

Copies of this Agenda
Available from:
Telephone:

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

Agenda Prepared: 01-05-10
Agenda Posted: 01-07-10
Prior to: 5:00 p.m.

CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA
MEETING OF JANUARY 12, 2010
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 Planning Services 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.

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**ZONING ADMINISTRATOR
MEETING OF JANUARY 12, 2010
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 Use Permit 09-15 (Sharma) 1645 Park Avenue, APN 005-207-011 (Noticed 12-31-09)

A request to modify and expand an existing gas station by converting an existing 621 square foot building into a take-out pizza restaurant and converting an existing 1,335 square foot office building into a new mini market. The proposal includes a facade remodel and the installation of landscaping. The site is designated Community Commercial and High Density Residential on the General Plan diagram and located in the CC Community Commercial zoning district with a Transit Corridor Overlay.. The project has been determined to be exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303 (New Construction or Conversion of Small Structures). **(Staff Report: Assistant Planner Angela Spain)**

Planning Staff recommends that the Zoning Administrator find that the project is categorically exempt from environmental review and approve Use Permit 09-15 (Sharma), based on the required findings and subject to the recommended conditions of approval.

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Agenda Prepared: 01-19-10
Agenda Posted: 01-21-10
Prior to: 5:00 p.m.

CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA
MEETING OF JANUARY 26, 2010
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 JANUARY 26, 2010
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 to Use Permit 08-34 (Café Culture) 931 W. 5th Street, APN 004-203-004 (Noticed 01-15-10)** - A request to modify an existing use permit that allows amplified music in a dance and music studio within 300 feet of residentially-zoned property. The modification would allow live music events eight times a month and allow alcoholic beverages to be sold during live music events. The site is located on land designated Manufacturing and Warehousing on the General Plan diagram and is located in the ML Light Manufacturing zoning district. The project has been determined to be exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15301 (Existing Facilities). **(Staff Report: Assistant Planner Angela Spain)**

Planning Staff recommends a continuance of this item to a future meeting of the Zoning Administrator.

Copies of this Agenda
Available from:
Telephone:

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Agenda Prepared: 02-02-10
Agenda Posted: 02-04-10
Prior to: 5:00 p.m.

CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA
MEETING OF FEBRUARY 9, 2010
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 FEBRUARY 9, 2010
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 to Use Permit 08-34 (Café Culture) 931 W. 5th Street, APN 004-203-004** (*Noticed 01-15-10; Continued from 01-26-10*) - A request to modify an existing use permit that allows amplified music in a dance and music studio within 300 feet of residentially-zoned property. The modification would allow live music events eight times a month and allow alcoholic beverages to be sold during live music events. The site is located on land designated Manufacturing and Warehousing on the General Plan diagram and is located in the ML Light Manufacturing zoning district. The project has been determined to be exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15301 (Existing Facilities). **(Staff Report: Assistant Planner Angela Spain)**

Planning Services staff recommends that the Zoning Administrator find that the project is categorically exempt from environmental review and approve Use Permit 08-34 (Café Culture) with the modification to increase live music events from four to eight per month, based on the required findings and subject to recommended conditions of approval. Staff recommends not approving the allowance of alcohol sales at live music events.

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Agenda Prepared: 02-17-10
Agenda Posted: 02-18-10
Prior to: 5:00 p.m.

CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA
MEETING OF FEBRUARY 23, 2010
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 FEBRUARY 23, 2010
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 Use Permit 09-17 (California Water Service Company) 2551 Springfield Drive, APN 002-180-144** (*Noticed 02-11-10*) - A request to construct a 1.5 million gallon water storage tank and accessory structures on a .82-acre portion of APN 002-180-144, located at the eastern terminus of Springfield Drive in Meriam Park. The site is designated Special Mixed Use on the General Plan diagram and located in the TND Traditional Neighborhood Development zoning district. The project is within the scope of the previously certified Environmental Impact Report (EIR) for Meriam Park. (**Staff Report: Associate Planner Mike Sawley**)

Planning Services staff recommends that the Zoning Administrator find that the project is within the scope of the certified Meriam park Environmental Impact Report (EIR) pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15162 and approve Use Permit 09-17 (California Water Service Company, "Cal Water"), subject to the findings and recommended conditions of approval.

