

**CITY OF CHICO PLANNING COMMISSION
REGULAR MEETING OF
October 5, 2023
Minutes**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Larry Wahl, Chair
Toni Scott, Vice Chair
Paul Cooper
Brandi Laffins
Maggie Scarpa

Commissioners Absent: Lindsay Poulin
Mark Wolfe

Staff Members Present: Bruce Ambo AICP, Principal Planner
Mike Sawley AICP, Principal Planner
Nat Kratochvil, Assistant Engineer
Marina Ramirez, Deputy City Attorney
Sommer Stephenson, Management Analyst

1. CALL TO ORDER

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

1.1 *Chair Wahl led the Pledge of Allegiance.*

1.2 Commission members and staff were present as noted.

2. CONSENT AGENDA

Vice Chair Scott moved to approve the minutes from the August 17, 2023.

Commissioner Cooper seconded the motion.

The motion carried by the following vote:

AYES: Wahl, Scott, Cooper, Laffins, Scarpa.

NOES: None.

ABSTAIN: None.

ABSENT: Poulin, Wolfe.

3. Public Comment

None.

4. PUBLIC HEARINGS

4.1 Development Agreement 17-01 and Development Agreement 05-02 (Meriam Park Development Agreement No. 6): APNs Various: A proposal to amend the Development Agreement (DA) between the City of Chico and Meriam Park, LLC. The DA amendment would do the following: (1) identify the two remaining residential developers that have succeeded Meriam Park LLC's interest in the remaining undeveloped portions of the site, (2) update the Project Description to reflect the lower total number of residential units anticipated in Meriam Park, (3) revise due dates for the completion of the two neighborhood parks within the project, (4) assign remaining park improvement obligations to the two remaining residential developers, (5) reduce the required number of affordable housing units to maintain the original proportion of 15% affordable units in the overall project; and (6) other minor changes to address offsetting fees, eliminate redundant development criteria, and to eliminate incorrect, impractical or outdated references. Located between East 20th Street and Humboldt Road, west of Bruce Road, the Meriam Park site is designated Special Mixed-Use (7.0 to 35.0 units per gross acre) on the General Plan diagram and zoned TND Traditional Neighborhood Development. Per the California Environmental Quality Act (CEQA), the proposed amendments fall within the scope of the certified Final Environmental Impact Report (FEIR) prepared for the Meriam Park project. The Planning Commission will conduct a public hearing and make a recommendation to the City Council. **Questions regarding this project may be directed to Principal Planner Mike Sawley at (530) 879-6812 or mike.sawley@chicoca.gov.**

Principal Planner Mike Sawley presented an overview of the project.

Chair Wahl opened the public hearing at 6:15 pm and invited public comments.

Addressing the Commission on this item were: John Cornish (Applicant)

With no other members of the public wishing to address the Commission, Chair Wahl closed the public hearing at 6:15 pm.

Vice Chair Scott moved that the Planning Commission adopt Resolution No 23-08, recommending that the City Council approve Amendment No. 6 to Development Agreement 05-02, based on the findings contained therein. Striking the first sentence of Section 4.5 in the Development Agreement (DA 05-02). "It is acknowledged that the Chico Redevelopment Agency no longer exists."

Commissioner *Cooper seconded the motion.*

The motion was approved by the following vote:

AYES: Wahl, Scott, Cooper, Laffins, Scarpa.

NOES: None.

ABSTAIN: None.

ABSENT: Poulin, Wolfe.

5. REGULAR AGENDA

None.

6. REPORTS AND COMMUNICATION

None.

7. ADJOURNMENT

The meeting was adjourned at 6:17 pm. to the following regular meeting of Thursday, November 2, 2023.

11-20-2023

Date Approved

Bruce Ambo

[Bruce Ambo \(Nov 20, 2023 14:02 PST\)](#)

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