

**CITY OF CHICO PLANNING COMMISSION
REGULAR MEETING OF
June 2, 2022
Minutes**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Toni Scott, Chair
Richard Ober, Vice Chair
Paul Cooper
Dennis Deromedi
Bryce Goldstein
Lindsay Poulin

Commissioners Absent: Larry Wahl

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 6:01 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 Deromedi seconded the motion.

The motion carried by the following vote:

AYES: Scott, Ober, Cooper, Deromedi, Goldstein, Poulin.

NOES: None.

ABSTAIN: None.

ABSENT: Wahl.

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 Poulin emailed her questions to Housing Manager Marie Demers.

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

Community Development Director Brendan Vieg addressed the Commission recommending that the Commission adopt the resolution recommending City Council adoption of the Housing Element and include additional direction to staff to: (1) include an Action directing revisions to the Municipal Code and the General Plan clarifying that increased density is allowed in the Corridor Opportunity Overlay District for all residential and commercial zoning districts, not just parcels with mixed-use designations, (2) remove a parcel on the North Esplanade from the Sites Inventory which contains a triplex (since it is not a vacant site), and (3) carefully review the Sites Inventory and Appendix B for consistency.

Chair Scott opened the public hearing and invited public comments.

Addressing the Commission on this item were:

Addison Winslow
Katy Thoma
Elizabeth Devereaux
Susan Tchudi

With no other members of the public wishing to address the Commission, Chair Scott closed the public hearing at 7:30 pm.

Following a general discussion, Commissioner Ober moved that the Planning Commission continue the meeting to June 16, 2022.

Commissioner Scott seconded the motion.

The motion was carried by the following vote:

AYES: Scott, Ober, Deromedi, Goldstein, Poulin.

NOES: Cooper.

ABSTAIN: None.

ABSENT: Wahl.

5. REGULAR AGENDA

None.

6. REPORTS AND COMMUNICATION

7. ADJOURNMENT

The meeting adjourned at 7:56 pm. to the following regular meeting of Thursday, June 16, 2022.

Date Approved

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