
**CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA**

REGULAR MEETING OF TUESDAY, JANUARY 11, 2022

Due to protocols established for COVID 19 community response, this hearing will be held via an online format.

Zoom 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.

CITY OF CHICO
ZONING ADMINISTRATOR AGENDA
REGULAR MEETING OF TUESDAY, JANUARY 11, 2022

Due to protocols established under the Governor’s Executive Orders for COVID 19 community response, this hearing will be held via an online format.

Public Participation: This meeting is being conducted in accordance with Executive Order N-29-20. Members of the public may virtually attend and participate in the meeting using the City’s Zoom platform. To remotely view and participate in the meeting online please visit and follow the viewing instructions using the following link : <https://chico.ca.us/post/2022-meeting-agendas-0> .

Comments may also be submitted in advance of the meeting by sending an email with the subject line PUBLIC COMMENT ITEM to Zoning@Chicoca.gov by 12:00 p.m. the day of the meeting. The public is encouraged not to send more than one email per item and not to comment on numerous items in one email.

Use the following information to remotely view and participate in the Zoning Administrator meeting, including the Public Hearing portions, online:

Link : <https://zoom.us/j/93499617845?pwd=TzE3QnlPcWl1QXA3QjJlTTNqZz09>

Webinar ID: 934 9961 7845

or

Phone number: United States Toll Free: + 1 408 638 0968

Event Passcode: chico

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 21-04 (Villa Risa Apartments Phase 3) – Southwest corner of Esplanade and Nord Highway (APN 006-840-003): This is a request to allow ground-floor residential occupancy in a CN (Neighborhood Commercial) zoning district for two (2) new apartment buildings, 24 residential units in total, at the southwest corner of Esplanade and Nord Highway. The site is designated NC (Neighborhood Commercial) on the City of Chico General Plan Land Use Diagram and zoned CN (Neighborhood Commercial). Pursuant to Chico Municipal Code Section 19.44.020, Table 4-6 (Allowed Uses and Permit Requirements for Commercial Zoning Districts), use permit

authorization is required to establish ground-level occupancy in the CN zoning district; residential units on the second floor or above are a permitted use. The proposal includes two (2) two-story apartment buildings and associated site improvements. The project falls within the scope of the Final Environmental Impact Report (FEIR) prepared for the Northwest Chico Specific Plan. Pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, no subsequent environmental review is necessary. **Questions regarding this project may be directed to Associate Planner Tina Wilson at (530) 879-6807 or tina.wilson@chicoca.gov.**

3.0 ADJOURNMENT