

CITY OF CHICO PLANNING COMMISSION
REGULAR MEETING OF
June 16, 2022
Minutes

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Toni Scott, Chair
Richard Ober, Vice Chair
Paul Cooper
Bryce Goldstein
Larry Wahl

Commissioners Absent: Dennis Deromedi
Lindsay Poulin

Staff Members Present: Brendan Vieg, Community Development Director
Bruce Ambo, AICP, Principal Planner
Mike Sawley, AICP, Principal Planner
Marie Demers, Housing Manager
Matt Johnson, Senior Development Engineer
Nicole Acain, Administrative Assistant

1. CALL TO ORDER

Chair Scott called the meeting to order at 6:00 pm.

1.1 *Chair Scott led the Pledge of Allegiance.*

1.2 Commission members and staff were present as noted.

2. CONSENT AGENDA

Commissioner Ober moved to approve the minutes from the June 2, 2022, meeting.

Commissioner Goldstein seconded the motion.

The motion carried by the following vote:

AYES: Scott, Ober, Cooper, Goldstein, Wahl.

NOES: None.

ABSTAIN: None.

ABSENT: Deromedi, Poulin.

3. BUSINESS FROM THE FLOOR

None.

4. **PUBLIC HEARINGS**

4.1 General Plan Amendment (GPA 22-02), 2022 Housing Element. Based upon State-mandated requirements, a new Housing Element must be adopted by the City and certified by the California Department of Housing and Community Development (HCD) every eight years, with the most recent one adopted and certified in 2014. The Housing Element is one of eight mandatory elements to the General Plan and is considered the primary policy document to guide the development, rehabilitation, and preservation of housing for all economic segments of the City's population. Informed by public workshops and other outreach and analysis, a Draft Housing Element has been prepared. The updated Housing Element contains an assessment of housing needs, an assessment of fair housing issues, an inventory of resources and constraints relevant to meeting those needs, and an eight-year program of actions the City intends to implement to meet housing needs. The Draft Housing Element, as well as an exemption for the project, is available for a public comment at the following website (www.chicohousingelement.com). At its meeting, the Planning Commission will conduct a public hearing and provide a recommendation to the City Council on adoption of the General Plan Amendment and the Common Sense Exemption. **Questions regarding this project may be directed to Housing Manager Marie Demers, who can be contacted at (530) 879-6303 or marie.demers@chicoca.gov.**

Announcement of Ex Parte communications:

Commissioner Ober disclosed he had no active role in developing recommendations identified in the letter submitted by the Butte Environmental Council.

Commissioner Goldstein disclosed she is on the Board of Directors for the Butte Environmental Council; though she was not involved in developing recommendations identified in the letter submitted by the Butte Environmental Council. Commissioner Goldstein has had community member conversations after the last meeting that was held on June 2, 2022.

Housing Manager Marie Demers introduced James Coles, Jessica Candela and Sherry Morgado from Housing Tools. Ms. Morgado then presented an overview of the draft 2022 Housing Element.

Community Development Director Brendan Vieg presented an overview of staff's review of comments received on the draft 2022 Housing Element.

Commissioner Wahl announced he had reviewed all materials and the video from the June 2, 2022, meeting and was ready to participate in the continued hearing.

Chair Scott opened the public hearing and invited public comments.

Addressing the Commission on this item were:

Susan Tchudi
Addison Winslow
Katy Thoma
Jared Geiser
Elizabeth Devereaux
Jesica Giannola
Justis Kusumoto
Leslie Johnson
Melody Proebstel

With no other members of the public wishing to address the Commission, Chair Scott closed the public hearing at 6:54 pm.

Commissioner Ober made a motion to adopt the draft resolution recommending that the City Council determine that adoption of the Draft Housing Element is exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines, adopt the Draft 2022 Housing Element, and authorize submittal of the Housing Element to the California Department of Housing and Community Development, with the following additional recommendations:

- a. *City staff and the Consultant is directed to carefully review consistency of the Adequate Sites Inventory found in the Housing Element text with Appendix B, which is a Sites Inventory Form required by the California Department of Housing and Community Development.*
- b. *Remove three sites from the Adequate Sites Inventory that have been found to have certain constraints and add two new sites that are more appropriate based on State qualification criteria.*
- c. *Add a new Action to the Housing Element directing the amendment of Table LU-2 of the General Plan and Section 19.52.080(D)(1) of the Municipal Code to clarify that all residential and commercial zoning districts with the -COS zoning overlay benefit from higher allowable residential densities, not just sites with mixed use designations.*
- d. *Add a new Action which states: As part of a future Municipal Code Update, investigate opportunities to apply the Corridor Opportunity Site (COS) overlay to additional areas and corridors within the City, with an emphasis on Transit Priority Areas and Major Transit Stops.*
- e. *Add a new Action which states: Investigate and monitor trends of short-term rentals in Chico to ensure they do not substantially inhibit the availability of housing for local renters or potential homebuyers.*
- f. *Incorporate all recommendations from the letter from Commissioner Goldstein into the Housing Element.*
- g. *Incorporate all recommendations from the letter from Butte Environmental Council into the Housing Element.*

Commissioner Goldstein seconded the motion.

The motion failed by the following vote:

AYES: Ober, Goldstein.

NOES: Scott, Cooper, Wahl.

ABSTAIN: None.

ABSENT: Deromedi, Poulin.

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- e. *Add a new Action which states: Investigate and monitor trends of short-term rentals in Chico to ensure they do not substantially inhibit the availability of housing for local renters or potential homebuyers.*
- f. *Add a new Action which states: Explore redeveloping City-owned parking lots within Central City Opportunity Sites into affordable housing or market-rate housing.*
- g. *Add a new Action which states: Promote housing construction by reducing and allowing flexibility in minimum parking requirements.*
- h. *Add a sentence to Action 4.2.3 which states: Rezone vacant sites and Special Planning Areas to TND.*

- i. *Modify Action 5.1.4 as follows: ~~Explore the feasibility~~ Promote development of Single Room Occupancy (SRO) or other small unit developments by removing or reducing parking requirements and lowering development impact fees., especially through Support the conversion of motels/hotels which are vacant or underutilized and assist in identifying potential funding resources.*
- j. *Add a new Policy which states: Promote construction of naturally energy efficient building types including attached housing, infill, and smaller units.*
- k. *Add a new Action under the new policy which states: Incentivize infill development, multifamily housing, and small units through the actions outlined in Policy 4.2: Promote a mix of dwelling types and sizes throughout the City.*
- l. *Add a new Action under the new policy which states: Include supporting infill housing as a climate policy in City plans and documents.*
- m. *When providing annual updates, in addition to including the number of units that have pulled permits, also include the number of units currently in construction, and the number of units that have received certificate of occupancy to provide better reporting transparency.*
- n. *Add chapter numbers to footer in final document.*

Commissioner Cooper seconded the motion.

The motion was carried by the following vote:

AYES: Scott, Ober, Cooper Goldstein, Wahl.

NOES: None.

ABSTAIN: None.

ABSENT: Deromedi, Poulin.

5. REGULAR AGENDA

None.

6. REPORTS AND COMMUNICATION

None.

7. ADJOURNMENT

The meeting adjourned at 8:08 pm. to the following regular meeting of Thursday, July 7, 2022.

Date Approved

Bruce Ambo, Principal Planner
Community Development Department /
Planning Commission Secretary