- 2.2 Use Permit 09-14 (Coffee Canyon, LLC) 1733 Esplanade, APN 003-574-020** (*Noticed 02-11-10*) - A request to convert an existing building with a non-conforming parking area into a drive-through coffee kiosk at the southwest corner of West 8th Avenue and Esplanade. The proposal would establish a loop for vehicle circulation from a single entrance off West 8th Avenue and would include a walk-up sales window, outdoor seating area, and significant landscaping improvements. The site is designated Community Commercial on the General Plan diagram and 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). (**Staff Report: Associate Planner Mike Sawley**)

Planning Services staff recommends that the Zoning Administrator find that the project is categorically exempt from environmental review and deny Use Permit 09-14 (Coffee Canyon, LLC), due to the project's inability to meet specific drive-through development standards as outlined in the findings of the staff report.



City of Chico
NOTICE OF CANCELLATION
of
July 13, 2010 Meeting
of the Zoning Administrator

NOTICE IS HEREBY GIVEN that the July 13, 2010 meeting of the Zoning Administrator of the City of Chico has been cancelled.

The Zoning Administrator will meet on Tuesday, July 27, 2010 for its next meeting at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, 2nd Floor, 411 Main Street, Chico.

By: Karen Masterson, Administrative Assistant
Dated: July 7, 2010

Distribution:

Zoning Administrator
IPSD Wolfe
PSD Staff



City of Chico
NOTICE OF CANCELLATION
of
July 27, 2010 Meeting
of the Zoning Administrator

NOTICE IS HEREBY GIVEN that the July 27, 2010 meeting of the Zoning Administrator of the City of Chico has been cancelled.

The Zoning Administrator will meet on Tuesday, August 10, 2010 for its next meeting at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.

By: Karen Masterson, Administrative Assistant
Dated: July 20, 2010

Distribution:

Zoning Administrator
IPSD Wolfe
PSD Staff
Post: Council Chamber
Post: Website

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Agenda Prepared: 08-02-10
Agenda Posted: 08-05-10
Prior to: 5:00 p.m.

CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA
MEETING OF AUGUST 10, 2010
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 10, 2010
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 Use Permit 10-18 (Butte Humane Society) 587 Country Drive, APN 005-580-025** (*Noticed 07-30-10*) - A proposed animal boarding facility for cats and other small animals in conjunction with a spay/neuter veterinary clinic. The 0.65-acre site is designated Manufacturing and Warehousing on the General Plan diagram and is located within an ML Light Manufacturing zoning district. The project is categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301(a) (Existing Facilities). **(Staff Report: Associate Planner Mike Sawley)**

Planning Staff recommends that the Zoning Administrator find that the project is exempt from environmental review and approve Use Permit 10-18 (Butte Humane Society), based on the required findings and subject to the recommended conditions of approval.

- 2.2 Use Permit 10-19 (Mosher) 527 West 6th Street, APN 004-217-003** - (*Noticed 07-30-10*) A request to reconstruct a non-conforming structure on a non-conforming 0.083-acre parcel. The request includes providing no on-site parking and to intensify use of the site by constructing a duplex. The site is designated Medium-High Density Residential on the General Plan diagram and located in the R3 Medium-High Density Residential zoning district with a Fraternity/Sorority overlay. The project is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15332 (In-Fill Development). **(Staff Report: Associate Planner Jake Morley)**

Planning Staff recommends that the Zoning Administrator find that the project is exempt from environmental review and approve Use Permit 10-19 (Mosher), based on the required findings and subject to the recommended conditions of approval.



City of Chico
NOTICE OF CANCELLATION
of
August 24, 2010 Meeting
of the Zoning Administrator

NOTICE IS HEREBY GIVEN that the August 24, 2010 meeting of the Zoning Administrator of the City of Chico has been cancelled.

The Zoning Administrator will meet on Tuesday, September 14, 2010 for its next meeting at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.

