
CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA
REGULAR MEETING OF TUESDAY, JULY 25, 2023

This hearing will be held via an online format

Zoom online meeting – 3:00 pm

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, 2nd Floor, Chico, CA 95928 during normal business hours.

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 review or download the staff report, remotely view and participate in the meeting online please visit and follow the viewing instructions using the following link: <https://chico.ca.us/post/2023-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 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=dUdzUFo1N01tSVRqWi9lRTI0bE9lUT09>

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 Modification MOD 23-01 to UP 12-04 (Patterson); 257 East Avenue, APNs 006-071-054 & 006-071-073:

A request to modify a previously approved conditional use permit to allow for an expansion of a nonconforming structure for an auto dealership. The project site is located on the southern side of East Avenue, between Esplanade and California State Route 99. The site is designated Commercial Mixed Use on the City of Chico General Plan Land Use Diagram and zoned CC (Community Commercial) with an -AOD (Airport Overflight Zone D) overlay. The applicant is requesting approval to increase the size of a structure with a nonconforming setback, a previous expansion was approved by Use Permit 12-04. The project has been previously determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). **Questions regarding this project may be directed to Assistant Planner Madison Driscoll at (530) 879-6810 or madison.driscoll@chicoca.gov.**

3.0 ADJOURNMENT