

**CITY OF CHICO PLANNING COMMISSION  
AJOURNED REGULAR MEETING OF  
FEBRUARY 20, 2020  
Minutes**

**1.1. REGULAR PLANNING COMMISSION MEETING - 6:00 p.m.**

1.2. **Call to Order** – Chair Rensink called the February 20, 2020 - Regular Planning Commission Meeting to order at 6:00 p.m. in the Council Chamber, 421 Main Street, Chico, CA.

1.3. **Pledge of Allegiance to the Flag**

1.4. **Roll Call**

Present: Rensink, Arim-Law, Deromedi, Howlett, Ober, Scott

Absent: Goldstein

**2. ELECTION OF OFFICERS**

The Planning Commission postponed the Election of Officers to a later date when all Commissioners are present.

**3. CONSENT AGENDA**

Commissioner Scott moved to approve the minutes from the December 19, 2019 meeting with the correction of a spelling error.

Commissioner Howlett seconded the motion.

The motion carried by the following vote:

AYES: Rensink, Arim-Law, Deromedi, Howlett, Ober, Scott

NOES: None

ABSTAIN: None

**4. BUSINESS FROM THE FLOOR**

None.

**5. PUBLIC HEARINGS**

- 5.1 **Accessory Dwelling Unit Amendments to Title 19 of the Chico Municipal Code:** In the 2019 legislative season, six bills addressing the California housing crisis went into effect on January 1, 2020, affecting the development regulations for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs): AB 68, AB 881, SB 13, AB 587, AB 671 and AB 670. Signed in succession, these bills limit the ability of local jurisdictions to issue discretionary approvals, increase allowances and define standards for ADUs and JADUs. Local ordinances that do not conform to the new State laws shall be declared null and void. While the City currently has regulations in place to allow for Accessory Dwelling Units (ADUs), further amendments to these regulations are required for consistency with recent State housing laws. **Questions regarding this project may be directed to Principal Planner Bruce Ambo at (530) 879-6801 or [bruce.ambo@chicoca.gov](mailto:bruce.ambo@chicoca.gov).**

Principal Planner Bruce Ambo and Planner Kelly Murphy presented the report and answered questions from the Commission.

Announcement of Ex Parte communications: None.

***Chair Rensink opened the public hearing and invited the applicant to address the commissioners.***

Addressing the Commission on this item was: Chico resident Bill Hubbard.

***Chair Rensink closed the public hearing.***

**Commissioner Ober moved that the Planning Commission Adopt Resolution No. 20-01 recommending City Council adoption of an ordinance to amend Title 19 of the Chico Municipal Code as set forth therein (Attachment A).**

***Commissioner Deromedi seconded the motion.***

The motion was carried by the following vote:

AYES: Rensink, Arim-Law, Deromedi, Howlett, Ober, Scott  
NOES: None  
ABSTAIN: None

- 5.2 **Proposed Commercial Cannabis Ordinance Amending CMC Chapter 19.75, Cannabis Regulations** - On February 5, 2019, the City Council approved the creation of a Commercial Cannabis Citizen's Advisory Committee (CCCAC) to evaluate various aspects of commercial cannabis. The CCCAC conducted ten meetings between May 22, 2019 and August 14, 2019. On September 9, 2019, a proposal for allowing commercial cannabis in the City of Chico was presented to the City Council Internal Affairs Committee, which resulted in a recommendation to the City Council. Over the past several months, Council has consider draft ordinances establishing a Commercial Cannabis Permit, a codified resolution to implement the permitting/application process and operations of the Commercial Cannabis Permit system, and text amendments to the City's Zoning Code to establish operational guidelines and locations where cannabis uses would be allowed. **Questions regarding this project may be directed to Community Development Director Brendan Vieg at (530) 879-6806 or [brendan.vieg@chicoca.gov](mailto:brendan.vieg@chicoca.gov).**

City Attorney Andrew Jared presented the report and answered questions from the Commission.

Announcement of Ex Parte communications: None.

***Chair Rensink opened the public hearing and invited the applicant to address the commissioners.***

Addressing the Commission on this item were: Brian Litrell, Jessica Mackenzie, Crystal Keese, and Dayna Wyman.

***Chair Rensink closed the public hearing.***

**Commissioner Ober moved that the Planning Commission adopt Resolution No. 20-02 recommending City Council adoption of amendments to Title 19, Chapter 19.75 "Cannabis Regulations", of the Chico Municipal Code to allow commercial cannabis**

**businesses within the specified zoning districts as described in the proposed ordinance including the amended tables.**

***Chair Rensink seconded the motion***

The motion was carried by the following vote:

AYES: Rensink, Arim-Law, Deromedi, Howlett, Ober  
NOES: Scott  
ABSTAIN: None

**6. REGULAR AGENDA**

None.


**7. REPORTS AND COMMUNICATIONS**

Principal Planner Ambo announced that there will be a meeting held on March 5, 2020. He also invited the Commissioners, if they so choose, to attend the 2020 Planning Commissioners Academy held on March 4-6, 2020 in Sacramento.

**8. AJOURNMENT**

The meeting adjourned at 7:47pm to the adjourned regular meeting of Thursday, March 5, 2020.

  
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Date Approved

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