By: Karen Masterson, Administrative Assistant
Dated: August 19, 2010

Distribution:

Zoning Administrator
IPSD Wolfe
PSD Staff
Post: Council Chamber
Post: Website

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Agenda Prepared: 09-07-10
Agenda Posted: 09-09-10
Prior to: 5:00 p.m.

**CITY OF CHICO
ZONING ADMINISTRATOR**

AGENDA

MEETING OF SEPTEMBER 14, 2010

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 14, 2010
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 Use Permit 10-20 (Banshee) 134 West 2nd Street, APN 004-071-011** - (*Noticed 09-04-10*)
- A request to allow a pedestrian walk-up sales window that will utilize a portion of the public right-of-way. The site is designated Downtown on the General Plan diagram. It is located in the CD Downtown Commercial zoning district and within the LM Landmark overlay district. This project has been determined to be categorically exempt from environmental review pursuant to Section 15301(c) (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. (**Staff Report: Associate Planner Jake Morley**)

Planning Staff recommends that the Zoning Administrator find that the project is exempt from environmental review and approve Use Permit 10-20 (Banshee), based on the required findings and subject to the recommended conditions of approval.



City of Chico
NOTICE OF CANCELLATION
of
September 28, 2010 Meeting
of the Zoning Administrator

NOTICE IS HEREBY GIVEN that the September 28, 2010 meeting of the Zoning Administrator of the City of Chico has been cancelled.

The Zoning Administrator will meet on Tuesday, October 12, 2010 for its next meeting at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.

By: Karen Masterson, Administrative Assistant
Dated: September 22, 2010

Distribution:

Zoning Administrator
IPSD Wolfe
PSD Staff
Post: Council Chamber
Post: Website

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Agenda Prepared: 10-12-10
Agenda Posted: 10-13-10
Prior to: 5:00 p.m.

CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA
MEETING OF OCTOBER 18, 2010
Municipal Center - 411 Main Street - Engineering Conference Room, 2nd Floor
3:00 P.M.

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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 Planning Services Department at 411 Main Street, 2nd Floor, Chico, CA 95928 during normal business hours.

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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 OCTOBER 18, 2010
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 Use Permit 10-23 (Catalyst) 1331 Ivy Street, APN 039-400-016 - (*Noticed 10-08-10*)

A request to modify Use Permit 08-28, which authorized construction of a transitional housing facility for women and children who are victims of domestic violence. The requested modification would reconfigure the site plan to allow a new structure to be built on the southwest corner of the site, and would also authorize the removal of two trees. There will be no increase in the number of beds provided or the scope of services previously authorized at the facility. The site is designated Medium Density Residential on the City of Chico General Plan diagram, and is located in an R2 Medium Density Residential zoning district. This project is categorically exempt from environmental review pursuant the California Environmental Quality Act (CEQA) Guidelines, Section 15332, (Infill Development Projects). **(Staff Report: Associate Planner Greg Redeker)**

Planning Staff recommends that the Zoning Administrator find that the project is exempt from environmental review and approve Use Permit 10-23 (Catalyst), based on the required findings and subject to the recommended conditions of approval.



City of Chico
NOTICE OF CANCELLATION
of
October 26, 2010 Meeting
of the Zoning Administrator

NOTICE IS HEREBY GIVEN that the October 26, 2010 meeting of the Zoning Administrator of the City of Chico has been cancelled.

The Zoning Administrator will meet on Tuesday, November 9, 2010 for its next meeting at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.

By: Karen Masterson, Administrative Assistant
Dated: October 19, 2010

Distribution:

Zoning Administrator
PSD Wolfe
PSD Staff
Post: Council Chamber
Post: Website

Copies of this Agenda
Available from:
Telephone:

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

Agenda Prepared: 10-25-10
Agenda Posted: 10-29-10
Prior to: 5:00 p.m.

CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA
MEETING OF NOVEMBER 5, 2010
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 5, 2010
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 Use Permit 10-24 (Sierra Nevada Brewery), APN 005-550-036 - (*Noticed 10-25-10*)

A request to allow a temporary outdoor event on non-residential property. On Monday, November 15, 2010, Sierra Nevada Brewery proposes to hold an outdoor event from 4:00 p.m. to 9:00 p.m. in the hop field adjacent to the brewing and restaurant facilities at 1075 E. 20th Street. The event is a celebration of the 30th anniversary of the brewery and will entail live music, beer sampling, and food. The site is located in an ML Light Manufacturing zoning district and designated Manufacturing and Warehousing on the General Plan diagram. The proposed event is categorically exempt from environmental review pursuant to Section 15304(3) (Minor Alterations to Land) of the California Environmental Quality Act (CEQA) Guidelines. **(Staff Report: Associate Planner Mike Sawley)**

Planning Staff recommends that the Zoning Administrator find that the project is exempt from environmental review and approve Use Permit 10-24 (Sierra Nevada Brewery), based on the required findings and subject to the recommended conditions of approval.



City of Chico
NOTICE OF CANCELLATION
of
November 9, 2010 Meeting
of the Zoning Administrator

NOTICE IS HEREBY GIVEN that the November 9, 2010 meeting of the Zoning Administrator of the City of Chico has been cancelled.

The Zoning Administrator will meet on Tuesday, November 23, 2010 for its next meeting at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.

By: Karen Masterson, Administrative Assistant
Dated: November 4, 2010

Distribution:

Zoning Administrator
PSD Wolfe
PSD Staff
Post: Council Chamber
Post: Website

Copies of this Agenda
Available from:
Telephone:

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

Agenda Prepared: 11-16-10
Agenda Posted: 11-18-10
Prior to: 5:00 p.m.

**CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA**

MEETING OF NOVEMBER 23, 2010

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 23, 2010
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 Use Permit 10-22 (Chico Gospel Hall) 2045 Magnolia Avenue, APN 003-600-083** (*Noticed 11-13-10*) - A request to add 896 square feet to an existing 880 square foot church and improve and expand an existing parking lot to accommodate the church addition. The 0.63-acre site is designated Low Density Residential and on the General Plan diagram and located in the R-1 Low Density Residential zoning district. The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303, (New Construction or Conversion of Small Structures). (**Staff Report: Assistant Planner Angela Spain**)

Planning staff recommends that the Zoning Administrator find that the project is exempt from environmental review and approve Use Permit 10-22 (Chico Gospel Hall), based on the required findings and subject to the recommended conditions of approval.

Copies of this Agenda
Available from:
Telephone:

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

Agenda Prepared: 12-07-10
Agenda Posted: 12-09-10
Prior to: 5:00 p.m.

**CITY OF CHICO
ZONING ADMINISTRATOR**

AGENDA

MEETING OF DECEMBER 14, 2010

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 14, 2010
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 Use Permit 10-16 (CVS Pharmacy/Armstrong Development) 1159 Forest Avenue, APN: 002-050-171** (*Noticed 12-01-10; Revised Notice Published 12-04-10*) - A request to develop a 14,576 square foot drug store with a pharmacy drive-through service window. A use permit is required to authorize the drive-through operation and to allow 24-hour operation of a business within 300 feet of a residential district. The 2.57-acre site is located at the southwest corner of Forest Avenue and Highway 32 on land designated Community Commercial on the General Plan diagram and located in the CC Community Commercial zoning district. This project has been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332 (In-Fill Development). *Planning staff recommends that the Zoning Administrator find that the project is categorically exempt from environmental review and approve Use Permit 10-16 (CVS Pharmacy/Armstrong Development), based on the findings and subject to the conditions of approval contained in the agenda report.*



City of Chico
NOTICE OF CANCELLATION
of
December 28, 2010 Meeting
of the Zoning Administrator

NOTICE IS HEREBY GIVEN that the December 28, 2010 meeting of the Zoning Administrator of the City of Chico has been canceled.

The next meeting of the Zoning Administrator is tentatively scheduled for Tuesday, January 25, 2011 at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.

By: Karen Masterson, Administrative Assistant
Dated: December 22, 2010

Distribution:

Zoning Administrator
PSD Wolfe
PSD Staff
Post: Council Chamber
Post: Website