



City of Chico
NOTICE OF CANCELLATION
of
Zoning Administrator
January 14, 2014 Meeting

NOTICE IS HEREBY GIVEN that the January 14, 2014 meeting of the Zoning Administrator of the City of Chico is canceled.

The next Zoning Administrator meeting will take place Tuesday, January 28, 2014 for a regular meeting at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.

By: Michelle Pease, Administrative Assistant
Dated: January 9, 2013

Distribution:

Zoning Administrator
PSD Staff
Post: Council Chamber
Post: Website



City of Chico
NOTICE OF CANCELLATION
of
Zoning Administrator
January 28, 2014 Meeting

NOTICE IS HEREBY GIVEN that the January 28, 2014 meeting of the Zoning Administrator of the City of Chico is canceled.

The next Zoning Administrator meeting will take place Tuesday, February 11, 2014 for a regular meeting at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.

By: Michelle Pease, Administrative Assistant
Dated: January 9, 2013

Distribution:

Zoning Administrator
PSD Staff
Post: Council Chamber
Post: Website



City of Chico
NOTICE OF CANCELLATION
of
Zoning Administrator
February 11, 2014 Meeting

NOTICE IS HEREBY GIVEN that the February 11, 2014 meeting of the Zoning Administrator of the City of Chico is canceled.

The next Zoning Administrator meeting will take place Tuesday, February 25, 2014 for a regular meeting at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.

By: Michelle Pease, Administrative Assistant
Dated: January 31, 2014

Distribution:
Zoning Administrator
PSD Staff
Post: Website



City of Chico
NOTICE OF CANCELLATION
of
Zoning Administrator

February 25, 2014 Meeting

NOTICE IS HEREBY GIVEN that the February 25, 2014 meeting of the Zoning Administrator of the City of Chico is canceled.

The next Zoning Administrator meeting will take place Tuesday, March 11, 2014 for a regular meeting at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.

By: Michelle Pease, Administrative Assistant
Dated: February 11, 2014

Distribution:

Zoning Administrator
PSD Staff
Post: Website

Copies of this Agenda
Available from:
Telephone:

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

Agenda Prepared: 3-19-14
Agenda Posted: 3-19-14
Prior to: 5:00 p.m.

CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA
MEETING OF MARCH 25, 2014
Municipal Center - 411 Main Street - Engineering Conference Room, 2nd Floor
3:00 P.M.

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.

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 - 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 MARCH 25, 2014
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 14-01 (NorCal Mavericks) 370 Ryan Avenue; APN 047-760-013 & -015** – A request to authorize operation of an indoor athletic and academic training facility. The site is designated Manufacturing and Warehousing on the General Plan diagram, and is located in the AM-AOC zoning district (Airport Manufacturing with Airport Traffic Pattern overlay). The project is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). Questions regarding this project may be directed to Associate Planner Greg Redeker at 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 14-01 (NorCal Mavericks), subject to the findings and recommended conditions of approval contained in the Agenda Report.

- 2.2 Use Permit 14-02 (Parker/Morano)1500 Normal Avenue; APN 005-192-003** – A proposal to convert an existing storage building located less than 30 feet behind the primary dwelling unit into a second dwelling unit. A reduction of one off-street parking space is also requested. The existing storage building to be converted (366 square feet) is located 25 feet, 8 inches behind the primary dwelling unit. The project site is designated Low Density Residential on the General Plan Land Use Diagram and zoned R1 (Low Density Residential). The project has been determined to be exempt from environmental review pursuant to California Environmental Quality Act Guidelines Section 15303(a) (Second Dwelling Unit). Questions regarding this project may be directed to Planning Intern Evan Mattes at (530) 879-6805, evan.mattes@chicoca.gov or to Associate Planner Mike Sawley at (530) 879-6812, mike.sawley@chicoca.gov.

Planning staff recommends that the Zoning Administrator find the project categorically exempt from environmental review and approve Use Permit 14-02 (Parker/Morano), 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
March 11, 2014 Meeting

NOTICE IS HEREBY GIVEN that the March 11, 2014 meeting of the Zoning Administrator of the City of Chico is canceled.

The next Zoning Administrator meeting will take place Tuesday, March 25, 2014 for a regular meeting at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.

By: Michelle Pease, Administrative Assistant
Dated: March 5, 2014

Distribution:
Zoning Administrator
PSD Staff
Post: Website



City of Chico
NOTICE OF CANCELLATION
of
Zoning Administrator
April 8, 2014 Meeting

NOTICE IS HEREBY GIVEN that the April 8, 2014 meeting of the Zoning Administrator of the City of Chico is canceled.

