



**City of Chico**  
**NOTICE OF CANCELLATION**  
**of**  
**Zoning Administrator**  
**January 8, 2013 Meeting**

**NOTICE IS HEREBY GIVEN** that the January 8, 2013 meeting of the Zoning Administrator of the City of Chico is canceled.

The next Zoning Administrator meeting will take place Tuesday, January 22, 2013 for a regular meeting at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.

  
By: Judy Cooper, Administrative Assistant  
Dated: January 2, 2013

**Distribution:**

Zoning Administrator  
PSD Staff  
Post: Council Chamber  
Post: Website



**City of Chico**  
**NOTICE OF CANCELLATION**  
**of**  
**Zoning Administrator**  
**January 22, 2013 Meeting**

**NOTICE IS HEREBY GIVEN** that the January 22, 2013 meeting of the Zoning Administrator of the City of Chico is canceled.

The next Zoning Administrator meeting will take place Tuesday, February 12, 2013 for an adjourned regular meeting at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.

By: Judy Cooper, Administrative Assistant

Dated: January 15, 2013

**Distribution:**

Zoning Administrator

PSD Staff

Post: Council Chamber

Post: Website

Copies of this Agenda  
Available from:  
Telephone:

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

Agenda Prepared: 02-07-13  
Agenda Posted: 02-07-13  
Prior to: 5:00 p.m.

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**CITY OF CHICO  
ZONING ADMINISTRATOR  
AGENDA**

MEETING OF FEBRUARY 12, 2013

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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**ZONING ADMINISTRATOR  
MEETING OF FEBRUARY 12, 2013  
AGENDA**

**1. INTRODUCTION**

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

**2.1 Variance 12-01 (Thompson) 1061 Warner Street; APN 003-083-001**

A request to allow a rear setback of five feet where 15 feet is normally required. The applicant proposes to construct a duplex on a substandard parcel (0.08 acres), with street frontage on three sides. The project site is designated Medium-High Density Residential on the General Plan Land Use Diagram, and is located in the R3 (Medium-High Density Residential) zoning district. (Staff Report: Associate Planner Mike Sawley)

*Planning staff recommends that the Zoning Administrator find the project is categorically exempt from environmental review and approve Variance 12-01 (Thompson), based on the required findings and subject to the conditions of approval contained in the Agenda Report.*

**2.2 Use Permit 12-10 (Ortner Riley Hilbers) 2751, 2753, 2755 and 2757 White Avenue; APN 007-180-061**

A request to convert a fourplex into a 12-bed adult care facility, and to construct a 12 unit studio apartment building on the rear portion of the site as the second phase of the project. The project site is designated Medium Density Residential on the General Plan Land Use Diagram, and is located in the R2-AOC (Medium Density Residential with Traffic Pattern Overlay) zoning district. (Staff Report: Associate Planner Greg Redeker)

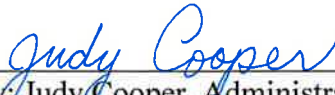
*Planning staff recommends that the Zoning Administrator find the project is categorically exempt from environmental review and approve Variance 12-01 (Thompson), based on the required findings and subject to the conditions of approval contained in the Agenda Report.*



**City of Chico**  
**NOTICE OF CANCELLATION**  
**of**  
**Zoning Administrator**  
**April 23, 2013 Meeting**

**NOTICE IS HEREBY GIVEN** that the April 23, 2013 meeting of the Zoning Administrator of the City of Chico is canceled.

The next Zoning Administrator meeting will take place Tuesday, May 14, 2013 for an adjourned regular meeting at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.

  
By: Judy Cooper, Administrative Assistant  
Dated: April 12, 2013

**Distribution:**

Zoning Administrator  
PSD Staff  
Post: Council Chamber  
Post: Website

Copies of this Agenda  
Available from:  
Telephone:

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

Agenda Prepared: 05-08-13  
Agenda Posted: 05-09-13  
Prior to: 5:00 p.m.

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**CITY OF CHICO  
ZONING ADMINISTRATOR  
AGENDA**

MEETING OF MAY 14, 2013

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.

