



Zoning Administrator Agenda Report November 12, 2019

DATE: October 3, 2019

TO: ZONING ADMINISTRATOR

FROM: Shannon Costa, Associate Planner, shannon.costa@chicoca.gov, 879-6807
Parker Graham, Planning Intern, parker.graham@chicoca.gov, 879-6800

RE: Use Permit 19-23 (SNB Aztec Fence) - 2702 Aztec Drive; APN 039-060-114

File: UP 19-23

RECOMMENDATION

Planning staff recommends that the Zoning Administrator find the project categorically exempt from environmental review and approve Use Permit 19-23 (SNB Aztec Fence), based on the findings and subject to the recommended conditions of approval.

BACKGROUND AND ANALYSIS

This is a request to authorize the use of barbed wire in conjunction with the installation of a six-foot-tall chain link fence. The project site is located at 2702 Aztec Drive (see Location Map, **Attachment A**). The site is bounded by Aztec Drive to the south, Union Pacific Railroad to the west, Comanche Creek to the north, and the Hegan Lane Industrial Park to the east. The subject parcel is zoned ML (Light Manufacturing/Industrial) and is designated MW (Manufacturing and Warehousing) in the General Plan Diagram.

The site plan indicates the proposed fencing around the entire site, encompassing two parcels owned by Sierra Nevada Brewing Company (see Site Plan, **Attachment B**). The northerly parcel (APN 039-410-038), however, is not under the jurisdiction of the City of Chico. Any proposal for that parcel, including fencing, would require review and approval by Butte County. The project site is mostly vacant, occupied only by a rail spur operated by Sierra Nevada Brewing Company; no further development of the site is proposed at this time.

Pursuant to Chico Municipal Code (CMC) 19.60.060(F) (*Fencing and Screening*), the use of a barbed wire is prohibited unless authorized by a use permit; review of fencing is not generally required unless review is also required for an underlying project. No construction or further development of the site is proposed at this time. Approval of the proposed barbed wire would enhance security at the site and deter trespassers from camping. To achieve a higher aesthetic quality, staff suggested the use of vinyl slats within the proposed fence, but due to the cost, remote location of the project site, the surrounding industrial uses, and that no development of the site requiring design review is required, staff agrees that a standard chain-link fence is acceptable. The use of barbed wire is commonly seen surrounding storage yards in the nearby industrial park, including the Seven-Up/RC Cola building (306 Otterson) and the Acme Walnut Shelling building (2644 Hegan Lane).

ENVIRONMENTAL REVIEW

This project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15303(New Construction or Conversion of Small Structures). Consistent with this section, the project involves only an accessory structure.

FINDINGS

Following a public hearing, the Zoning Administrator may approve a use permit application, with or without conditions, only if all of the following findings can be made:

Use Permit Findings

- A. *The proposed use is allowed within the subject-zoning district and complies with all of the applicable provisions of Chapter 19.24 (Use Permits).*

Pursuant to Chico Municipal Code (CMC) 19.60.060(F) (*Fencing and Screening*), the use of barbed wire is prohibited unless authorized through a use permit. This use permit was processed in compliance with 19.24 (*Use Permits*).

- B. *The proposed use would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed use.*

The use of barbed wire would enhance security at the site and deter trespassers from camping. No detrimental effects of the proposed fence have been identified.

- C. *The proposed use will not be detrimental and/or injurious to property and improvements in the neighborhood of the proposed use, as well as the general welfare of the City.*

The existing land use on the project site would not change. The use of barbed wire would improve onsite security and deter trespassers from camping on the site. Installation of the barbed wire is not anticipated to have any detrimental effects on property or improvements in the area.

- D. *The proposed use will be consistent with the policies, standards, and land use designations established by the General Plan.*

The existing land use on the project site would not change as development of the site is not proposed at this time. The use of barbed wire would not preclude development of the site consistent with the General Plan.

- E. *The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.*

The use of barbed wire is compatible with surrounding light manufacturing uses and is commonly seen surrounding storage yards in the nearby industrial park, including the Seven-Up/RC Cola building (306 Otterson) and the Acme Walnut Shelling building (2644 Hegan Lane).

