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Telephone:

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

Agenda Prepared: 10-30-15
Agenda Posted: 11-04-15
Prior to: 5:00 p.m.

CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA
MEETING OF NOVEMBER 10, 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 NOVEMBER 10, 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 15-14 (Chico Senior Living) 2750 Sierra Sunrise Terrace, APN 018-370-009;

- The applicant is requesting a new use permit to supersede an existing use permit. The applicant requests that a new use permit be issued to reflect existing conditions on the site, subject to current development standards. No changes to operations or physical improvements are proposed. The site is zoned R3 (Medium-High Density Residential), and is designated Medium-High Density Residential on the General Plan Diagram. The proposed use permit request is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines Section 15301, Existing Facilities. Questions regarding this project may be directed to Community Development Technician Shannon Costa at (530) 879-6506 or shannon.costa@chicoca.gov.

Planning staff recommends that the Zoning Administrator find the project categorically exempt from environmental review and approve Use Permit 15-14 (Chico Senior Living), based on the findings and subject to the recommended conditions of approval.

2.2 Use Permit 15-15 (Chico Senior Living) 2850 Sierra Sunrise Terrace, APN 018-370-010;

- The applicant is requesting a new use permit to supersede an existing use permit. The applicant requests that a new use permit be issued to reflect existing conditions on the site subject to current development standards. No changes to operations or physical improvements are proposed. The site is zoned R3 (Medium-High Density Residential), and is designated Medium-High Density Residential on the General Plan Diagram. The proposed Use Permit request is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines Section 15301, Existing Facilities. Questions regarding this project may be directed to Community Development Technician Shannon Costa at (530) 879-6506 or shannon.costa@chicoca.gov.

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

2.3 Use Permit 15-16 (Lotus Management), Vacant lot west of 2080 East 20th Street, APN 002-370-073 – A proposal to allow two hotel structures on a 2.83 acre site, to be constructed

on a vacant parcel over two phases. The first phase would be a 93 room, 4 story hotel located on the southern end of the parcel, while phase two would be a 76 room, 4 story hotel on the northern end of the parcel. The property is designated Commercial Mixed Use on the General Plan diagram and located in the CC (Community Commercial) zoning district. The project has been determined to be 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 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 15-16 (Lotus Management), based on the findings and subject to the recommended conditions of approval.

3. **ADJOURNMENT**