



LOCAL GOVERNMENT COMMITTEE City of Chico/County of Butte

Agenda of May 27, 2026

11:00am

421 Main Street - Chico – Council Conference Room 1

1. **Approve Minutes**

- February 4, 2026

2. **Homelessness Update**

Erik Gustafson, Assistant City Manager

3. **5-Mile and North Chico Flood Control Update**

Wendy Tyler, Public Works Interim Director, Butte County
Brendan Ottoboni, Public Works Director - Engineering, City of Chico

4. **Use of Large Parking Lot for Used Car Sales**

Supervisor Durfee
Katie Simmons, Deputy CAO, Butte County
Brendan Vieg, Community Development Director, City of Chico

5. **Consideration of Future Meeting Dates and Time**

- a. August 5, 2026
- b. November 4, 2026
- c. February 3, 2027
- d. May 5, 2027

6. **Potential Agenda Items for Next Meeting**

7. **Public Comment**

8. **Adjournment**

Distribution:

Deborah Presson, City Clerk
Mark Sorensen, City Manager
Erik Gustafson, Assistant City Manager
Stina Cooley, Administrative Specialist
Andy Pickett, Chief Administrative Officer
Megan Jessee, Assistant Chief Administrative Officer



LOCAL GOVERNMENT COMMITTEE City of Chico/County of Butte

Minutes of February 4, 2026

11:00 a.m.

421 Main Street - Chico – Council Conference Room 1

The meeting was called to order at 11:00 a.m. by the Chair, Supervisor Durfee. Supervisor Ritter, Councilmember O'Brien, Councilmember van Overbeek, Councilmember Winslow, and Supervisor Durfee were in attendance.

1. Approval of Minutes

- November 5, 2025

A motion was made by Supervisor Durfee and seconded by Councilmember O'Brien to approve the minutes of November 5, 2025. The motion passed (5-0).

2. Homelessness Update

- Safe Space Chico Winter Operations Update- Steve Sismowski gave an update on Safe Space operations and explained winter operations would continue for the next three weeks. He explained they currently had 60 people in case management and operations rely on church hosts and a mix of paid staff and about 400 volunteers. They lost their director last year and are planning on recruiting a new director in the near future.
- City Homeless Encampment and Alternative Campsite- City Manager Mark Sorensen explained there were no real updates since the last meeting. The Site continues to be run by the Jesus Center and they are handling outreach. Warren v. Chico settlement agreement ends in January 2027, and staff will be bringing options to the City Council in the next 4-6 weeks.

3. City and County Development Impact Fees Coordination

Councilmember Winslow discussed the Bell-Muir development area as it has been identified as a good area for Chico development. He discussed having coordination between City-County for development, so they are all working towards the same goal.

Public Works Director- Engineering, Brendan Ottoboni discussed the significant improvement in coordination with the County over the past few years. He discussed the desire to have consistency in fees when development occurs within the City's sphere of influence that will ultimately be annexed and taken over by the City.

Butte County Development Services Director, Paula Daneluk explained it is in their general plan to coordinate with the City specifically on development projects and work with staff to request their comments and then work through whatever issues there are.

4. 5 Mile Flood Control Update

Butte County Interim Public Works Director, Wendy Tyler explained they worked on a short-term project completed in September that has been successful, as well as a long-term solution for the future. They have awarded a contract to NCE for a biological monitoring program which has been submitted to State Fish and Wildlife. She explained it has been made very clear by County leadership that the 5 Mile project is a priority.

5. Consideration of Future Meeting Dates and Time – Consideration

Meetings will only be held if there are items for discussion.

- a. May 27, 2026, as Supervisor Durfee was unavailable on May 6, 2026.

- b. August 5, 2026
- c. November 4, 2026
- d. February 3, 2027

6. Potential Agenda Items

- Levy accreditation- discussion to come back in August or November.
- Discussion on locations to sell vehicles that don't require individuals to use social media. Consider establishing location, rules and guidelines.

7. Public Comment - *None*

8. Adjournment

The meeting was adjourned at 12:05 p.m.



LOCAL GOVERNMENT COMMITTEE City of Chico/County of Butte



MEMO

Date: May 27, 2026

To: Local Government Committee

From: Brendan Vieg, Director, Community Development Department, City of Chico
Katie Simmons, Deputy Chief Administrative Officer, Butte County

Re: Utilizing Public Parking Lots for Used Car Sales

Background: At the Local Government Committee Meeting on February 4, 2026, Supervisor Durfee requested a discussion at the next meeting regarding the potential for a parking lot to be used for used car sales on a monthly or similar basis. This came up as a safety issue – so buyers are not going to private residences for used car sales. A similar operation has been done in other places and requires a private vendor or responsible operator. Staff explored if current City of Chico zoning would allow for such an operation and identified potential locations.

Update: County staff and City of Chico staff discussed the feasibility of the proposed use within city limits. Chico Planning staff discussed the process for establishing such a use and determined an Administrative Use Permit (AUP) would be the appropriate mechanism and that the sites noted below may be suitable locations because they are generally located in commercial and quasi-public zoning districts where parking is underutilized.

The process for securing an Administrative Use Permit (AUP):

- Requires staff engagement with an applicant, property owner consent, public notice to adjacent property owners, and a decision by the Community Development Director based on general conditions of approval (i.e., days and hours of operation, site layout, etc.). The Director's decision is appealable to the Planning Commission (10-day appeal period).
- The City's current Fee Schedule for an AUP application with a CEQA exemption is \$2,679.00.
- The AUP application, which includes a list of submittal requirements, can be found online here:
<https://chicoca.gov/Departments/Community-Development/Planning-Division/Fees--Forms/index.html>
 - The AUP application form is under the "Use Permit/Administrative Use Permit" application.

Parking Lots Evaluated:

- Large Commercial Lots
- Silver Dollar Fairgrounds
- Butte College Chico Campus
- Chico State ancillary parking lots
- Chico Marketplace
- North Valley Plaza
- Butte County Fairgrounds

Commercial Lots: County staff reached out to the Butte County Fairgrounds, Chico State, Chico Marketplace, and Butte College. The Fairgrounds and Chico Market Place were open to considering a privately-operated, pop-up use during non-peak hours for a fee/lease. Butte College staff expressed an openness to exploring something similar to Sierra College's operation (see below) at their Chico Campus. Chico State also expressed an openness to exploring the concept during weekends / non-peak hours in their campus parking lots.

Examples in other Communities:

- Sierra College in Rocklin, called Sierra Auto Fair. Operates on weekends within the College's parking lot, where sellers pay a flat fee to drop off their vehicle, boat, or motorhome to display for sale on the weekend. All sales are handled via private party; however, the operation is overseen by a privately operated business that supports the Sierra College Foundation. <https://www.sierraautofair.com/>
- City of Lodi, called Lodi Park and Sell: <https://www.lodiparkandsell.com/>