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Telephone:

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

Agenda Prepared 04-12-19
Agenda Posted 04-23-19
Prior to: 5:00 p.m.

**CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA**

MEETING OF APRIL 23, 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 APRIL 23, 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 19-04 (Bechhold ADU) - 1190 Warner Street, APN 003-053-010: A request to authorize the construction of a 958 square foot accessory dwelling unit (ADU) on a 0.22 acre site in the SD-4 (West Avenue Neighborhood Area Special Design Considerations) overlay zone. The site is designated Low Density Residential on the City of Chico's General Plan Land Use Diagram and is located in the R1-SD-4 zoning district (Low Density Residential with a West Avenue Neighborhood Area Special Design Considerations overlay). This project has been determined to be categorically exempt from further environmental review, pursuant to California Environmental Quality Act Guidelines Section 15303 (Conversion of Small Structures). Questions regarding this project may be directed to Project Planner Kelly Murphy (530) 879-6535, kelly.murphy@chicoca.gov.

2.2 Use Permit 19-05 (EMS On-Call Housing) - 2279 Nord Avenue, APN 042-810-010: This is a request to operate an ambulance station and crew quarters in an existing commercial building fronting on Nord Avenue. The site is located at 2279 Nord Avenue, approximately 200 feet northwesterly of Glenwood Avenue. The site is designated Low Density Residential on the City's General Plan Land Use Diagram and is zoned R1 (Low Density Residential). An ambulance station falls within the definition of "public safety facilities" as provided by Title 19 of the Chico Municipal Code. Use of the R1 zoning district as a public safety facility requires use permit authorization. Conditions of approval are included that would restrict ambulance and staff to taking access to the site from Nord Avenue only, and that a sign at the project site be required reminding ambulance staff that the lights and sirens are not to be activated until the ambulance has fully exited the site and entered Nord Avenue. This project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). Questions regarding this project may be directed to Shannon Costa, Associate Planner at (530) 879-6807 or shannon.costa@chicoca.gov.

3. ADJOURNMENT