
**CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA**

REGULAR MEETING OF TUESDAY, OCTOBER 22, 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. Extension of Time for Planned Development Permit 16-01 and AR 15-31 (Lava Ridge Apartments) – 2796 Native Oak Drive (APN 018-600-078) - **The applicant submitted a timely request on 9/17/2019 for an extension of time for which to exercise an approved entitlement. Planned Development Permit 16-01 and Architectural Review 15-31 (Lava Ridge) was approved by the Planning Commission on 10/20/2016, resulting in an initial expiration date of 10/31/2016.** The project consists of the construction of nine new residential buildings containing a total of 98 residential units. The project site is a 4.97-acre parcel located to the south of State Highway 32, west of Yosemite Drive, north of Humboldt Road, and east of Bruce Road. The site is designated MDR (Medium Density Residential) in the General Plan and is zoned R2-SD2 (Medium Density Residential with Special Design Consideration Humboldt Road-Foothill overlay). Pursuant to Chico Municipal Code 19.28.070 (*Expiration*), a Planned Development Permit shall be exercised (construction commenced) within three years of permit approval. CMC 19.30.040 (*Permit Implementation – Commencement of Use*), provides that the Zoning Administrator may extend the time for an approved entitlement to be exercised for up to two years. **Questions regarding this project may be directed to Associate Planner Shannon Costa at (530) 879-6807, or shannon.costa@chicoca.gov.**

3.0 ADJOURNMENT