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Telephone:

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

Agenda Prepared 06-02-17  
Agenda Posted 06-07-17  
Prior to: 5:00 p.m.

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**CITY OF CHICO  
ZONING ADMINISTRATOR  
AGENDA**

MEETING OF JUNE 13, 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 JUNE 13, 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 16-05 (Esplanade Apartments) 1731 Esplanade, APNs 003-574-005**

A request to authorize expansion and alteration of a non-conforming use, and allow ground-level residential occupancy in a CC (Community Commercial) zoning district located at 1731 Esplanade. The site is designated Commercial Mixed Use by the General Plan Diagram and located in a CC-SD4 (Community Commercial with Special Design Considerations West Avenue Neighborhood Area overlay) zoning district. The 0.27-acre site is located on the west side of Esplanade, south of West 8<sup>th</sup> Avenue and is currently developed with multi-family units in various states of disrepair. This project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects). Questions regarding this project may be directed to Assistant Planner Shannon Costa, who can be reached at (530) 879-6807 or shannon.costa@chicoca.gov.

**2.2 Use Permit 17-02 (Wildwood Estates Subdivision SDU Lot 157) East Eaton Rd, Lot 157**

- A request to construct a Second Dwelling Unit (SDU) on lot 157 of Wildwood Estates Subdivision, Phase 5 that does not meet the minimum separation requirement of 30 feet from the primary dwelling unit. The proposal includes the construction of a 633 square foot second dwelling unit that constitutes the second story of a detached garage. The site is designated Low Density Residential on the General Plan diagram and located in an R-1 (Low Density Residential zoning district). 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 Shannon Costa, who can be reached at (530) 879-6807 or shannon.costa@chicoca.gov.

**2.3 Use Permit 17-04 (Wildwood Estates Subdivision SDU Lot 158) East Eaton Rd, Lot 158**

- A request to construct a Second Dwelling Unit (SDU) on lot 158 of Wildwood Estates Subdivision, Phase 5 that does not meet the minimum separation requirement of 30 feet from the primary dwelling unit. The proposal includes the construction of a 633 square foot second dwelling unit that constitutes the second story of a detached garage. The site is designated Low Density Residential on the General Plan diagram and located in an R-1 (Low Density Residential zoning district). 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 Shannon Costa, who can be reached at (530) 879-6807 or shannon.costa@chicoca.gov.

- 2.4 Use Permit 17-09 (Jerry's Advanced Automotive) 2819 Esplanade, APNs 006-350-022 and -028** - A request to authorize a vehicle repair and maintenance facility in the CC (Community Commercial) zoning district. Under the City's zoning regulations, vehicle repair and maintenance is a permitted use in the CC (Community Commercial) zoning district with use permit authorization. The site is designated Commercial Mixed-Use by the City's General Plan Land Use Diagram and located in a CC-AOD-COS (Community Commercial with Aircraft Operations Zone D and Corridor Opportunity Site overlay) zoning district. This project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects). Questions regarding this project may be directed to Assistant Planner Shannon Costa, who can be reached at (530) 879-6807 or shannon.costa@chicoca.gov.

**3. ADJOURNMENT**