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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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**ZONING ADMINISTRATOR  
MEETING OF MAY 14, 2013  
AGENDA**

**1. INTRODUCTION**

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

**2.1 Use Permit 13-03 (First Responder EMS) 821 Chestnut Street; APN 004-278-009**

A request to operate an ambulance station and crew quarters in an existing single family residence located between West 8<sup>th</sup> and West 9<sup>th</sup> Streets; also authorizes construction of a side yard fence up to 8 feet in height, and up to 6 feet in height in the front yard setback. The site is designated Medium-High Density Residential on the General Plan Diagram, and is located in the R3 (Medium-High Density Residential) zoning district. (Staff Report: Associate Planner Greg Redeker)

*Planning staff recommends that the Zoning Administrator find the project is categorically exempt from environmental review and approve Use Permit 13-03 (First Responder EMS), based on the required findings and subject to the conditions of approval contained in the Agenda Report.*



**City of Chico**  
**NOTICE OF CANCELLATION**  
**of**  
**Zoning Administrator**  
**May 28, 2013 Meeting**

**NOTICE IS HEREBY GIVEN** that the May 28, 2013 meeting of the Zoning Administrator of the City of Chico is canceled.

The next Zoning Administrator meeting will take place Tuesday, June 11, 2013 for an adjourned regular meeting at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.

  
By: Judy Cooper, Administrative Assistant  
Dated: May 22, 2013

**Distribution:**

Zoning Administrator  
PSD Staff  
Post: Council Chamber  
Post: Website





**City of Chico**  
**NOTICE OF CANCELLATION**  
**of**  
**Zoning Administrator**  
**June 11, 2013 Meeting**

**NOTICE IS HEREBY GIVEN** that the June 11, 2013 meeting of the Zoning Administrator of the City of Chico is canceled.

The next Zoning Administrator meeting will take place Tuesday, June 25, 2013 for an adjourned regular meeting at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.

By: Judy Cooper, Administrative Assistant  
Dated: June 4, 2013

**Distribution:**

Zoning Administrator  
PSD Staff  
Post: Council Chamber  
Post: Website

Copies of this Agenda  
Available from:  
Telephone:

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

Agenda Prepared: 07-03-13  
Agenda Posted: 07-03-13  
Prior to: 5:00 p.m.

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**CITY OF CHICO  
ZONING ADMINISTRATOR  
AGENDA**

MEETING OF JULY 9, 2013

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 Community Development 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 Community Development Department.

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**ZONING ADMINISTRATOR  
MEETING OF JULY 9, 2013  
AGENDA**

**1. INTRODUCTION**

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

**2.1 Use Permit 13-07 (Bridges) 1024 Esplanade; APN 003-104-014**

A proposal to convert an existing single-family residential use to a multi-family residential use in the OR zoning district. The applicant also requests authorization to potentially convert the use to a bed and breakfast in the future. Proposed construction includes adding a detached apartment in the rear and would not affect the existing residence. The site is designated Office Mixed Use on the General Plan diagram and is located in an OR Office Residential zoning district. (Staff Report: Associate Planner Mike Sawley)

*Planning staff recommends that the Zoning Administrator find the project is categorically exempt from environmental review and approve Use Permit 13-07 (Bridges), based on the required findings and subject to the conditions of approval contained in the Agenda Report.*

**2.2 Use Permit 13-05 (Unitarian Fellowship) 1289 Filbert Avenue; APN 045-292-007**

A proposal to establish an elementary school use at an existing church/place of worship. The site is designated Low Density Residential on the General Plan diagram and is located in an R1 Low Density Residential zoning district. (Staff Report: Associate Planner Mike Sawley)

*Planning staff recommends that the Zoning Administrator find the project is categorically exempt from environmental review and approve Use Permit 13-05 (Unitarian Fellowship), based on the required findings and subject to the conditions of approval contained in the Agenda Report.*

Copies of this Agenda  
Available from:  
Telephone:

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

Agenda Prepared: 07-19-13  
Agenda Posted: 07-19-13  
Prior to: 5:00 p.m.

