

**CITY OF CHICO PLANNING COMMISSION  
REGULAR MEETING OF  
February 11, 2020  
Minutes**

Municipal Center  
421 Main Street  
Council Chambers

Commissioners Present: Bryce Goldstein, Chair  
Lupita Arim-Law, Vice Chair  
John Howlett  
Richard Ober  
Ken Rensink  
Toni Scott  
Dennis Deromedi

Commissioners Absent:

Staff Members Present: Bruce Ambo, AICP, Principal Planner  
Mike Sawley, AICP, Principal Planner  
Matt Johnson, Senior Development Engineer  
Ryan Reed, Assistant City Attorney  
Nicole Acain, Administrative Assistant

**1. CALL TO ORDER**

Chair Goldstein called the meeting to order at 6:03 pm.

**1.1** Chair Goldstein led the Pledge of Allegiance.

**1.2** Commission members and staff were present as noted.

**2. CONSENT AGENDA**

Vice-Chair Arim-Law moved to approve the minutes from the November 19, 2020 meeting.

Commissioner Ober seconded the motion.

The motion carried by the following vote:

**AYES: Goldstein, Arim- Law, Howlett, Ober, Rensink, Scott, Deromedi.**

**NOES: None.**

**ABSTAIN: None.**

**ABSENT: None.**

3. **BUSINESS FROM THE FLOOR**

None.

4. **PUBLIC HEARINGS**

- 4.1 **Development Agreement 18-01 (Courtesy Automotive Center), 13320, 13330 and 13340 Garner Lane; East Side of Garner Lane, Between Esplanade and Highway 99 in North Chico** - A proposed Development Agreement between the City of Chico and JP Real Estate Investments, LLC (Courtesy), to defer installation of City standard frontage improvements with the initial stages of development of a new car dealership. The agreement would require Courtesy to install the deferred frontage improvements sometime over the next 20 years, with Courtesy's performance guaranteed through City liens placed on the underlying properties. The 11.3-acre site is designated CMU (Commercial Mixed Use) and MW (Manufacturing and Warehousing) on the Chico General Plan Use Diagram and split-zoned CC-AOD and ML-AOD (Community Commercial and Light Manufacturing, each with Airport Overflight Zone D overlay). The site includes properties identified by Assessor's Parcel Numbers 006-400-061, -063, -064, -065, and -066. Pursuant to the California Environmental Quality Act (CEQA), the proposed development agreement would result in development that is within the scope of an adopted Mitigated Negative Declaration for the project (State Clearinghouse Number 2017012053). The Planning Commission will conduct a public hearing and make a recommendation to the City Council. Questions may be directed to Principal Planner Mike Sawley, who may be contacted via email at [mike.sawley@chicoca.gov](mailto:mike.sawley@chicoca.gov) or by phone at (530) 879-6812.

Announcement of Ex Parte communications:

Principal Planner Sawley presented the report and answered questions from the Commission.

*Chair Goldstein opened the public hearing and invited public testimony.*

Addressing the Commission on this item were: Jerry Pajouh- Applicant, James Seegert- President of Modern Building, Russ Erickson- Engineer

*With no other members of the public wishing to address the Commission, Chair Goldstein closed the public hearing.*

Commissioner Scott moved that the Planning Commission Adopt Resolution No. 21-01, recommending that the City Council find the proposed development agreement within the scope of a previously adopted mitigated negative declaration for the project and approve Development Agreement 18-01 (Courtesy Automotive Center), based on the required findings contained therein.

*Commissioner Rensink seconded the motion.*

The motion was carried by the following vote:

**AYES: Goldstein, Arim- Law, Howlett, Ober, Rensink, Scott, Deromedi.**

**NOES: None.**

**ABSTAIN: None.**  
**ABSENT: None.**

5. **REGULAR AGENDA**  
None

6. **REPORTS AND COMMUNICATIONS**  
Principal Planner Ambo distributed information to the Commission regarding affordable housing production and approvals over recent years and noted that additional information from the Housing Element Update will be posted on the City's website.

7. **ADJOURNMENT**

The meeting adjourned at 7:01pm to the regular meeting of Thursday, February 18, 2021.

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Date Approved

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