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

REGULAR MEETING OF TUESDAY, DECEMBER 13, 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=dUdzUFo1N01tSVRqWi9IRTI0bE9lUT09>

**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 Variance 21-01 (Bechhold); 279 E. 2<sup>nd</sup> Avenue, APN 003-102-023:** A request to deviate from off-street parking and rear yard setback requirements to allow for the construction of a new single-family residence and attached accessory dwelling unit (ADU) on a 1,950 square foot residential lot. The new building would be a two-story structure with a footprint of 918 square feet. The subject parcel is designated Medium High Density Residential on the General Plan Land Use Diagram and zoned R3 (Medium High Density Residential). The project has been determined to be categorically exempt from further environmental review pursuant to CEQA Section 15305 (Minor Alterations in Land Use Limitations) and 15303 (New Construction or Conversion of Small Structures). **Questions regarding this project may be directed to Planner Kelly Murphy at (530) 879-6535 or [kelly.murphy@chicoca.gov](mailto:kelly.murphy@chicoca.gov).**

**2.2 Use Permit 22-04 (Panda Express Restaurant with Drive-Through); 2350 Forest Avenue, APN 002-230-028: A request to authorize a new drive-through use associated with the construction of a free-standing Panda Express Restaurant with drive-through, and associated site improvements to the existing parking lot including landscaping on approximately one acre of a 17.91-acre parcel developed with the Lowe's Home Improvement store.** The proposed restaurant with drive-through would be located on the northeast portion of the parcel east of the most eastern accessway along Forest Avenue into the existing parking lot for Lowe's, south of Forest Avenue. The site is designated Regional Commercial (RC) on the City of Chico General Plan Land Use Diagram and zoned Regional Commercial (CR). The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15303 (New Construction or Conversion of Small Structures). **Questions regarding this project may be directed to Associate Planner Tina Wilson at (530) 879-6807 or [tina.wilson@chicoca.gov](mailto:tina.wilson@chicoca.gov).**

### **3.0 ADJOURNMENT**