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**CITY OF CHICO**  
**ZONING ADMINISTRATOR**  
**AGENDA**

REGULAR MEETING OF TUESDAY, October 25, 2022

**This hearing will be held via an online format**

Zoom online meeting – 3:00 pm

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CONDUCT OF PUBLIC HEARINGS – All those present are encouraged to participate in the hearing process. An agenda item is first introduced by the Zoning Administrator and then presented by a staff member. The Administrator then opens the public hearing and provides an opportunity for the proponent to address the item. Following the proponent’s statement, if any, the Administrator will invite any other interested party to address the matter. After all those wishing to speak have done so, the proponent is given time to offer final comments. At the conclusion of testimony, the Administrator will close the hearing.

Please limit presentations to a maximum of 3 minutes or other time limit as determined by the Zoning Administrator so that all interested parties will have an opportunity to speak. After you speak, please print your name and address on the speakers’ sign-in sheet with the secretary, in order to obtain correct spelling and maintain accurate records.

Please contact the City Clerk at (530) 896-7250 should you require an agenda in an alternative format or should you need to request a disability-related modification or accommodation in order to participate in a meeting. This request should be received at least three working days prior to the meeting in order to accommodate



the request. Anyone who has difficulty hearing the proceedings of a meeting may be provided with a portable listening device by requesting one from the City Clerk.

Any person or persons dissatisfied with a Zoning Administrator decision may appeal that decision to the City Council within 10 calendar days. In accordance with Government Code Section 65009, if any person(s) challenges the action of the Zoning Administrator, said person(s) may be limited to raising only those issues that were raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing.

Materials related to an item on this agenda submitted to the Zoning Administrator after distribution of the agenda packet are available for public inspection in the Community Development Department at 411 Main Street, 2<sup>nd</sup> Floor, Chico, CA 95928 during normal business hours.

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NOTE: Items Not Appearing on Posted Agenda – For each item not appearing on the posted agenda, upon which the Administrator wishes to take action, must make one of the following determinations:

1. Determine that the need to take action arose subsequent to the agenda being posted.
2. Determine that the item appears on a posted agenda for a meeting occurring not more than five calendar days prior to this meeting and the item was continued to this meeting.

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**Public Participation:** Members of the public may virtually attend and participate in the meeting using the City's Zoom platform. To remotely view and participate in the meeting online please visit and follow the viewing instructions using the following link: <https://chico.ca.us/post/2022-meeting-agendas-0> .

Comments may also be submitted in advance of the meeting by sending an email with the subject line PUBLIC COMMENT ITEM to [Zoning@Chicoca.gov](mailto:Zoning@Chicoca.gov) by 12:00 p.m. the day of the meeting.

Use the following information to remotely view and participate in the Zoning Administrator meeting, including the Public Hearing portions, online:

**Link:** <https://us06web.zoom.us/j/82686977868?pwd=dUdzUFo1N01tSVRqWi9IRTI0bE9iUT09>

**Webinar ID:** 826 8697 7868

or

**Phone number:** United States Toll Free: + 1 408 638 0968

**Event Passcode:** 586518

**TIME:** 3:00 p.m.

**PLACE:** Online Meeting Format. See above for video and call-in information.

### **1.0 INTRODUCTION**

**2.0 NOTICED PUBLIC HEARING ITEMS** – Any person may speak during the public hearing on the item listed below.

**2.1 Use Permit 22-05 (North Valley Disposal Service); 2605 Scott Avenue, APN 005-520-045-000: A request to allow for the installation of an 8-foot tall, low-voltage security fence on the 4.58-acre industrial property owned by North Valley Disposal Service - Waste Management company.** The subject parcel is designated Manufacturing and Warehousing (MW) on the General Plan Diagram and is zoned ML (Light Manufacturing/Industrial). The use of an electrified fence is allowed subject to use permit approval pursuant to CMC 19.60.060(F). The site has been developed with two industrial warehouse buildings, an office building, and expansive paved areas for Waste Management fleet vehicle parking and storage. The proposed new fencing would be located a minimum of 6 inches interior to an existing 8-foot tall chain-link perimeter fence. Approval of the proposed project would enhance site security. The project is categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures). **Questions regarding this project may be directed to Senior Planner Kelly Murphy (530) 879-6535, [kelly.murphy@chicoca.gov](mailto:kelly.murphy@chicoca.gov).**

### **3.0 ADJOURNMENT**