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Chico Community Development Department
411 Main Street, 2nd Floor
(530) 879-6800

Agenda Prepared 02-04-19
Agenda Posted 02-06-19
Prior to: 5:00 p.m.

CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA
MEETING OF FEBRUARY 12, 2019
Municipal Center - 411 Main Street - Engineering Conference Room, 2nd Floor
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 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 your 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, 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.

**ZONING ADMINISTRATOR AGENDA
MEETING OF FEBRUARY 12, 2019**

1. INTRODUCTION

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

2.1 Use Permit 18-15 (Lingemann Day Care) 973 Palmetto Ave, APN 003-550-045: A request to establish a day care center for up to 32 children in the R1 zoning district. The site is located on the south side of Palmetto Avenue, west of Highway 99 and east of Macy Avenue. The site is designated LDR (Low Density Residential) on the General Plan Land Use diagram and is zoned R1 (Low Density Residential). The site is developed with two residential units and an additional structure that was historically used for retail purposes. The proposal includes the use of the front unit of the duplex and retail building for the daycare center. A half-circle driveway would be provided at the front of the site for pick-up/drop-off area, and additional parking is located at the rear of the site. Pursuant to Chico Municipal Code (CMC) 19.42.020, Table 4-6 (Allowed Uses and Permit Requirements for Residential Zoning Districts), a use permit is required to establish a day care center in the R1 zoning district. This project is categorically exempt from further environmental review pursuant to the California Environmental Quality Act CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). Questions regarding this project may be directed to Assistant Planner Shannon Costa at (530) 879-6807 or shannon.costa@chicoca.gov.

2.2 Use Permit 18-19 (Garbis Dog Boarding and Training) 931 West 5th Street, APN 004-203-004: A request to operate a boarding and training facility for dogs in a portion of an existing building located at 931 West 5th Street, at the southeast corner of the intersection of West 5th Street and Cedar Street. Pursuant to Chico Municipal Code (CMC) Section 19.46.020, Table 4-8 (*Allowed Uses and Permit Requirements for Manufacturing & Industrial Zoning Districts*), use permit authorization is required for “Kennels and animal boarding” in the IOMU (Industrial Office Mixed Use) zoning district. The operational characteristics of the proposed dog training facility are equivalent to those of a kennel and animal boarding facility. A site plan provided by the applicant indicates that the downstairs floor area would be utilized for open play/training area, split into sections to separate large and small dogs. An upstairs mezzanine area would be used to board up to 20 dogs in kennels 8-feet by 4-feet in size. The site is designated Office Mixed Use on the General Plan Land Use diagram and is zoned IOMU (Industrial Office Mixed Use). This project is categorically exempt from further environmental review pursuant to the California Environmental Quality Act CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). Questions regarding this project may be directed to Assistant Planner Shannon Costa at (530) 879-6807 or shannon.costa@chicoca.gov.

3. ADJOURNMENT