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Chico Community Development Department
411 Main Street, 2nd Floor
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Agenda Prepared: 08-02-16
Agenda Posted: 08-03-16
Prior to: 5:00 p.m.

CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA
MEETING OF AUGUST 9, 2016
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 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, 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.

**ZONING ADMINISTRATOR AGENDA
MEETING OF AUGUST 9, 2016**

1. INTRODUCTION

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

2.1 Use Permit 15-18 (Humboldt Oaks Apts.) 2160 Humboldt Road; APN 002-050-061 -

A request to authorize ground-level occupancy for a multi-family residential use on a 2.2-acre site pre-zoned CC (Community Commercial). The proposed development includes construction of a 40-unit apartment complex (“Humboldt Oaks Apartments”), resulting in a gross density of 17.5 units per gross acre. Currently unincorporated, the site is located in an area proposed for annexation under a separate application (ANX 15-05), that was approved by the City Council on 8/2/16, along with a draft Mitigated Negative Declaration (MND) prepared pursuant to the California Environmental Quality Act (CEQA). The subject use permit is within the scope of the MND that the Council approved on 8/2/16. Any approval of the subject use permit will be contingent upon successful completion of annexation of the site into the City of Chico. The site is designated by the Butte County General Plan and zoned High Density Residential (HDR), which permits 14-20 dwelling units/acre. The site is pre-zoned CC (Community Commercial) and pre-designated Commercial Mixed-Use by the City of Chico, which permits 6-22 dwelling units/acre. Questions regarding this project may be directed to Associate Planner Mike Sawley at mike.sawley@chicoca.gov or (530) 879-6812.

Planning staff recommends that the Zoning Administrator find the project categorically exempt from environmental review and approve Use Permit 15-18 (Humboldt Oaks apartments), based on the findings and subject to the recommended conditions of approval.

2.2 Use Permit 16-04 (Lupton-Chuck Patterson) 283 East Avenue, APN 006-071-058-
Please Note this item will not be heard at this meeting. The item will be re-noticed and heard at a later date.

3. ADJOURNMENT