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Telephone:

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

Agenda Prepared: 03-15-16  
Agenda Posted: 03-16-16  
Prior to: 5:00 p.m.

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**CITY OF CHICO  
ZONING ADMINISTRATOR  
AGENDA**

MEETING OF March 22, 2016

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** – 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 proponents 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 your 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 - 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 AGENDA  
MEETING OF MARCH 22, 2016**

**1. INTRODUCTION**

**2. NOTICED PUBLIC HEARING ITEMS** - Any person may speak during the public hearing on the items listed below.

**2.1 Use Permit 16-01 (van Overbeek), 249 W. 8th Avenue; APN 003-573-001** – The request is to allow residential uses on the ground floor in the OC (Office Commercial) zoning district. The proposal consists of a 15-unit, two-story apartment development that would create a gross density of 12 units per acre falling within the allowable density range of the OC district which is 6 to 20 units per acre. A parking reduction from 29 to 27 spaces is also requested. Located at the southeast corner of Arcadian and W. 8<sup>th</sup> Avenues, the proposed site plan illustrates two apartment buildings positioned close to the street frontages with off-street parking located at the rear of the site, accessed from an adjacent unimproved alley (see location map, **Attachment A** and site plan/Plat, **Attachment B**). The project has been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-Fill Development). Questions regarding this project may be directed to Senior Planner Bob Summerville at (530) 879-6807, [bob.summerville@chicoca.gov](mailto:bob.summerville@chicoca.gov)

*Planning staff recommends that the Zoning Administrator find the project categorically exempt from environmental review and approve Use Permit 16-01 (van Overbeek), based on the findings and subject to the recommended conditions of approval.*

**3. ADJOURNMENT**