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Telephone:

Chico Planning Services Department  
411 Main Street, 2<sup>nd</sup> Floor  
(530) 879-6800

Agenda Prepared: 09-22-11  
Agenda Posted: 09-22-11  
Prior to: 5:00 p.m.

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**CITY OF CHICO  
ZONING ADMINISTRATOR**

**AGENDA**

MEETING OF SEPTEMBER 27, 2011

Municipal Center - 411 Main Street - Engineering Conference Room, 2<sup>nd</sup> Floor  
**3:00 P.M.**

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CONDUCT OF PUBLIC HEARINGS - The public is 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 in support of the item to address the matter. Following the testimony of the proponent and supporters, opponents are given an opportunity to present testimony regarding the item. After the opponents have completed testifying, the proponent is given time to offer rebuttal. At the conclusion of testimony, the Administrator will close the hearing.

In the interest of everyone concerned, we request that you do not repeat what has already been discussed by someone prior to your turn. After a speaker has presented his/her views, if you are in agreement and wish to go on record, state your name and address and acknowledge your agreement with the speaker. This will enter your name into the record. 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. Following your presentation, please print your name and address on the speaker's sheet with the secretary, in order to obtain correct spelling and maintain accurate records.

Please contact the City Planning Services Department at (530) 879-6800 should you require an agenda in an alternative format or if you need to request a disability-related modification or accommodation in order to participate in a meeting. In order to accommodate your request, it should be received at least three working days prior to the meeting. Anyone who has difficulty hearing the proceedings of a meeting may be provided with a portable listening device by requesting one from the City Planning Services Department.

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 Planning Services 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 - This agenda was posted on the Council Chamber bulletin board at least 72 hours in advance of this meeting. For each item not appearing on the posted agenda, upon which the Administrator wishes to take action, he 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.

Items may be added to the agenda for the Administrator to acknowledge receipt of correspondence or other information, or for discussion only, of items brought up by a member of the general public that are within the subject matter jurisdiction of the Administrator.

**ZONING ADMINISTRATOR  
MEETING OF SEPTEMBER 27, 2011  
AGENDA**

**1. INTRODUCTION**

- 2. NOTICED PUBLIC HEARING ITEMS** - The following items will be considered in the order listed, unless there is a request to change the order. Any person may speak during the public hearing on any of the items listed below.

- 2.1 Modification of Use Permit 10-06 (Alvarado) 396 E. Park Avenue, APN 005-500-033** - A request to change the approved location of a mobile food vendor from 397 E. Park Avenue to 396 E. Park Avenue. The site is designated Commercial Services on the General Plan diagram, and is located in a CS zoning district (Commercial Services). This project is categorically exempt pursuant to Section 15311 (c) of the California Environmental Quality Act Guidelines (Accessory Structures). (Staff Report: Associate Planner Greg Redeker)

*Planning staff recommends that the Zoning Administrator find the project is categorically exempt from environmental review and approve the modification of Use Permit 10-06 (Alvarado), based on the required findings and subject to the conditions of approval contained in the Agenda Report.*

- 2.2 Use Permit 11-14 (Griffith Architects) 2341 Floral Avenue, APN 015-260-044, -045, & -046** - A request to expand an existing church in an R1 zoning district by constructing a new "Parish Life Center" multi-purpose building to the west of the existing sanctuary. The project includes addition of a narthex to the sanctuary, and the limited expansion of a nonconforming drive aisle less than 10 feet from adjacent single-family residential properties. The site is designated Low Density Residential on the General Plan diagram, and is located in an R1 zoning district (Low Density Residential). The site is also within the C overflight zone for the Chico Municipal Airport as established in the Butte County Airport Land Use Compatibility Plan. This project is categorically exempt pursuant to Section 15303 (c) of the California Environmental Quality Act Guidelines (New Construction or Conversion of Small Structures). (Staff Report: Associate Planner Greg Redeker)

*This item will be renoticed and considered at a future public hearing, tentatively scheduled for October 11, 2011.*