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Available from:  
Telephone:

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

Agenda Prepared: 03-24-15  
Agenda Posted: 03-25-15  
Prior to: 5:00 p.m.

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**CITY OF CHICO**  
**ZONING ADMINISTRATOR**  
**AGENDA**  
**MEETING OF MARCH 31, 2015**  
Municipal Center - 411 Main Street - Engineering Conference Room, 2<sup>nd</sup> Floor  
**11:00 A.M.**

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**CONDUCT OF PUBLIC HEARINGS** - The public is 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 in support of the item to address the matter. Following the testimony of the proponent and supporters, opponents are given an opportunity to present testimony regarding the item. After the opponents have completed testifying, the proponent is given time to offer rebuttal. At the conclusion of testimony, the Administrator will close the hearing.

In the interest of everyone concerned, we request that you do not repeat what has already been discussed by someone prior to your turn. After a speaker has presented his/her views, if you are in agreement and wish to go on record, state your name and address and acknowledge your agreement with the speaker. This will enter your name into the record. 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. Following your presentation, please print your name and address on the speaker's sheet with the secretary, in order to obtain correct spelling and maintain accurate records.



Please contact the City Community Development Department at (530) 879-6800 should you require an agenda in an alternative format or if you need to request a disability-related modification or accommodation in order to participate in a meeting. In order to accommodate your request, it should be received at least three working days prior to the meeting. Anyone who has difficulty hearing the proceedings of a meeting may be provided with a portable listening device by requesting one from the City Community Development Department.

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 - 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  
MEETING OF MARCH 31, 2015  
AGENDA**

**1. INTRODUCTION**

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

- 2.1 Use Permit 14-20 (Island In A Cup/Hart) - 615 Mangrove Avenue, APN 003-210-019** - A proposal to allow a drive-through service window in a business suite of an existing shopping center for sales of fruit beverages (“smoothies”), coffee, and snacks. The site is located on land designated Community Commercial on the General Plan diagram and in the CC (Community Commercial) zoning district. This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines CEQA Guidelines Section 15301 (Existing Facilities). Questions regarding this project may be directed to Senior Planner Bob Summerville who can be reached at (530) 879-6807 or bob.summerville@chicoca.gov.

*Planning staff recommends that the Zoning Administrator adopt the required findings contained and approve the proposed project, subject to the recommended conditions.*

- 2.2 Use Permit 15-03 (Peck) – 2333 McArthur Lane, APN 043-610-068** - A request to exceed the 15-foot maximum height limit of a detached garage by an additional 16-inches. The site is located on land 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 the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines CEQA Guidelines Section 15301 (Existing Facilities). Questions regarding this project may be directed to Senior Planner Bob Summerville who can be reached at (530) 879-6807 or bob.summerville@chicoca.gov.

*Planning staff recommends that the Zoning Administrator adopt the required findings contained and approve the proposed project, subject to the recommended conditions.*

**3. ADJOURNMENT**