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Available from:  
Telephone:

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

Agenda Prepared: 02-08-17  
Agenda Posted: 02-09-17  
Prior to: 5:00 p.m.

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**CITY OF CHICO  
ZONING ADMINISTRATOR  
AGENDA**

**MEETING OF FEBRUARY 14, 2017**

**Municipal Center - 411 Main Street - Engineering Conference Room, 2<sup>nd</sup> Floor  
3:00 P.M.**

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**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, 2<sup>nd</sup> Floor, Chico, CA 95928 during normal business hours.

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**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 14, 2017**

**1. INTRODUCTION**

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

- 2.1 Use Permit 16-10 (Schlecht) 1098 Rey Circle; APN 045-260-051** - A request to construct a 650 square foot second dwelling unit that does not meet the minimum separation requirement of 30 feet from the primary dwelling unit. The project site is designated Low Density Residential on the General Plan diagram in the R1 (Low Density Residential) zoning district. Second dwelling units proposing a separation of less than 30-feet are allowed in the R1 zoning district, subject to a use permit. 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). Questions regarding this project may be directed to Assistant Planner, Kelly Murphy, who can be reached at (530) 879-6535 or [kelly.murphy@chicoca.gov](mailto:kelly.murphy@chicoca.gov).

*Planning staff recommends that the Zoning Administrator find the project categorically exempt from environmental review and approve Use Permit 16-10 (Schlecht), based on the findings and subject to the recommended conditions of approval in this report.*

- 2.2 Use Permit 16-12 (OSM Investment Company) 2603 El Paso Way; APN 007-140-026** - This is a request to permit a home occupation that is not consistent with home occupation operating standards. The proposal includes a request to install two signs totaling 11 square feet, allowance for two employees who do not live at the site, and an allowance up to 24 daily customer trips to the site. The site is designated Low Density Residential on the General Plan diagram and is located in the R-1, Low Density Residential zoning district. This project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15301(n) (Existing Facilities). Questions regarding this project may be directed to Senior Planner Mark Corcoran, who can be reached at (530) 879-6800 or [zoning@chicoca.gov](mailto:zoning@chicoca.gov).

*Planning staff recommends that the Zoning Administrator find the project categorically exempt from environmental review and approve Use Permit 16-12 (OSM), based on the findings and subject to the recommended conditions of approval.*

**3. ADJOURNMENT**