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**CITY OF CHICO**  
**ZONING ADMINISTRATOR**  
**AGENDA**  
**MEETING OF JULY 23, 2013**  
**Municipal Center - 421 Main Street - Conference Room 1**  
**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.

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**ZONING ADMINISTRATOR  
MEETING OF JULY 23, 2013  
AGENDA**

**1. INTRODUCTION**

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

- 2.1 Use Permit 13-05 (Unitarian Fellowship) 1289 Filbert Avenue; APN 045-292-007** (*Noticed 06-28-13; Hearing 07-09-13*). A proposal to establish an elementary school use at an existing church/place of worship. A public hearing for this proposal was previously held by the Zoning Administrator on July 9, 2013. The site is designated Low Density Residential on the General Plan diagram and is located in an R1 Low Density Residential zoning district. (Staff Report: Associate Planner Mike Sawley)

*Planning staff recommends that the Zoning Administrator find the project is categorically exempt from environmental review and approve Use Permit 13-05 (Unitarian Fellowship), based on the required findings and subject to the conditions of approval contained in the Agenda Report.*

Copies of this Agenda  
Available from:  
Telephone:

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

Agenda Prepared: 08-22-13  
Agenda Posted: 08-22-13  
Prior to: 5:00 p.m.

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**CITY OF CHICO**  
**ZONING ADMINISTRATOR**  
**AGENDA**  
**MEETING OF AUGUST 27, 2013**  
Municipal Center - 411 Main Street - Engineering Conference Room, 2<sup>nd</sup> Floor  
**3:00 P.M.**

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**ZONING ADMINISTRATOR  
MEETING OF AUGUST 27, 2013  
AGENDA**

**1. INTRODUCTION**

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

- 2.1 Use Permit 13-09 (Burns) 560 Manzanita Avenue; APN 003-104-014** - A proposed multifamily residential use totaling 12 units on property located within an OR (Office Residential) zoning district. The site is designated Office Mixed Use on the General Plan Diagram and also has an -AOD (Airport Overflight Zone D) zoning overlay. This project has been determined to be exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15332 (In-fill Development Projects). Questions regarding this project may be directed to Associate Planner Mike Sawley at (530) 879-6812 or msawley@ci.chico.ca.us

*Planning staff recommends that the Zoning Administrator find the project categorically exempt from environmental review and approve Use Permit 13-09 (Burns), based on the findings and subject to the recommended conditions of approval contained in the Agenda Report.*

- 2.2 Use Permit 13-11 (Bacior) 1364 Oleander Avenue; APN 003-072-001** - A request to reconstruct a nonconforming carport located within the rear yard setback and street side yard setback areas. No portion of the new carport will be closer to property lines than the old carport. The site is designated Low Density Residential on the General Plan Diagram, and is located in the R1 zoning district (Low Density Residential). This project has been determined to be exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303 (New Construction or Conversion of Small Structures). Questions regarding this project may be directed to Associate Planner Greg Redeker at (530) 879-6810 or gredeker@ci.chico.ca.us.

*Planning staff recommends that the Zoning Administrator find the project categorically exempt from environmental review and approve Use Permit 13-11 (Bacior), based on the findings and subject to the recommended conditions of approval contained in the Agenda Report.*

Copies of this Agenda  
Available from:  
Telephone:

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

Agenda Prepared: 08-23-13  
Agenda Posted: 08-23-13  
Prior to: 5:00 p.m.

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**CITY OF CHICO**  
**ZONING ADMINISTRATOR**  
**AGENDA**  
**MEETING OF AUGUST 29, 2013**  
**Municipal Center - 411 Main Street - Engineering Conference Room, 2<sup>nd</sup> Floor**  
**3:00 P.M.**

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**ZONING ADMINISTRATOR  
MEETING OF AUGUST 29, 2013  
AGENDA**

**1. INTRODUCTION**

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

**2.1 Use Permit 13-15 (Brown) South side of Eaton Road, adjacent to Pleasant Valley Ditch; APN 007-160-048** - A request to construct and operate a mini-storage with office and caretaker residence on a vacant 4.16 acre property on the south side of Eaton Road, adjacent to Pleasant Valley Ditch. The site is designated Manufacturing & Warehousing and Secondary Open Space on the General Plan diagram, and is located in the ML-AOB1 and OS2-AOB1 zoning districts (Light Manufacturing/Industrial and Secondary Open Space with Aircraft Operations Approach/Departure Zone and Sideline Zone overlay). The project is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Development Projects). Questions regarding this project may be directed to Associate Planner Greg Redeker at 879-6810 or gredeker@ci.chico.ca.us

