

**CITY OF CHICO PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING OF**

**September 7, 2017**

Municipal Center  
421 Main Street  
Council Chambers

Commissioners Present:           Toni Scott, Chair  
  John Howlett, Vice Chair  
  Lupita Arim-Law  
  Cynthia Arregui  
  Dale Bennett  
  Bob Evans  
  Evan Tuchinsky

Commissioners Absent:           None.

Staff Members Present:           Leo DePaola, Community Development Director  
  Brendan Vieg, Deputy Director, Community Development  
  Mike Sawley, AICP, Senior Planner  
  Shannon Costa, Assistant Planner  
  Andrew Jared, Assistant City Attorney  
  Matt Johnson, Senior Development Engineer  
  Stina Cooley, Administrative Assistant

**1. CALL TO ORDER**

Chair Scott called the meeting to order at 6:30 PM.

1.1 Chair Scott led the Pledge of Allegiance.

1.2 Commission members and staff were present as noted.

**2. EX PARTE COMMUNICATION**

Several Commission members stated they visited the project site.

**3. CONSENT AGENDA**

3.1 Commissioner Tuchinsky moved to approve the minutes for July 20, 2017 as amended and August 17, 2017 as submitted. Commissioner Howlett seconded the motion which passed 7-0.

**4. PUBLIC HEARING ITEMS**

- 4.1 **Hegan Lane Partnership Parcel Map 15-03 (Hegan Lane Partnership) - north of Hegan Lane, on the south side of Aztec Drive; APN 039-060-141 A** proposal to subdivide an existing parcel into three lots.

Assistant Planner Shannon Costa provided the staff report and answered questions from the Commission.

*Chair Scott opened the public hearing at 6:35 PM.*

Jim Stevens, addressed the Commission representing the applicant, and answered questions regarding the project.

*With no other members of the public wishing to address the Commission, Chair Scott closed the public hearing at 6:36 PM.*

*Commissioner Tuchinsky moved that the Planning Commission adopt Resolution No. 17-08, approving Parcel Map PM 15-03, subject to the conditions contained therein.*

*Commissioner Evans seconded the motion which passed 7-0.*

- 4.2 **Humboldt Skate Park Expansion (UP 17-08) 371 Humboldt Avenue, located on the south side of Humboldt Avenue between Orient and Flume Streets; AP Nos. 004-432-006 and 004-432-007** - A request to authorize expansion of an existing skateboard park near Downtown Chico.

Senior Planner Sawley provided the staff report and answered questions from the Commission.

*Chair Scott opened the public hearing at 6:43 PM.*

Terry Zeller, Chico Area Recreation Department Director addressed the Commission as the applicant, and answered questions regarding the project.

Scott Bailey, Bryan Houston, and Michele Buran addressed the Commission in favor of the project pointing out the new design provides more efficient use of the space for skating, and that the collaborative effort to fund the project was commendable.

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

Discussion continued by the Commissioners.

*Chair Scott reopened the public hearing at 6:54 PM to clarify questions regarding the project's design. The public hearing was closed at 6:56 PM.*

*Commissioner Evans moved that the Planning Commission adopt Resolution No. 17-13, approving Use Permit 17-08, subject to the conditions as set forth therein.*

*Commissioner Arregui seconded the motion which passed 7-0.*

- 4.3 Amendment to Title 19 (Land Use and Development Regulations) of the Chico Municipal Code to Allow "Manufacturer Taprooms" in various Manufacturing and Commercial Zoning Districts** - A proposed ordinance that would amend Title 19 of the Chico Municipal Code to create a new land use category for alcoholic beverage production facilities that include an onsite beverage drinking area (or "taproom") without necessarily also offering food.

Senior Planner Sawley provided the staff report and answered questions from the Commission.

*Chair Scott opened the public hearing at 7:20 PM and invited the applicant to address the Commission.*

Charlie Barrett, the applicant, addressed the Commission describing the project and addressing questions.

Jessie Fisher, Keith Mitten, and Claire Mathews also addressed the Commission in support of the proposed ordinance.

*With no other members of the public wishing to address the Commission, Chair Scott closed the public hearing at 7:29 PM.*

*Chair Scott reopened the public hearing at 7:30 PM to clarify information with the applicant. The public hearing was closed at 7:31 PM.*

*Commissioner Tuchinsky moved that the Planning Commission adopt Resolution No. 17-14, recommending City Council adoption of amendments to Title 19 of the Chico Municipal Code to establish a new land use category for "Manufacturer Taprooms" as set forth therein.*

*Commissioner Scott seconded the motion which passed 7-0.*

5. **REGULAR AGENDA**

None.

6. **BUSINESS FROM THE FLOOR**

None.

7. **REPORTS & COMMUNICATIONS**


7.1 **Planning Update**

None.

8. **ADJOURNMENT**

There being no further business from the Commission, the meeting was adjourned at 7:33 PM to the Regular meeting of Thursday, September 21, 2017.

12/21/17  
Date Approved

  
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Brendan Vieg, Deputy Director  
Community Development Department /  
Planning Commission Secretary