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Available from:  
Telephone:

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

Agenda Prepared 06-18-18  
Agenda Posted 06-19-18  
Prior to: 5:00 p.m.

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**CITY OF CHICO  
ZONING ADMINISTRATOR  
AGENDA**

MEETING OF June 26, 2018

Municipal Center - 411 Main Street - Engineering Conference Room, 2<sup>nd</sup> Floor  
**3:00 P.M.**

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**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 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, 2<sup>nd</sup> Floor, Chico, CA 95928 during normal business hours.

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**NOTE:** Items Not Appearing on Posted Agenda - 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.

**ZONING ADMINISTRATOR AGENDA  
MEETING OF June 26, 2018**

**1. INTRODUCTION**

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

**2.1 Use Permit 18-05 (Orwitz Walnut Street Apartments, 808, 820, 842 Walnut Street, APNs 004-265-003, -004, -005, -006)** - This is a request to authorize ground-level residential occupancy for a multi-family residential development on a 1.25-acre site zoned CC (Community Commercial). The site is designated Commercial Mixed-Use (CMU) on the City's General Plan Land Use Diagram and is zoned CC (Community Commercial). A use permit is required to establish a ground-floor residential use in the CC zoning district, pursuant to Chico Municipal Code (CMC) Section 19.44.020, Table 4-6 (*Allowed Uses and Permit Requirements for Commercial Zoning Districts*). The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 (In-Fill Development). Questions regarding this project may be directed to Assistant Planner Shannon Costa at (530) 879-6807, [shannon.costa@chicoca.gov](mailto:shannon.costa@chicoca.gov).

**2.2 Use Permit 18-08 (Subway Nord Drive Thru) 959 Nord Avenue, APN 043-290-114:** This is a request to authorize drive-through sales for an existing commercial building to accommodate a new Subway restaurant and to allow a rear yard privacy wall to reach eight-feet in height. The site is designated Commercial Mixed Use (CMU) on the City's General Plan Land Use Diagram and is zoned CC-AOD (Community Commercial with Aircraft Operations Zone D overlay). A use permit is required to authorize a new drive-through sales use in the CC zoning district, pursuant to Chico Municipal Code (CMC) Section 19.44.020, Table 4-6. Furthermore, a use permit is also required to allow fencing to exceed the allowable six-feet in height, pursuant to CMC 19.60.060 (Fencing and screening). The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 (In-Fill Development). Questions regarding this project may be directed to Assistant Planner Shannon Costa at (530) 879-6807, [shannon.costa@chicoca.gov](mailto:shannon.costa@chicoca.gov).

**2.3 Use Permit 18-09 (Skypark Drive Thru) 2485 Notre Dame Blvd 002-210-041-** This is a request to authorize drive-through sales for one tenant of a new multi-tenant commercial building located in the Skypark Shopping Center. The site is currently developed with a commercial restaurant building (Country Waffles) that would be demolished. The site is designated Commercial Mixed Use on the City's General Plan Land Use Diagram and is zoned CC (Community Commercial). A use permit is required to authorize a new drive-through sales use in the CC zoning district pursuant to Chico Municipal Code (CMC) Section 19.44.020, Table 4-6. The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 (In-Fill Development). Questions regarding this project may be directed to Assistant Planner Shannon Costa at (530) 879-6807, [shannon.costa@chicoca.gov](mailto:shannon.costa@chicoca.gov).

**3. ADJOURNMENT**