CONDITIONS OF PROJECT APPROVAL

1. Use Permit 19-23 (SNB Aztec Fence) authorizes the use of barbed wire for a proposed six-foot-tall chain link fence located at 2702 Aztec Drive, in general accord with the "Site Plan to Accompany Use Permit 19-23 (SNB Aztec Fence)" and in compliance with all other conditions of approval.

2. The permittee shall comply with all other State and local Code provisions, including those of the Building Division, Public Works Department, Fire Department, and Butte County Environmental Health. The permittee is responsible for contacting these offices to verify the need for permits.
3. Any development of APN 039-410-038 requires review and approval Butte County Development Services Department; no development is authorized under this permit.

PUBLIC CONTACT

A notice was published in the Chico Enterprise Record 10 days prior to the meeting date, and notices were mailed out to all property owners and tenants within 500 feet of the project site. As of this report's publication, staff has not received any public comments.

DISTRIBUTION:

Internal

Mike Sawley, Zoning Administrator

Bruce Ambo, Principal Planner

External

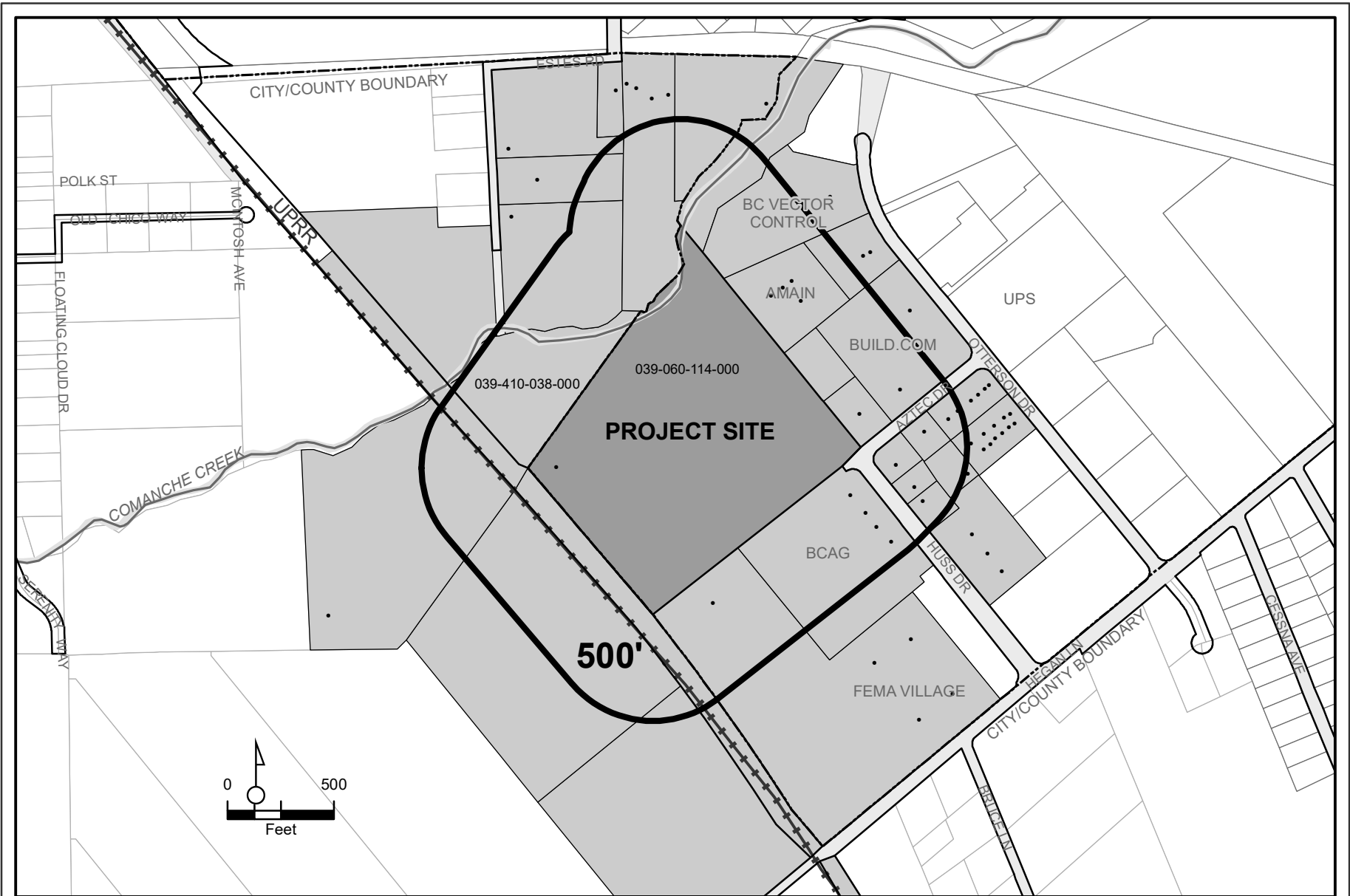
Russell Gallaway Associates, Inc., 115 Meyers Street, Suite #100, Chico, Ca, 95928

