
CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA

REGULAR MEETING OF TUESDAY, MARCH 26, 2024
Municipal Center- 411 Main Street- Engineering Conference Room, 2nd Floor
At 3:00 P.M.

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 administrative staff, 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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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 24-01 (Ridgeside K9 NorCal); 2812 Hegan Lane, APN 039-060-154: A request to establish a dog training and boarding facility for up to 30 dogs in the ML zoning district. The 2-acre site is located on the north side of Hegan Lane and west of Huss Drive. The site is designated Manufacturing and Warehousing (M&W) on the City of Chico General Plan Land Use Diagram and zoned ML (Light Manufacturing/Industrial). The site is currently developed with an existing commercial building, landscaping, and parking lot. The dog training and boarding facility would occupy a 7,455 square foot suite in the existing building. Pursuant to Chico Municipal Code (CMC) Section 19.46.020, a use permit is required to establish a kennel and boarding facility in the ML zoning district. The project has been determined to be exempt from further 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 Tina Wilson at (530) 879-6807 or tina.wilson@chicoca.gov, or Principal Planner Bruce Ambo at (530) 879-6801 or bruce.ambo@chicoca.gov.**

2.2 Use Permit 24-02 (Jewish Student Center Fencing); 440 West 4th Street, APN 004-124-011: A request to install a view-permeable fence at six feet in height within the front yard of the property addressed as 440 West 4th Street. The 0.16-acre site is located at the northeast corner of the intersection of Chestnut and West 4th Streets. The site is designated Medium High Density Residential (MHDR) on the City of Chico General Plan Land Use Diagram and zoned R3-L-FS (Medium High Density Residential and within the Landmark and Fraternity and Sorority overlay zones). Pursuant to CMC Section 19.60.060, fences within a front yard may be increased to six feet in height with approval of a use permit in compliance with Chapter 19.24 (*Use Permits*). The site is on the City's Historic Resources Inventory. Pursuant to Section 19.37.030, this project qualifies as a minor alteration to a historic resource. It has been determined that the project is exempt from further 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 Tina Wilson at (530) 879-6807 or tina.wilson@chicoca.gov, or Principal Planner Bruce Ambo at (530) 879-6801 or bruce.ambo@chicoca.gov.**

3.0 ADJOURNMENT