CHICO
PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, NOVEMBER 19, 2026 - 6:00 P.M.

MUNICIPAL CENTER – 421 MAIN STREET – COUNCIL CHAMBERS

Chico

PLANNING COMMISSION

Toni Scott, Chair
Maggie Scarpa, Vice Chair
Ann Bykerk-Kauffman
Brandi Laffins
Ryan Sharpe
Larry Wahl
Mark Wolfe

Copies of this agenda available from:
Community Development Department
411 Main Street, 2nd Floor
Chico, CA 95928
(530) 879-6800

Posted: November 12, 2026
Prior to: 5:00 p.m.

The Commission appreciates your cooperation in turning off all cell phones during this meeting.

City Staff
Brendan Vieg, Community Development Director
Mike Sawley, AICP, Principal Planner
Garrett Norman, Principal Planner
Nicole Acain, Administrative Specialist

City Staff
Brenden Ottoboni, Director of PW- Engineering
Nat Kratochvil, Associate Engineer
Sean Hummer, Senior Traffic Engineer
Nancy Ashjian, Deputy City Attorney

Please contact the City Clerk at (530) 896-7250 should you require an agenda in an alternative format or if you need to request a disability-related modification or accommodation in order to participate in a meeting. This request should be received at least three working days prior to the meeting in order to accommodate your request.

Information and Procedures Concerning Planning Commission Meetings

Public Participation:

All members of the public may address the Planning Commission on any item listed on the agenda. Public participation in the hearing process is encouraged.

Please step up to the podium microphone when addressing the Commission.

Each speaker will be asked to voluntarily state his/her name before speaking, and after speaking to voluntarily write his/her name on a record to be maintained by the City Staff.

The Commission and City staff will ensure order and decorum during all Commission meetings. Persons demonstrating rude, boisterous or profane behavior will be called to order by the Chair. If such conduct continues, the Chair may call a recess, requesting the removal of such person(s) from the Council Chamber, adjourn the meeting or take other appropriate action.

Time Limit:

Presentations should be limited to a maximum of three (3) minutes, unless otherwise determined by the Chair.

A speaker may not defer his/her time to other speakers.

Groups or organizations are encouraged to select a spokesperson to speak on their behalf. Each subsequent speaker is encouraged to submit new information, rather than repeating comments made by prior speakers.

Written Material:

The Planning Commission may not have sufficient time to fully review written materials presented at the public hearing. Interested parties are encouraged to provide written materials at least eight (8) days prior to the public hearing to allow distribution with the Planning Commission's agenda packet to provide adequate time for review by the Planning Commission. Written materials submitted in advance of the public hearing must be submitted to the City of Chico, Community Development Department, 411 Main Street, 2nd Floor, or by mail to: P. O. Box 3420, Chico, CA 95927. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department at 411 Main Street, 2nd Floor, Chico, CA 95928 during normal business hours.

Hearing Impaired:

Anyone who has difficulty hearing the proceedings of a meeting may be provided with a portable listening device by requesting one from the City Staff. The device works directly from the public-address system, and the listener can hear all speakers who are using a microphone.

Special Presentations:

Special presentations which include slides, films, etc. during the course of a meeting will only be allowed with **prior** approval of the Planning Commission Secretary.

Business from the Floor:

The Chair will invite anyone in the audience wishing to speak to the Planning Commission to identify themselves and the matter they wish to discuss which would involve matters not already on the posted agenda.

The Commission may also be direct that a matter be placed on a future agenda, provide direction to staff, or request that staff research a particular issue. No action may be taken until a subsequent meeting.

Agenda Copies are:

-Available at the meeting.

-May be mailed by subscription, at an annual cost set forth in the City of Chico Fee Schedule.

-May be picked up the Friday prior to the meeting at the Community Development Department without charge.

-Available on the internet at www.chico.ca.us

Copies of Agenda Reports are:

-Available for public inspection at City of Chico Community Development Department the Friday prior to the meeting.

-Copies may be obtained after payment of applicable copy fees.

Agenda Items:

The agenda items will be considered in the order listed unless the Commission requests a change. In order that all items may be considered, any item may be continued to another meeting if it appears there will be insufficient time for full consideration of the item.

Items Not Appearing on Posted Agenda:

This agenda was posted on the Council Chamber bulletin board at least 72 hours in advance of this meeting. For each item not appearing on the posted agenda, upon which the Planning Commission wishes to take action, the Commission must make one of the following determinations:

1. Determine by a majority vote that an emergency exists as defined in Government Code Sec. 54956.5.
2. Determine by a two-thirds vote, or by a unanimous vote if less than two-thirds of the Planning Commission is present, that need to take immediate action and that the need for action came to the attention of the City subsequent to the agenda being posted.

Use of Cell Phones During Meetings:

The Planning Commission appreciates your cooperation in turning off all cell phones.

Appeal of Planning Commission Decision:

Any aggrieved person or persons dissatisfied with a Planning Commission decision may appeal that decision to the City Council within 10 calendar days. In accordance with Government Code Section 65009, if any person(s) challenges the action of the Planning Commission, said person(s) may be limited to raising only those issues that were raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

CITY OF CHICO
PLANNING COMMISSION
REGULAR MEETING OF THURSDAY, NOVEMBER 19, 2026

1. CALL TO ORDER

1.1. Pledge of Allegiance to the Flag

1.2. Roll Call

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
November 5, 2026

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

Public Hearing Guidelines

1. *Announcement of Ex Parte Communications*
2. *Staff report (up to 15 Minutes)*
3. *Commission discussion and/or questions of staff (10 minutes)*
4. *Open hearing for public input (generally no longer than 60 minutes, but as determined by the Commission):*
   - *Appellant/Applicant – 10 minutes*
   - *Additional Speakers – 45 minutes*
   - *Appellant/Applicant Rebuttal – 3 minutes, if granted*
5. *Close the hearing to the public*
6. *Commission discussion, motion and vote (20 minutes, or as determined by Commission)*

4.1 Barber Yard Specific Plan, General Plan Amendment, Rezone, Code Amendment, and Development Agreement (SP 21-01, GPA 22-05, RZ 22-03, CA 22-03, and DA 23-02): Consideration of a mixed-use development on the former Diamond Match Factory site in southwest Chico, generally west of Normal Avenue and Estes Road, south of Ivy Street, and east of the Union Pacific Railroad. The project also includes an off-site stormwater basin parcel in unincorporated Butte County. The Barber Yard Specific Plan calls for up to 1,250 residential units using a range of housing types, adaptive reuse of approximately 150,000 square feet of existing buildings for recreational uses, up to 60,000 square feet of new commercial uses, and approximately 8 acres of new public parks. The site is currently designated and zoned Special Planning Area (SPA) by the City of Chico. Pursuant to the California Environmental Quality Act, Draft and Final Environmental Impact Reports were prepared for the project. An amended Final EIR was released on September 16, 2026. The EIR identifies significant and unavoidable air-quality impacts. The Planning Commission will make recommendations to the City Council regarding EIR certification; adopting the required CEQA findings and Mitigation Monitoring

and Reporting Program, and approving the five project applications. **(*Report - Mike Sawley, Principal Planner)***

Recommendation: The Community Development Director recommends that the Planning Commission hold a public hearing and adopt Resolution No. 26-04 recommending that the City Council certify the EIR, adopt the Statement of Overriding Considerations, and approve the Barber Yard Specific Plan and related entitlement applications.

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, December 3, 2026.