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Chico Community Development Department
411 Main Street, 2nd Floor
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Agenda Prepared: 10-07-15
Agenda Posted: 10-07-15
Prior to: 5:00 p.m.

CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA
MEETING OF OCTOBER 13, 2015
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 speaker's 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 - This agenda was posted on the Council Chamber bulletin board at least 72 hours in advance of this meeting. 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.

Items may be added to the agenda for the Administrator to acknowledge receipt of correspondence or other information, or for discussion only, of items brought up by a member of the general public that are within the subject matter jurisdiction of the Administrator.

**ZONING ADMINISTRATOR AGENDA
MEETING OF OCTOBER 13, 2015**

1. INTRODUCTION

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

- 2.1 Use Permit 15-08 (Evangelical Free Church) 1193 Filbert Avenue; APN 045-291-066** (*Noticed 10-1-15*) – A proposal to expand a non-conforming parking area associated with an existing church campus. The property is designated Low Density Residential on the General Plan diagram and in the R1 (Low Density Residential) zoning district. This project has been determined to be categorically exempt from environmental review pursuant to California Environmental Quality Act Guidelines Section 15301 (Existing Facilities). Questions regarding this project may be directed to Senior Planner Bob Summerville at (530) 879-6807 or bob.summerville@chicoca.gov.

Planning staff recommends that the Zoning Administrator find the project categorically exempt from environmental review and approve Use Permit 15-08 (Evangelical Free Church), based on the findings and subject to the recommended conditions of approval.

- 2.2 Use Permit 15-11 and Second Dwelling Unit 15-06 (Stofa) 954 Chestnut Street, APN 005-087-004** (*Noticed 10-1-15*) – A request to construct a Second Dwelling Unit at 954 Chestnut Street that does not meet the minimum separation requirement of 30 feet from the primary dwelling unit (proposed at 14 feet 4 inches). The property is designated Low Density Residential on the General Plan diagram and in the R1- SD8 (Low Density Residential with Southwest Neighborhood Overlay) zoning district. This project has been determined to be exempt from environmental review pursuant to California Environmental Quality Act Guidelines Section 15303 (New Construction of Small Structures). Questions regarding this project may be directed to Associate Planner Jake Morley at (530) 879-6810 or jake.morley@chicoca.gov.

Planning staff recommends that the Zoning Administrator find the project categorically exempt from environmental review and approve Use Permit 15-11 and Second Dwelling Unit 15-06 (Stofa), based on the findings and subject to the recommended conditions of approval.

3. ADJOURNMENT