

**ADJOURNED REGULAR CHICO PLANNING COMMISSION MEETING - February 20, 2025**  
**Minutes**

1. **CALL TO ORDER** - Chair Wahl called the February 20, 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: Laffins, Scarpa, Scott, Sharpe, Wahl, Wolfe.  
Absent: Bykerk-Kauffman

- 1.3 **Oath of Office** - City Clerk Debbie Presson  
\*Commissioner Sharpe

- 1.4 **Selection of Chair and Vice Chair**  
Commissioner Wolfe nominated Vice Chair Scott for Chair  
Commissioner Wolfe nominated Commissioner Scarpa for Vice Chair

**Ayes:** Laffins, Scott, Scarpa, Sharpe, Wahl, Wolfe.  
**Noes:** None.  
**Abstain:** None.  
**Absent:** Bykerk-Kauffman.

- 1.5 **Selection of Architectural Review and Historic Preservation Board**

Commissioner Wolfe nominated Commissioner Laffins  
Chair Scott nominated Commissioner Wahl

**Ayes:** Laffins, Scott, Scarpa, Sharpe, Wahl, Wolfe.  
**Noes:** None.  
**Abstain:** None.  
**Absent:** Bykerk-Kauffman.

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

**Approval of Minutes –**

A motion was made by Commissioner Wolfe and seconded by Commissioner Wahl to approve the Consent Agenda, related to the approval of minutes for September 5, 2024.

**Ayes:** Laffins, Scott, Scarpa, Sharpe, Wahl, Wolfe.  
**Noes:** None.  
**Abstain:** None.  
**Absent:** Bykerk-Kauffman.

3. **PUBLIC COMMENTS-** Members of the public may address the Commission at this time on

any matter not already listed on the agenda, with comments being limited to three minutes. The Commission cannot take any action at this meeting on requests made under this section of the agenda.

#### 4. PUBLIC HEARINGS -

Chair Scott called for the announcement of Ex-Parte communication- None.

##### 4.1 **PARCEL MAP 24-03 & PLANNED DEVELOPMENT PERMIT 24-01 (RUSTY LANE); APN 016-120-047**

A request to approve a Planned Development Permit and Parcel Map to divide an approximately 1.4-acre site into three parcels for residential development. The site is located at the northwest corner of the intersection of Cactus Avenue and Rusty Lane. The site is designated Low Density Residential on the General Plan Land Use Diagram and is zoned R1-AOC-SD7 (Low Density Residential with Airport Overflight Zone C and Special Design Considerations for Cactus Avenue overlays). A Planned Development Permit is a specific requirement of the Special Design Considerations for Cactus Ave (-SD7) overlay, no relief from development standards is sought by the application. This project is categorically exempt from environmental review pursuant to Section 15332 of the California Environmental Quality Act Guidelines (Infill Development Projects). **(Report- Molly Marcussen-Associate Planner)**

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The public hearing was opened.

No one spoke and the public hearing was closed.

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A motion was made by Commissioner Wolfe and seconded by Vice Chair Scarpa to adopt Resolution No. 25-02, approving Parcel Map 24-03 and Planned Development Permit 24-01 (Koester), subject to the attached conditions.

Additional Conditions:

To modify the subdivision report's condition concerning streetlights to be designed consistent with SD-7 overlay requirements.

The motion carried by the following vote:

**Ayes:** Laffins, Scott, Scarpa, Sharpe, Wahl, Wolfe.

**Noes:** None.

**Abstain:** None.

**Absent:** Bykerk-Kauffman.

Chair Scott called for the announcement of Ex-Parte communication- Chair Scott spoke, she is a lease holder within the area for her business.

##### 4.2 **CODE AMENDMENT 24-02, GENERAL PLAN AMENDMENT 22-01, REZONE 22-01, AND ARCHITECTURAL REVIEW 22-03 (HUBBARD APARTMENTS); SOUTHWEST CORNER OF CERES AND LASSEN AVENUES, APN 015-020-001**

The applicant proposes municipal code amendments, General Plan text amendments, a property rezone, and architectural review to facilitate development of a 39-unit apartment complex at the southwest corner of Ceres and Lassen Avenues, near the Chico Regional Airport. The site is designated Office Mixed Use on the General Plan Land Use Diagram and is zoned OR-AOB1 (Office Residential with an Airport overflight overlay for the Approach/Departure Zone and Sideline Zone) and OR-AOB2 (Office Residential with an Airport overflight overlay for the Extended Approach/Departure Zone). The proposed code amendments would eliminate carefully developed zoning overlays that were adopted for the purposes of achieving consistency with the Butte County Airport Land Use

Compatibility Plan (ALUC Plan or ALUCP) and minimizing land use conflicts with airport operations. The request is inconsistent with the City's General Plan policy framework regarding land use compatibility near airport uses, would result in the City's municipal code being inconsistent with the ALUC Plan, and could jeopardize long-term buildout and operation of the Chico Regional Airport, including the ability to attract a commercial air carrier. Therefore, staff is recommending denial of the code amendments and related applications. The project is statutorily exempt from environmental review pursuant to Section 15270 of the California Environmental Quality Act (Projects Which Are Disapproved). **(Report- Tina Wilson- Associate Planner)**

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The public hearing was opened.

Addressing the Commission were: Scott Hubbard- Applicant, Norm Resene.

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

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A motion was made by Commissioner Wahl and seconded by Commissioner Laffins to adopt Resolution No. 25-01 recommending that the City Council deny Code Amendment 24-02, General Plan Amendment/Rezone 22-01, and Architectural Review 22-03.

The motion carried by the following vote:

**Ayes:** Laffins, Scott, Scarpa, Sharpe, Wahl, Wolfe.

**Noes:** None.

**Abstain:** None.

**Absent:** Bykerk-Kauffman.

**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 Adjourned Regular Meeting of Thursday, March 6, 2025.

**Date Approved: nra/3-20-2025**

*Mike Sawley*

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Mike Sawley, AICP  
Planning Commission Secretary