Sierra Nevada Brewing Co., Attn: John Warmerdam, 1075 E. 20th Street, Chico, Ca, 95928

ATTACHMENTS:

A. Location Map

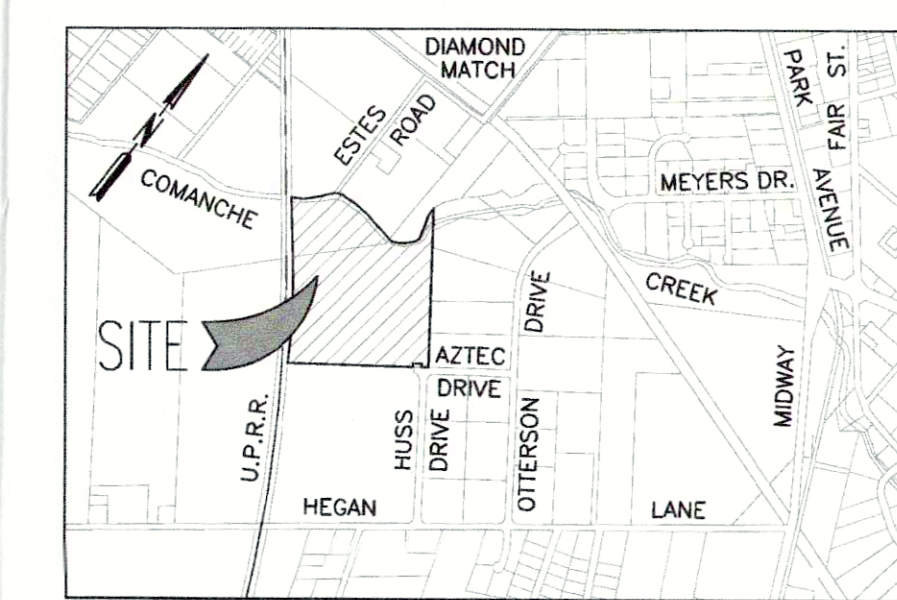
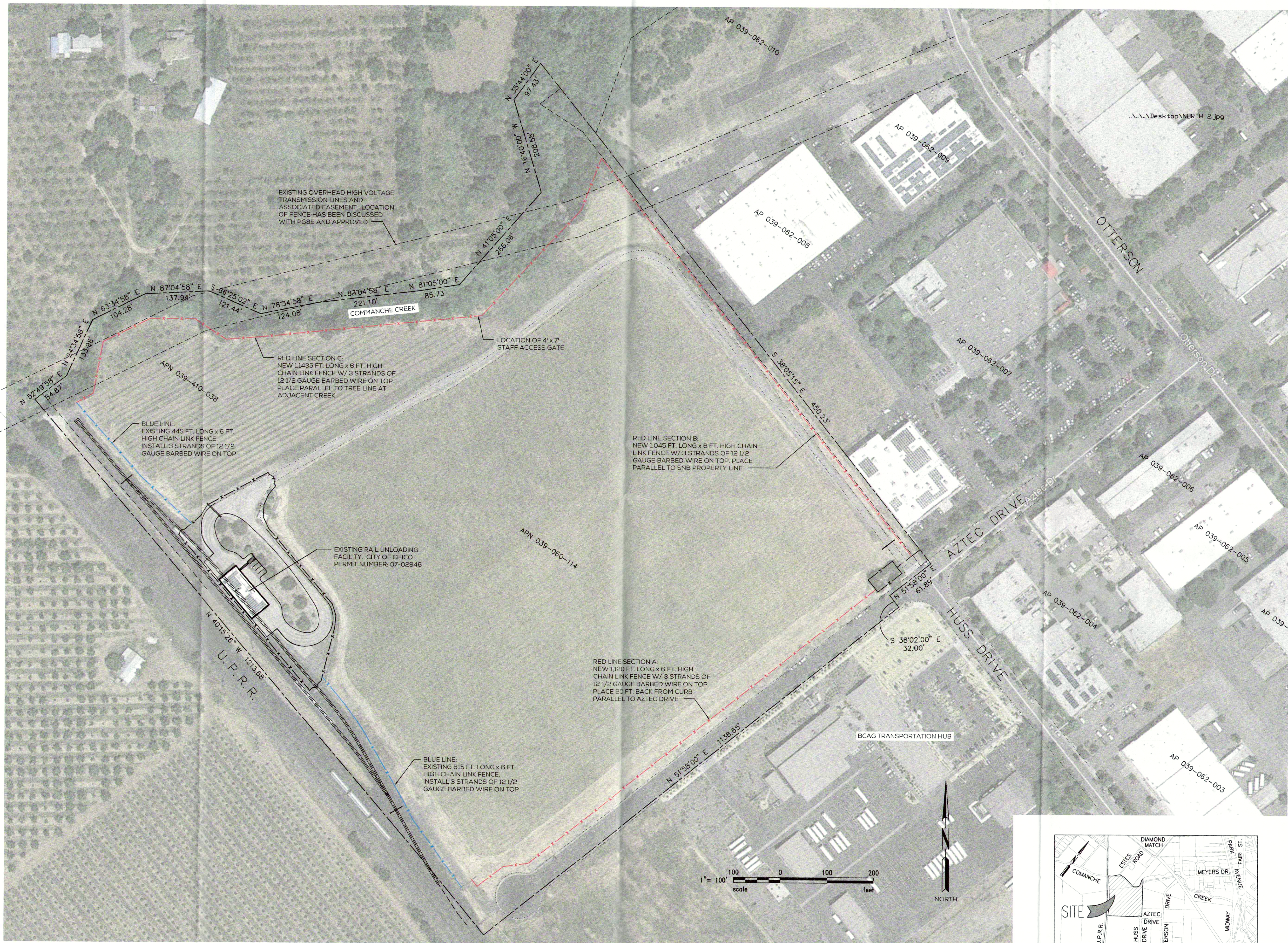
B. Site Plan



