
CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA
REGULAR MEETING OF TUESDAY, May 12, 2020
WebEx online meeting – 3:00 pm

CONDUCT OF PUBLIC HEARINGS – All those present are encouraged to participate in the hearing process. An agenda item is first introduced by the Zoning Administrator and then presented by a staff member. The Administrator then opens the public hearing and provides an opportunity for the proponent to address the item. Following the proponent’s statement, if any, the Administrator will invite any other interested party to address the matter. After all those wishing to speak have done so, the proponent is given time to offer final comments. At the conclusion of testimony, the Administrator will close the hearing.

Please limit presentations to a maximum of 3 minutes or other time limit as determined by the Zoning Administrator so that all interested parties will have an opportunity to speak. After you speak, please print your name and address on the speakers’ sign-in sheet with the secretary, in order to obtain correct spelling and maintain accurate records.



Please contact the City Clerk at (530) 896-7250 should you require an agenda in an alternative format or should you need to request a disability-related modification or accommodation in order to participate in a meeting. This request should be received at least three working days prior to the meeting in order to accommodate the request. Anyone who has difficulty hearing the proceedings of a meeting may be provided with a portable listening device by requesting one from the City Clerk.

Any person or persons dissatisfied with a Zoning Administrator decision may appeal that decision to the City Council within 10 calendar days. In accordance with Government Code Section 65009, if any person(s) challenges the action of the Zoning Administrator, said person(s) may be limited to raising only those issues that were raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing.

Materials related to an item on this agenda submitted to the Zoning Administrator after distribution of the agenda packet are available for public inspection in the Community Development Department at 411 Main Street, 2nd Floor, Chico, CA 95928 during normal business hours.

NOTE: Items Not Appearing on Posted Agenda – For each item not appearing on the posted agenda, upon which the Administrator wishes to take action, 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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Due to protocols established under the Governor’s Executive Orders for COVID 19 community response, this hearing will be held via an online format.

Members of the public who wish to participate in public comments are encouraged to register in advance of the hearing by emailing Zoning@chicoca.gov. Use the following information to remotely view and participate in the Zoning Administrator meeting, including the Public Hearing portions, online:

Link: <https://tinyurl.com/yb5xpb39>

Event (Meeting) Number: 967 650 235

or

Phone number: United States Toll Free: 1-214-459-3653

Event Password: ZA123

TIME: 3:00 p.m.

PLACE: Online Meeting Format. See above for video and call-in information.

1.0 INTRODUCTION

2.0 NOTICED PUBLIC HEARING ITEMS – Any person may speak during the public hearing on the item listed below.

2.1 Use Permit 19-24 (The Human Bean) 2805 Esplanade, APN 006-350-029 – A request to authorize a new 450 sq. ft. coffee drive-through service on the northwest corner of West Lassen Avenue and Esplanade. The site is designated Commercial Mixed Use on the General Plan Land Use Diagram and is zoned CC-AOD-COS (Community Commercial with Airport Overflight Zone D and Corridor Opportunity Site overlays). A Use Permit is required to authorize a drive-through establishment in the CC zoning district pursuant to Chico Municipal Code (CMC) Section 19.44.020. The project has been determined to be exempt from environmental review pursuant to California Environmental Quality Act Guidelines Section 15303(c) (New Construction or Conversion of Small Structures). Consistent with this exemption, the project consists of the construction of a new commercial building less than 10,000 square feet in size, including drive-through coffee sales, not involving the use of significant amounts of hazardous substances, where all necessary public services are available, and the surrounding area is not environmentally sensitive. **Questions regarding this project may be directed to Project Planner Kelly Murphy at (530) 879-6800 or kelly.murphy@chicoca.gov.**

2.2 Modification 19-04 of Use Permit 12-01 (Santos Excavation Inc.) 460 Ryan Avenue, APN 047-560-031 – A request to modify aspects of a project approved by the Zoning Administrator on April 24, 2012 allowing for a contractor's yard, including storage and repair of vehicles and equipment, bulk materials and storage, wash rack, barbed wire fencing and other site features. The subject parcel is designated Manufacturing and Warehousing on the General Plan Land Use Diagram and is zoned AM-AOC (Airport Manufacturing/Industrial with Airport Overflight Zone C overlay). The applicant is proposing several amendments to the issued use permit, including; reconfiguration of the approved site plan; elimination of a condition of approval prohibiting access from Cohasset Road, and; use of the site for a personal storage facility (mini storage). An Initial Study was prepared for the project. Based on the results, a Mitigated Negative Declaration was prepared and circulated for a 30-day comment period from 3/6/2020 to 4/6/2020 (SCH# 2020039033). The document in its entirety can be found on the City of Chico Planning Division website. **Questions regarding this project may be directed to Project Planner Kelly Murphy at (530) 879-6535 or kelly.murphy@chicoca.gov.**

Environmental Documents

http://www.chico.ca.us/planning_services/documents/2MND_MMPSantos.pdf

http://www.chico.ca.us/planning_services/documents/3InitialStudy-Santos.pdf

Appendices:

http://www.chico.ca.us/planning_services/documents/AttABioAssessmentwithConcurrence.pdf

http://www.chico.ca.us/planning_services/documents/AttBDelineationofWateroftheUnitedStates.pdf

http://www.chico.ca.us/planning_services/documents/AttCJurisdictionalDetermination.pdf

3.0 ADJOURNMENT