*Planning staff recommends that the Zoning Administrator find the project categorically exempt from environmental review and approve Use Permit 13-15 (Brown), subject to the findings and recommended conditions of approval contained in the Agenda Report.*

Copies of this Agenda  
Available from:  
Telephone:

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

Agenda Prepared: 09-05-13  
Agenda Posted: 09-06-13  
Prior to: 5:00 p.m.

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**CITY OF CHICO**  
**ZONING ADMINISTRATOR**  
**AGENDA**  
MEETING OF SEPTEMBER 10, 2013  
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.



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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  
MEETING OF SEPTEMBER 10, 2013  
AGENDA**

**1. INTRODUCTION**

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

- 2.1 Use Permit 13-08 (Ruby) 2485 & 2495 Pillsbury Road; APN 007-280-002** - A request to modify and convert a legal nonconforming storage building into a duplex. Modification of existing nonconforming site improvements (including parking backup area) is also requested. The site is designated Medium Density Residential on the General Plan diagram, and is located in the R2-AOD zoning district (Medium Density Residential with Other Airport Environs overlay). This project is categorically exempt from environmental review pursuant to Section 15303 of the California Environmental Quality Act Guidelines (New Construction or Conversion of Small Structures). Questions regarding this project may be directed to Associate Planner Greg Redeker at (530) 879-6810 or gredeker@ci.chico.ca.us.

*Planning staff recommends that the Zoning Administrator find the project categorically exempt from environmental review and approve Use Permit 13-08 (Ruby), based on the findings and subject to the recommended conditions of approval contained in the Agenda Report.*

**3. ADJOURNMENT**

Copies of this Agenda  
Available from:  
Telephone:

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

Agenda Prepared: 09-19-13  
Agenda Posted: 09-19-13  
Prior to: 5:00 p.m.

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**CITY OF CHICO**  
**ZONING ADMINISTRATOR**  
**AGENDA**  
MEETING OF SEPTEMBER 24, 2013  
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.

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**ZONING ADMINISTRATOR  
MEETING OF SEPTEMBER 24, 2013  
AGENDA**

**1. INTRODUCTION**

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

**2.1 Use Permit 13-13 (Heithecker) 1085 E. 7<sup>th</sup> Street; APN 004-405-008** - A request to structurally modify a legal nonconforming detached garage, located within the side yard setback area, to convert it to a recreation room. No portion of the converted structure will be closer to property lines than what currently exists. The site is designated Low Density Residential on the General Plan diagram, and is located in the R1 zoning district (Low Density Residential). This project is categorically exempt from environmental review pursuant to Section 15303 of the California Environmental Quality Act Guidelines (New Construction or Conversion of Small Structures). Questions regarding this project may be directed to Associate Planner Greg Redeker at (530) 879-6810 or gredeker@ci.chico.ca.us.

*Planning staff recommends that the Zoning Administrator find the project categorically exempt from environmental review and approve Use Permit 13-13 (Heithecker), subject to the findings and recommended conditions of approval contained in the Agenda Report.*

**3. ADJOURNMENT**

Copies of this Agenda  
Available from:  
Telephone:

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

Agenda Prepared: 10-03-13  
Agenda Posted: 10-03-13  
Prior to: 5:00 p.m.

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**CITY OF CHICO**  
**ZONING ADMINISTRATOR**  
**AGENDA**  
**MEETING OF OCTOBER 8, 2013**  
**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.