UP 19-23 (Sierra Nevada Fence)
2702 Aztec Drive
APN 039-060-114-000

- Notified Addresses
- Notified Parcels

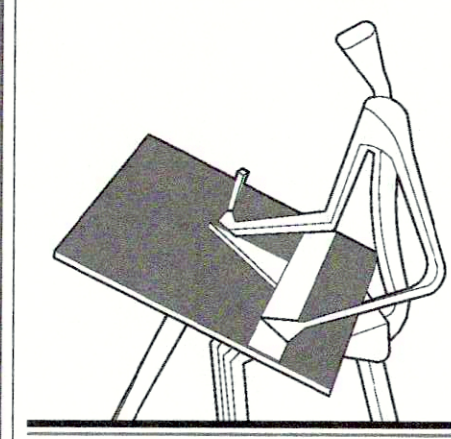




AA - REFERENCE SITE PLAN

SCALE: 1" = 100'

ATTACHMENT B



r · g · a
architecture + engineering

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GALLAWAY
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SUITE 110
CHICO, CA 95928
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**PROJECT
ADDRESS**

2702 AZTEC DRIVE
CHICO, CA 95928
APN: 039-060-114



RG A PROJECT #	19-002
DRAWN	SANNAR
CHECKED	MATT
STATUS DATE	2019.09.23

**SHEET
DESCRIPTION**

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