The next Zoning Administrator meeting will take place Monday, April 21, 2014 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: Michelle Pease, Administrative Assistant
Dated: April 1, 2014

Distribution:
Zoning Administrator
PSD Staff
Post: Website



City of Chico
NOTICE OF CANCELLATION
of
Zoning Administrator
April 22, 2014 Meeting

NOTICE IS HEREBY GIVEN that the April 8, 2014 meeting of the Zoning Administrator of the City of Chico is canceled.

The next Zoning Administrator meeting will take place Monday, April 21, 2014 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: Michelle Pease, Administrative Assistant
Dated: April 15, 2014

Distribution:
Zoning Administrator
PSD Staff
Post: Website

Copies of this Agenda
Available from:
Telephone:

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

Agenda Prepared: 5-07-14
Agenda Posted: 5-07-14
Prior to: 5:00 p.m.

**CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA**

MEETING OF MAY 13, 2014

Municipal Center - 411 Main Street - Engineering Conference Room, 2nd Floor
3:00 P.M.

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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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.

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**ZONING ADMINISTRATOR
MEETING OF MAY 13, 2014
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 14-05 (Compass Commercial Group, Inc./Starbucks) 2485 Notre Dame Blvd Suites 750 & 775; APN 002-210-034** – A request to authorize drive-through food and beverage sales in an existing pad building within the Skypark Plaza shopping center. A drive-through ATM previously existed on the west side of the building; the new drive-through window will be located on the east side of the building to allow adequate vehicle stacking. The site is designated Commercial Mixed Use on the General Plan diagram, and is located in the CC (Community Commercial) zoning district. 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 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 14-05 (Compass Commercial Group, Inc./Starbucks), 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
June 10, 2014 Meeting

NOTICE IS HEREBY GIVEN that the June 10, 2014 meeting of the Zoning Administrator of the City of Chico is canceled.

The next Zoning Administrator meeting will take place Monday, June 24, 2014 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: Michelle Pease, Administrative Assistant
Dated: June 4, 2014

Distribution:
Zoning Administrator
PSD Staff
Post: Website

Copies of this Agenda
Available from:
Telephone:

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

Agenda Prepared: 6-19-14
Agenda Posted: 6-19-14
Prior to: 5:00 p.m.

**CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA**

MEETING OF JUNE 24, 2014

Municipal Center - 411 Main Street - Engineering Conference Room, 2nd Floor
3:00 P.M.

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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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 JUNE 24, 2014
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 14-06 (Ketchum) 2825 Cactus Avenue, APN 016-120-037** - A proposal to construct a second dwelling unit that exceeds 850 sq. ft. in size (1150 sq. ft. proposed). The proposal would otherwise meet all applicable requirements for a second dwelling unit. The project site is designated Low Density Residential on the General Plan Land Use Diagram and zoned R1-AOC-SD7 (Low Density Residential, with Airport Overflight Zone C and Special Design Considerations, Cactus Avenue). The project has been determined to be exempt from environmental review pursuant to California Environmental Quality Act Guidelines Section 15303(a) (Second Dwelling Unit). Questions regarding this project may be directed to Associate Planner Mike Sawley at (530) 879-6812, mike.sawley@chicoca.gov.

Planning staff recommends that the Zoning Administrator find the project categorically exempt from environmental review and approve Use Permit 14-06 (Ketchum), based on the findings and subject to the recommended conditions of approval in the Agenda Report.

- 2.2 Use Permit 14-08 (Titus) 1605 Downing Avenue, APN 045-142-006** - A proposal to expand the square footage of an existing non-conforming use (multi-family residential in an R1 zoning district), with no increase to the number of units or bedrooms. The project would reconfigure the floor plan and add 780 square feet to an existing 3,600 sq. ft. four-plex, which has been a legal non-conforming use since being annexed to the City in 1998. The project also entails reconfiguring the parking area to increase the degree to which it would meet current zoning code requirements. The project site is designated Low Density Residential on the General Plan Land Use Diagram and zoned R1 (Low Density Residential). The project has been determined to be exempt from environmental review pursuant to California Environmental Quality Act Guidelines Section 15301 (Existing Facilities). Questions regarding this project may be directed to Associate Planner Mike Sawley at (530) 879-6812, mike.sawley@chico.ca.gov.

Planning staff recommends that the Zoning Administrator find the project categorically exempt from environmental review and approve Use Permit 14-08 (Titus), based on the findings and subject to the recommended conditions of approval in the Agenda Report.

3. ADJOURNMENT



City of Chico
NOTICE OF CANCELLATION
of
Zoning Administrator
July 8, 2014 Meeting

NOTICE IS HEREBY GIVEN that the July 8, 2014 meeting of the Zoning Administrator of the City of Chico is canceled.

