
**CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA**

REGULAR MEETING OF TUESDAY, JUNE 25, 2019

Municipal Center – 411 Main Street – Engineering Conference Room, 2nd Floor – 3:00 pm

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 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 19-09 (Hubbard Residential): 1421 Park Avenue, APN 008-177-010 – **A request to authorize expansion and reconfiguration of a non-conforming use, and to allow ground-floor residential occupancy in a CC (Community Commercial) zoning district for a site located at 1421 Park Avenue.** The site is zoned CC-COS-SD8 (Community Commercial with Corridor Opportunity Site and Special Design Consideration Southwest Chico Neighborhood overlay) and is designated Commercial Mixed Use on the General Plan Land Use Diagram. Pursuant to Chico Municipal Code (CMC) section 19.44.020, Table 4-6 (*Allowed Uses and Permit Requirements for Commercial Zoning Districts*), use permit authorization is required to establish ground-level residential occupancy in the CC (Community Commercial) zoning district; residential units on the second floor or above are a permitted use. The proposal includes the reconfiguration of the building floor plan, resulting in one commercial suite at the front of the building and three residential units towards the rear. The overall footprint of the building would not be modified and no changes to the exterior of the building are proposed. An existing parking area is located at the rear of the site and can accommodate three vehicles. 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 Associate Planner Shannon Costa (530) 879-6807, shannon.costa@chicoca.gov.**

3.0 ADJOURNMENT