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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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**ZONING ADMINISTRATOR  
MEETING OF OCTOBER 8, 2013  
AGENDA**

**1. INTRODUCTION**

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

- 2.1 Use Permit 13-04 (California Water Service Co.) 515 Olive Street; APN 004-186-001** - A proposal to replace an existing domestic water well and associated structures located at the southwesterly corner of East 5th Street and Olive Street. The proposal also includes a request for a conditional noise permit to allow continuous drilling of the well for three days, with up to three additional days if delays occur during the process. The site is designated Low Density Residential on the General Plan diagram and is located in an R1 (Low Density Residential) zoning district. This project is categorically exempt from environmental review pursuant to Section 15302 of the California Environmental Quality Act Guidelines (Replacement or Reconstruction). Questions regarding the project may be directed to Associate Planner Mike Sawley at (530) 879-6812 or msawley@ci.chico.ca.us.

*Planning staff recommends that the Zoning Administrator continue this item to allow the applicant time to provide additional details regarding construction methodology and timing necessary to complete the project.*

- 2.2 Use Permit 13-12 (Schuman) 3269 Esplanade; APN 006-190-045** - A request to operate a 3,000 square foot event center for private parties and small concerts within a portion of an existing building located at 3269 Esplanade. The site is designated Neighborhood Commercial on the General Plan diagram, and is located in the CN-AOD zoning district (Neighborhood Commercial with Other Airport Environs overlay). This project is categorically exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act Guidelines (Existing Facilities). Questions regarding this project may be directed to Associate Planner Greg Redeker at (530) 879-6810 or gredeker@ci.chico.ca.us.

*Planning staff recommends that the Zoning Administrator find the project categorically exempt from environmental review and approve Use Permit 13-12 (Schuman), subject to the findings and recommended conditions of approval contained in the Agenda Report.*

- 2.3 Use Permit 13-17 (Salvation Army) - 717 & 719 Salem Street and 242 W. 8th Street; APNs 004-282-007, -008, and -009** - A proposal to establish a ground-floor multi-family residential use in a commercial district and a request to modify non-conforming site improvements. The site is designated Commercial Mixed Use on the General Plan diagram and is located in the DS (Downtown South) zoning district. Overlay districts include -L (Landmark) and -COS (Central City Opportunity Site). This project is categorically exempt from environmental review pursuant to Section 15332 of the California Environmental Quality Act Guidelines (In-Fill Development Projects). Questions regarding the project may be directed to Associate Planner Mike Sawley at (530) 879-6812 or msawley@ci.chico.ca.us.

*Planning staff recommends that the Zoning Administrator find the project categorically exempt from environmental review and approve Use Permit 13-17 (Salvation Army), based on the findings and subject to recommended conditions of approval contained in the Agenda Report.*

- 2.4 Use Permit 13-20 (Matt Shelton) 158 East Shasta Avenue; APNs 006-380-019 and -020 -**  
A proposal to establish a ground-floor multi-family residential use in a commercial district. The site is designated Commercial Mixed Use on the General Plan diagram and is located in a CC (Community Commercial) zoning district. Overlay districts include -AOD (Airport Overflight Zone D) on both parcels and -COS (Corridor Opportunity Site) on APN 006-380-019. This project is categorically exempt from environmental review pursuant to Section 15332 of the California Environmental Quality Act Guidelines (In-Fill Development Projects). Questions regarding the project may be directed to Associate Planner Mike Sawley at (530) 879-6812 or [msawley@ci.chico.ca.us](mailto:msawley@ci.chico.ca.us)

*Planning staff recommends that the Zoning Administrator find the project categorically exempt from environmental review and approve Use Permit 13-20 (Matt Shelton), based on the findings and subject to recommended conditions of approval contained in the Agenda Report.*

**3. ADJOURNMENT**



Copies of this Agenda  
Available from:  
Telephone:

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

Agenda Prepared: 10-17-13  
Agenda Posted: 10-17-13  
Prior to: 5:00 p.m.

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**CITY OF CHICO**  
**ZONING ADMINISTRATOR**  
**AGENDA**  
**MEETING OF OCTOBER 22, 2013**  
**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.