The next Zoning Administrator meeting will take place Monday, July 22, 2014 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: Michelle Pease, Administrative Assistant
Dated: June 27, 2014

Distribution:
Zoning Administrator
PSD Staff
Post: Website

Copies of this Agenda
Available from:
Telephone:

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

Agenda Prepared: 7-14-14
Agenda Posted: 7-16-14
Prior to: 5:00 p.m.

**CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA**

MEETING OF JULY 22, 2014

Municipal Center - 411 Main Street - Engineering Conference Room, 2nd Floor
3:00 P.M.

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 22, 2014
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 14-09 (Quintero) 380 E. 5th Avenue, APN 003-404-009** – A proposal to convert an existing single-family residence (1,072 sq. ft.) to a child day care center for up to 28 children. The project site is designated Low Density Residential on the General Plan Land Use Diagram and zoned R1 (Low Density Residential). The project has been determined to be exempt from environmental review pursuant to California Environmental Quality Act Guidelines Section 15303 (New Construction or Conversion of Small Structures). Questions regarding this project may be directed to Associate Planner Mike Sawley at (530) 879-6812, mike.sawley@chicoca.gov.

Planning staff recommends that the Zoning Administrator find the project categorically exempt from environmental review and approve Use Permit 14-09 (Quintero), based on the findings and subject to the recommended conditions of approval in the Agenda Report.

3. ADJOURNMENT

Copies of this Agenda
Available from:
Telephone:

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

Agenda Prepared: 8-7-14
Agenda Posted: 8-7-14
Prior to: 5:00 p.m.

CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA
MEETING OF AUGUST 12, 2014
Municipal Center - 411 Main Street - Engineering Conference Room, 2nd Floor
3:00 P.M.

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 AUGUST 12, 2014
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 14-15 (PM Design Group) 2156 Pillsbury Road, APN 007-280-062** – A request to authorize the relocation and reconstruction of a nonconforming loading dock adjacent to Pillsbury Road for an existing commercial building. The site is designated Regional Commercial on the General Plan Land Use Diagram and is located in the CR-AOD (Regional Commercial with Other Airport Environs overlay) zoning district. The project has been determined to be exempt from environmental review pursuant to California Environmental Quality Act Guidelines Section 15301 (Existing Facilities). 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 14-15 (PM Design Group), based on the findings and subject to the recommended conditions of approval in the Agenda Report.

3. ADJOURNMENT



City of Chico
NOTICE OF CANCELLATION
of
Zoning Administrator
August 26, 2014 Meeting

NOTICE IS HEREBY GIVEN that the August 26, 2014 meeting of the Zoning Administrator of the City of Chico is canceled.

The next Zoning Administrator meeting will take place Tuesday, September 9, 2014 for a regular meeting at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.

By: Michelle Pease, Administrative Assistant
Dated: August 20, 2014

Distribution:
Zoning Administrator
PSD Staff
Post: Website

Copies of this Agenda
Available from:
Telephone:

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

Agenda Prepared: 9-3-14
Agenda Posted: 9-4-14
Prior to: 5:00 p.m.

**CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA**

MEETING OF SEPTEMBER 9, 2014

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

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 9, 2014
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 14-13 (North State Auto Brokers) 2324 Esplanade, APN 006-100-049** – A request to authorize automobile sales on a site currently occupied by a vacant hotel. A portion of the existing motel will be removed. The site is designated Commercial Mixed Use on the General Plan diagram, and is located in the CC-COS-AOD zoning district (Community Commercial with Corridor Opportunity Site and Other Airport Environs overlay zones). The project is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). 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 14-13 (North State Auto Brokers), based on the findings and subject to the recommended conditions of approval in the Agenda Report.

3. ADJOURNMENT

Copies of this Agenda
Available from:
Telephone:

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

Agenda Prepared: 9-18-14
Agenda Posted: 9-18-14
Prior to: 5:00 p.m.

**CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA**

MEETING OF SEPTEMBER 23, 2014

Municipal Center - 411 Main Street - Engineering Conference Room, 2nd Floor
3:00 P.M.

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 23, 2014
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 14-16 (Lupton) 271 East Avenue, APN 006-071-056 – A request to authorize automobile sales on property in the CC zoning district. The site is designated Community Commercial on the General Plan diagram, and is located in the CC-AOD zoning district (Community Commercial with Other Airport Environs overlay zones). 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 (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 14-16 (Lupton), based on the findings and subject to the recommended conditions of approval in the Agenda Report.

3. ADJOURNMENT



City of Chico
NOTICE OF CANCELLATION
of
Zoning Administrator
October 14, 2014 Meeting

NOTICE IS HEREBY GIVEN that the October 14, 2014 meeting of the Zoning Administrator of the City of Chico is canceled.

The next Zoning Administrator meeting will take place Tuesday, October 28, 2014 for a regular meeting at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.

