

ADJOURNED REGULAR CHICO PLANNING COMMISSION MEETING - March 20, 2025

Minutes

- 1. CALL TO ORDER** - Vice Chair Maggie Scarpa called the March 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: Bykerk-Kauffman, Laffins, Sharpe, Wahl, Wolfe, Scarpa

Absent: Scott

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

A motion was made by Commissioner Sharpe and seconded by Commissioner Wolfe to approve the Consent Agenda, related to the approval of minutes for February 20, 2025.

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

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

NOES: None

ABSENT: Scott

2.1 Approval of Minutes for February 20, 2025

- 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 HEARING

4.1 Residential Readiness Program - Title 19 Code Amendments (CA 25-01):

City-initiated amendments to Title 19 of the Chico Municipal Code (Land Use and Development Regulations) to ensure consistency with State housing law, implement pro-housing policies, and implement actions from the 2022 Housing Element. These amendments also resolve minor inconsistencies, formalize interpretations by the Community Development Director, and clarify terms and definitions. The proposed changes represent Phase 2 of a planned multi-phase Code Amendment program and are referred to as the "Residential Readiness" program, as the majority of amendments are intended to streamline existing processes, reduce barriers for residential development and facilitate housing production. The amendments do not propose any construction, demolition, or other activity that has the potential for causing a significant effect on the environment and are therefore exempt from CEQA per CEQA Guidelines Section 15061(b)(3). Any future development projects would be reviewed on an individual basis for compliance with the California Environmental Quality Act (CEQA). **(Report - Kelly Murphy, Senior Planner)**

Vice Chair Scarpa called for the announcement of Ex Parte communication - None

Vice Chair Scarpa opened the public hearing

Addressing the Commission was David Drewett

With no other speakers the public hearing was closed

A motion was made by Commissioner Bykerk-Kauffman and seconded by Commissioner Wolfe to adopt Resolution 25-03 recommending City Council adoption of an ordinance to amend Title 19 of the Chico Municipal Code as set forth therein, with two changes noted to (1) add the word "Chico" to better describe the abbreviation contained in the amendments under section 19.28.040.E.3, and (2) to omit the recommended code amendments regarding Rooming and Boarding Houses.

The motion carried by the following vote:

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

NOES: None

ABSENT: 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.

4.1 Residential Readiness Program - Revisited

Vice Chair Scarpa reopened Commission deliberations regarding Item 4.1

A motion was made by Commissioner Bykerk-Kauffman and seconded by Commissioner Laffins to request staff to explore the elimination of parking mandates in the forthcoming Phase 3 code amendments for the Residential Readiness Program.

The motion carried by the following vote:

AYES: Bykerk-Kauffman, Laffins, Sharpe, Wahl, Scarpa

NOES: Wolfe

ABSENT: Scott

7. ADJOURNMENT - Adjourn to the Regular Meeting of Thursday, April 3, 2025.

Date Approved: /nra 04-03-2025

Mike Sawley

Mike Sawley, Planning Commission Secretary