2.1. Approval of Minutes March 20, 2025

3. PUBLIC COMMENTS - None.

4. PUBLIC HEARING

Ex-parte Communication - Commissioner Wolfe spoke with the applicant team prior to the meeting.

4.1 Use Permit 24-08 / Architectural Review 24-05 (Chick-fil-A); Forest Avenue, APN 002-370-068:

A request to construct a quick service restaurant with a dual lane drive through. The 1.68 acre project site is located on the west side of Forest Avenue, just north of Baney Lane. The site is designated Regional Commercial on the General Plan Land Use Diagram and is zoned CR (Regional Commercial). Pursuant to section 15332 (Infill Projects) of the California Environmental Quality Act, no subsequent environmental review is required. **(Report- Madison Driscoll - Associate Planner)**

Chair Scott opened the public hearing.

Addressing the Commission were Christine Cho and Jennifer Kirby.

With no other speakers the public hearing was closed.

Chair Scott reopened the public hearing and Jennifer Kirby and Christine Cho addressed the commission to answer additional questions.

With no further questions the public hearing was closed.

A motion was made by Chair Scott and seconded by Commissioner Wahl to adopt Resolution No. 25-04, approving Use Permit 24-08 and Architectural Review 24-05 (Chick-fil-A), with staff-recommended changes to Condition #2 of AR 24-05 to allow flexibility in the timing of building permit issuance relative to construction of frontage improvements, a new condition to eliminate two parking stalls on the south side of the property to accommodate two additional shade tree planters, and a new condition to limit light poles to a maximum of 18 feet in height.

Commissioner Wolfe requested a friendly amendment to add a condition for the sign package to be subject to staff approval prior to building permit issuance, in accordance with the Chico Municipal Code.

The motion carried by the following vote:

AYES: Laffins, Wahl, Wolfe, Scott.

NOES: Sharpe, Scarpa.

ABSENT: Bykerk-Kauffman.

5. REGULAR AGENDA - None.

6. REPORTS & COMMUNICATIONS – None.

7. ADJOURNMENT - Adjourn to the Regular Meeting of Thursday, April 17, 2025

Date Approved: /nra 4-17-2025

Mike Sawley

Mike Sawley, Planning Commission Secretary