
CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA

REGULAR MEETING OF TUESDAY, AUGUST 13, 2024
Municipal Center- 411 Main Street- Engineering Conference Room, 2nd Floor
At 3:00 P.M.

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 administrative staff, 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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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 24-07 (Wittmeier); 521 Arcadian Avenue, APN 003-161-010: A request to install a six-foot-tall wrought iron fence in the front yard. The site is designated Low Density Residential on the General Plan Land Use Diagram and is zoned R1 (Low Density Residential). The project has been determined to be categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15303 (New Construction -Accessory Structures). **(Report Madison Driscoll, Associate Planner)**

2.2 Modification MOD 24-01 to UP 03-43 (Abouzeid/Chico Volkswagen); 1000 Main Street, APN 004-431-009: A request to expand an existing automobile sales and service business, previously authorized by Use Permit 03-43 (Abouzeid/Chico Volkswagen). The applicant proposes to expand the use of automobile sales to 1000 Main Street (“the Lobdell Building”), there are no proposed major alterations to the exterior of the building. The site is designated Commercial Mixed Use on the General Plan Land Use Diagram and is zoned DS-L, -COS, -SD8 (Downtown South with Landmark, Corridor Opportunity Site, and Southwest Chico Neighborhood overlays). This project has been determined to be categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). **(Report Madison Driscoll, Associate Planner)**

3.0 ADJOURNMENT