

ADJOURNED REGULAR CHICO PLANNING COMMISSION MEETING – May 15, 2025

Minutes

1. **CALL TO ORDER** – Chair Scott called the May 15, 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: Bykerk-Kauffman, Laffins, Sharpe, Wahl, Wolfe, Scarpa, Scott.

Absent: None

2. CONSENT AGENDA

A motion was made by Commissioner Wolfe and seconded by Commissioner Wahl to approve the Consent Agenda, related to the approval of minutes for April 3, 2025.

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

AYES: Bykerk-Kauffman, Laffins, Sharpe, Wahl, Wolfe, Scarpa, Scott.

NOES: None.

ABSENT: None.

2.1 Approval of Minutes April 3, 2025

3. PUBLIC COMMENTS – None.

4. PUBLIC HEARING

4.1 Site Design and Architectural Review 25-02 and Modification 25-01 to Use Permit 11-20 (In Motion Fitness); 1293 E. 1st Avenue, APN 045-712-001:

A request to approve the site design and architecture for proposed solar structures to the existing In Motion Fitness facilities and to modify a previously approved conditional use permit. The approximately 5.5-acre project site is located on the southeast side of E. 1st Avenue and north of Village Lane. The site is designated Neighborhood Commercial on the General Plan Land Use Diagram and is zoned CN (Neighborhood Commercial). The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15301 (Existing Facilities). **(Report – Tina Wilson, Associate Planner)**

Ex-parte Communication – Commissioner Wolfe spoke with the applicant and architect for the project.

Chair Scott opened the public hearing

Addressing the Commission were Matt Gallaway.

With no other speakers the public hearing was closed.

A motion was made by Commissioner Wahl and seconded by Vice Chair Scarpa to adopt Resolution 25-07 approving Architectural Review 25-02 and Modification 25-01 to Use Permit 11-20, subject to the recommended conditions contained therein, with Condition #3 amended to state 78 off-site parking spaces, and with the deletion of recommended AR 25-02 Condition #1.

The motion approved by the following vote:

AYES: Bykerk-Kauffman, Laffins, Sharpe, Wahl, Wolfe, Scarpa, Scott.

NOES: None.

ABSENT: None.

4.2 Parcel Map 24-02 and Architectural Review 24-05 (Tommy's Car Wash); Forest Avenue, APN 002-370-068:

A request to subdivide an existing 6.51 acre parcel into three separate parcels and construct a drive through car wash on a 1.63 acre resultant parcel. The 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)**

Ex-parte Communication – Commissioner Bykerk-Kauffman rode her bicycle around the property.

Chair Scott opened the public hearing

Addressing the Commission were Adam Decker and Jennifer Kirby.

With no other speakers the public hearing was closed.

A motion was made by Commissioner Wahl and seconded by Commissioner Laffins to adopt Resolution 25-05 approving Parcel Map 24-02 (Tommy's Car Wash) and adopt Resolution 25-06 approving Architectural Review 24-04 (Tommy's Carwash), subject to the recommended conditions therein.

Commissioner Wolfe added a friendly amendment, which was accepted, requiring the applicant to coordinate with the Chick-Fil-A landscape design by matching the tree plantings of Western redbud along the shared entrance drive aisle.

The motion approved by the following vote:

AYES: Bykerk-Kauffman, Laffins, Wahl, Wolfe, Scott.

NOES: Sharpe, Scarpa.

ABSENT: None.

5. REGULAR AGENDA – None.

6. REPORTS & COMMUNICATIONS – None.

7. ADJOURNMENT – Adjourn to the Regular Meeting of Thursday, June 5, 2025.

Date Approved:/nra 5-19-2025

Mike Sawley

Mike Sawley, Planning Commission Secretary