
CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA

REGULAR MEETING OF TUESDAY, AUGUST 27, 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 19-13 (Mann ADU): 215 W. 2nd Avenue, APN 003-092-019 - **A request to construct an accessory dwelling unit (ADU) on a 0.12-acre site in the SD-4 (Special Design Considerations West Avenue Neighborhood Area) overlay zoning district.** The site consists of 0.12 acres and is designated Low Density Residential (LDR) on the City’s General Plan Land Use diagram and is zoned R1-SD-4 (Low Density Residential with a Special Design Considerations West Avenue Neighborhood Area overlay). Pursuant to Chico Municipal Code (CMC) §19.52.070(D)(4) (Special Design considerations (-SD) overlay zone) and §19.76.130(B)(2) (Accessory dwelling units) a use permit is required for an ADU proposed to be located in the SD-4 overlay district. The 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 Dexter O’Connell at (530) 879-6810, or dexter.oconnell@chicoca.gov**

2.2. UP 19-17 (Wildflower Open Classroom Charter School): 2414 Cohasset Rd. #3 and 971 East Ave. Portions of APN 015-320-088 and 015-310-084 - **A request to expand an existing school’s enrollment and physical plant by making adaptive re-use of an existing structure on an adjacent parcel, and to adjust the traffic pattern of that school to account for the new pattern of use.** The site consists of over six acres on two parcels (though the applicant’s use is limited to a small number of buildings and outdoor space, not more than one acre in total, and several access easements) and is designated Regional Commercial (RC) on the City’s General Plan Land Use diagram and is zoned CR-AOD (Regional Commercial with an Airport Overflight Zone D overlay). The project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15301 (Existing Facilities). **Questions regarding this project may be directed to Associate Planner Dexter O’Connell at (530) 879-6810, or dexter.oconnell@chicoca.gov**

2.3. Use Permit 19-18 (Gardiner ADU): 1532 Warner Street, APN 003-011-028 – **A request to construct an 804 square foot detached accessory dwelling unit (ADU) on an 0.20-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 (New Construction or Conversion of Small Structures). **Questions regarding this project may be directed to Project Planner Kelly Murphy (530) 879-6535, kelly.murphy@chicoca.gov**

3.0 ADJOURNMENT