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**ZONING ADMINISTRATOR  
MEETING OF OCTOBER 22, 2013  
AGENDA**

**1. INTRODUCTION**

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

- 2.1 Use Permit 13-12 (Schuman) 3269 Esplanade; APN 006-190-045** - A request to operate a 3,000 square foot event center for private parties and small concerts within a portion of an existing building located at 3269 Esplanade. The site is designated Neighborhood Commercial on the General Plan diagram, and is located in the CN-AOD zoning district (Neighborhood Commercial with Other Airport Environs overlay). This project is categorically exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act Guidelines (Existing Facilities). This project was previously considered by the Zoning Administrator on October 8<sup>th</sup>, and was continued to this meeting to allow for additional review of changes requested by the applicant. Questions regarding this project may be directed to Associate Planner Greg Redeker at (530) 879-6810 or gredeker@ci.chico.ca.us.

*Planning staff recommends that the Zoning Administrator find the project categorically exempt from environmental review and approve Use Permit 13-12 (Schuman), subject to the findings and recommended conditions of approval contained in the Agenda Report.*

**3. ADJOURNMENT**

Copies of this Agenda  
Available from:  
Telephone:

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

Agenda Prepared: 11-06-13  
Agenda Posted: 11-07-13  
Prior to: 5:00 p.m.

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**CITY OF CHICO  
ZONING ADMINISTRATOR  
AGENDA**

MEETING OF NOVEMBER 12, 2013

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.

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**ZONING ADMINISTRATOR  
MEETING OF NOVEMBER 12, 2013  
AGENDA**

**1. INTRODUCTION**

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

- 2.1 Use Permit 13-18 (Redeemer Lutheran Church) 746 Moss Avenue; APN 045-441-001** - A proposed modification of existing use permits to allow any combination of elementary school children and day care/pre-school children, so long as the total number of children does not exceed the current maximum allowance of 160 children. The site is designated Low Density Residential on the General Plan diagram and is located in an R1 Low Density Residential zoning district. This project is categorically exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act Guidelines (Existing Facilities). Questions regarding the project may be directed to Associate Planner Mike Sawley at (530) 879-6812 or mike.sawley@chicoca.gov.

*Planning staff recommends that the Zoning Administrator find the project categorically exempt from environmental review and approve Use Permit 13-18 (Redeemer Lutheran Church), subject to the findings and recommended conditions of approval contained in the Agenda Report.*

- 2.2 Use Permit 13-19 (Leimert) 2584 Ceanothus Avenue; APN 016-070-011** - A request to construct a new 3,000 s.f. shop/garage building, up to 18.5 feet in height, in the rear yard of property located at 2584 Ceanothus Avenue. The site is designated Low Density Residential on the General Plan diagram, and is located in the R1-AOC zoning district (Low Density Residential with Airport Traffic Pattern overlay). The project is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures). Questions regarding this project may be directed to Associate Planner Greg Redeker at (530) 879-6810 or greg.redeker@chicoca.gov.

*Planning staff recommends that the Zoning Administrator find the project categorically exempt from environmental review and approve Use Permit 13-19 (Leimert), subject to the findings and recommended conditions of approval contained in the Agenda Report.*

**3. ADJOURNMENT**



**City of Chico**  
**NOTICE OF CANCELLATION**  
**of**  
**Zoning Administrator**  
**November 26, 2013 Meeting**

**NOTICE IS HEREBY GIVEN** that the November 26, 2013 meeting of the Zoning Administrator of the City of Chico is canceled.

The next Zoning Administrator meeting will take place Tuesday, December 3, 2013 for an regular meeting at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.

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By: Michelle Pease, Administrative Assistant  
Dated: November 15, 2013

**Distribution:**

Zoning Administrator  
PSD Staff  
Post: Council Chamber  
Post: Website



**City of Chico**  
**NOTICE OF CANCELLATION**  
**of**  
**Zoning Administrator**  
**December 10, 2013 Meeting**

**NOTICE IS HEREBY GIVEN** that the December 10, 2013 meeting of the Zoning Administrator of the City of Chico is canceled.

The next Zoning Administrator meeting will take place Tuesday, January 14, 2014 for a regular meeting at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.

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By: Michelle Pease, Administrative Assistant  
Dated: November 27, 2013

**Distribution:**

Zoning Administrator  
PSD Staff  
Post: Council Chamber  
Post: Website