By: Michelle Pease, Administrative Assistant
Dated: October 8, 2014

Distribution:
Zoning Administrator
PSD Staff
Post: Website

Copies of this Agenda
Available from:
Telephone:

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

Agenda Prepared: 10-20-14
Agenda Posted: 10-22-14
Prior to: 5:00 p.m.

CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA
MEETING OF OCTOBER 28, 2014
Municipal Center - 411 Main Street - Engineering Conference Room, 2nd Floor
3:00 P.M.

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 28, 2014
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 14-14 (Kibler) 1910 E. 20th Street; APNs 002-450-033 and -035** – A request to authorize drive-through food sales for a new multi-tenant commercial building to be constructed on the site currently occupied by Marie Callender’s at the Chico Mall. The design of the new building, landscaping, and site improvements will be reviewed by the Architectural Review and Historic Preservation Board at a subsequent meeting. The site is designated Regional Commercial on the General Plan diagram, and is located in the CR zoning district (Regional Commercial). 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 14-14 (Kibler), based on the findings and subject to the recommended conditions of approval in the Agenda Report.

3. ADJOURNMENT

Copies of this Agenda
Available from:
Telephone:

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

Agenda Prepared: 10-28-14
Agenda Posted: 10-28-14
Prior to: 5:00 p.m.

CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA
MEETING OF NOVEMBER 4, 2014
Municipal Center - 411 Main Street - Engineering Conference Room, 2nd Floor
3:00 P.M.

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 4, 2014
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 14-18 (Starbucks) 851 East Avenue, Portions of APNs 007-280-060 and -063** – A request to authorize drive-through food sales for a new multi-tenant commercial building to be constructed on a vacant pad site located just west of Jamba Juice in the North Valley Plaza shopping center. The design of the new building, landscaping, and site improvements will be reviewed by the Architectural Review and Historic Preservation Board at a future meeting. The site is designated Regional Commercial on the General Plan diagram, and is located in the CR zoning district (Regional Commercial). 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 Mike Sawley at (530) 879-6812 or mike.sawley@chicoca.gov.

Planning staff recommends that the Zoning Administrator adopt the required findings contained and approve the proposed project, subject to the recommended conditions.

3. ADJOURNMENT

Copies of this Agenda
Available from:
Telephone:

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

Agenda Prepared: 11-07-14
Agenda Posted: 11-07-14
Prior to: 5:00 p.m.

**CITY OF CHICO
ZONING ADMINISTRATOR**

AGENDA

MEETING OF NOVEMBER 12, 2014

Municipal Center - 411 Main Street - Engineering Conference Room, 2nd Floor
3:00 P.M.

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, 2014
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 14-14 (Kibler) 1910 E. 20th Street; APNs 002-450-033 and -035** – A request to authorize drive-through food sales for a new multi-tenant commercial building to be constructed on the site currently occupied by Marie Callender’s at the Chico Mall. This project was previously scheduled to be considered by the Zoning Administrator on October 28, 2014 but was re-noticed due to an error in the previous public notice. The design of the new building, landscaping, and site improvements will be reviewed by the Architectural Review and Historic Preservation Board at a subsequent meeting. The site is designated Regional Commercial on the General Plan diagram, and is located in the CR zoning district (Regional Commercial). 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) 879-6812 or greg.redeker@chicoca.gov.

Planning staff recommends that the Zoning Administrator adopt the required findings contained and approve the proposed project, subject to the recommended conditions.

3. ADJOURNMENT

Copies of this Agenda
Available from:
Telephone:

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

Agenda Prepared: 11-12-14
Agenda Posted: 11-12-14
Prior to: 5:00 p.m.

**CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA**

MEETING OF NOVEMBER 18, 2014

Municipal Center - 411 Main Street - Engineering Conference Room, 2nd Floor
3:00 P.M.

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Copies of this Agenda
Available from:
Telephone:

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

Agenda Prepared: 12-11-14
Agenda Posted: 12-11-14
Prior to: 5:00 p.m.

CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA
MEETING OF DECEMBER 16, 2014
Municipal Center - 411 Main Street - Engineering Conference Room, 2nd Floor
3:00 P.M.

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 DECEMBER 16, 2014
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 14-17 (Nilsen) - 246 W. 2nd Avenue, APN 003-063-012** – A proposal to construct a second dwelling unit; to allow an accessory structure up to 25 feet in height; and to allow the expansion of a non-conforming structure. The site is located on land designated Low Density Residential on the General Plan diagram and in the R1-SD-4 (Low Density residential-Special Design 4) overlay zoning district. This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 New Construction or Conversion of Small Structures. Questions regarding this project may be directed to Senior Planner Bob Summerville at (530) 879-6807 or bob.summerville@chicoca.gov.

Planning staff recommends that the Zoning Administrator adopt the required findings contained and approve the proposed project, subject to the recommended conditions.

3. ADJOURNMENT