

ADJOURNED REGULAR CHICO PLANNING COMMISSION MEETING - June 5, 2025

Minutes

1. **CALL TO ORDER** – Chair Scott called the June 5, 2025- Regular Planning Commission meeting to order at 6:00 p.m. in the Council Chamber, 421 Main Street, Chico CA

- 1.1. **Pledge of Allegiance to the Flag**

- 1.2. **Roll Call**

Present: Bykerk-Kauffman, Sharpe, Wahl, Wolfe, Scott.

Absent: Laffins, Scarpa.

2. **CONSENT AGENDA** – All matters listed under the Consent Agenda are considered routine and will be enacted by one motion.

- 2.1 **Approval of Minutes** - May 15, 2025

A motion was made by Commissioner Wahl and seconded by Commissioner Sharpe to approve the Consent Agenda, related to the approval of minutes for May 15, 2025.

The motion carried by the following vote:

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

NOES: None

ABSENT: Laffins, Scarpa

3. **PUBLIC COMMENTS** – None.

4. **PUBLIC HEARINGS**

Chair Scott called for the announcement of Ex-Parte communication – Chair Scott announced that she would need to recuse herself for Item 4.1. Commissioner Wolfe was selected to act as Chair for the item.

- 4.1 **Chico Aquatic and Recreation facility - Use Permit 25-01 and Architectural Review 25-01 (Confluence); Northern corner of the Esplanade and Garner Lane. APNs. 006-400-029, 006-400-077, and 006-400-080:**

The request for a use permit and site design and architectural review for an outdoor aquatic facility, located on the northern corner of the Esplanade and Garner Lane. The applicant, Confluence, is partnering with the Chico Area Recreation District (CARD), to construct a 4.9 acre aquatic park. The site is designated Commercial Mixed Use on the General Plan Land Use Diagram and zoned CC-AOD (Community Commercial with an Airport Overflight Zone D). The project has been determined by CARD to be exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15183 Projects Consistent with Community Plan or Zoning. **(Report – Madison Driscoll- Associate Planner)**

Commissioner Wolfe opened the public hearing

Addressing the Commission was Annibelle Grimm, Scott Schumann, Jeff Cripe, Nichole Farley, Thad Winzenz, Patrizia Hironimus, Cynthia Perrine, Clark Edgeworth.

No one else wishing to address the Commission, the public hearing was closed.

A motion was made by Commissioner Wahl and seconded by Commissioner Bykerk-Kauffman to adopt Resolution No. 25-08 approving Use Permit 25-01 and Architectural Review 25-01 subject to the recommended conditions therein, and adding one condition.

Condition:

The Department of Public Works – Engineering shall consider the feasibility of widening the future sidewalk on Garner Lane between the bus stop near Esplanade and project entrance during the project review phase.

The motion carried by the following vote:

AYES: Bykerk-Kauffman, Wahl, Wolfe, Sharpe.

NOES: None.

ABSENT: Laffins, Scarpa.

DISQ: Scott.

4.2 Chico Bike Park - Use Permit 25-02 and Site Design and Architectural Review 25-05 (Chico Velo); Southwesterly corner of Humboldt Road and Notre Dame Boulevard. APNs. 002-180-201, 002-110-007 and 002-130-038:

A request for a use permit and site design and architectural review for a proposed community bicycle park, located at the southwesterly corner of Humboldt Road and Notre Dame Boulevard. The applicant, Chico Velo, is partnering with the Chico Area Recreation District (CARD), to construct and operate the proposed 7-acre bike park. The site is designated a combination of Secondary Open Space and Primary Open Space on the General Plan Land Use Diagram and zoned a combination of OS2 (Secondary Open Space) and OS1 (Primary Open Space). The site is also identified on Figure PPFS-2 of the Chico 2030 General Plan as “undeveloped parkland.” In 2024, the City of Chico transferred the site to CARD for the purpose of developing a mountain bike park. The project is exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15183, Projects Consistent with a Community Plan or Zoning. **(Report – Madison Driscoll- Associate Planner)**

Chair Scott returned to Chair this item and promptly requested to take a brief break.

Chair Scott called for the announcement of Ex-Parte communication – Chair Scott announced that she would need to recuse herself for this item. Commissioner Wolfe was selected to Chair the meeting.

The public hearing was opened.

Addressing the Commission was

Scott Schuman, Trevor Miller, Nichole Farley, Michael Rooney, Kelly Haight, Bruce McLean, Cynthia Perrine, Clark Edgeworth, Finn Yarnes, Patrizia Hironimus.

The public hearing was closed.

The public hearing was reopened.

Carol Wallen, biologist with Adema Environmental, addressed the Commission's questions.

The public hearing was closed.

A motion was made by Commissioner Sharpe and seconded by Commissioner Bykerk-Kauffman to adopt Resolution No. 25-09 approving Use Permit 25-02 and Architectural Review 25-05 subject to the attached conditions, and modifying conditions for hours of operation to specify that operations shall occur "no earlier than" 10 a.m. and "no later than" 10 p.m.

The motion carried by the following vote:

AYES: Bykerk-Kauffman, Sharpe, Wolfe.

NOES: Wahl.

ABSENT: Laffins, Scarpa.

DISQ: Scott.

5. **REGULAR AGENDA** - None.
6. **REPORTS & COMMUNICATIONS** – These items are provided for the Commission's information. Although the Commission may discuss the items, no action can be taken at this meeting. Should the Commission determine that action is required, the item or items may be included for action on a subsequent posted agenda.
7. **ADJOURNMENT** – Adjourn to the Regular Meeting of Thursday, June 19, 2025

Date Approved:/nra 6-5-25

Mike Sawley

Mike Sawley, AICP
Planning Commission Secretary






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Final Audit Report

2025-07-22

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