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

Agenda Prepared 08-14-17
Agenda Posted 08-16-17
Prior to: 5:00 p.m.

CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA
MEETING OF AUGUST 22, 2017
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 - 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 22, 2017**

1. INTRODUCTION

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

- 2.1 Use Permit 17-05 (Fiore Di Monte Phase II); Corner of Nord Hwy. and Esplanade, APN 006-170-035;** A request to authorize ground floor residential occupancy for a multi-family residential use on a 2-acre site zoned CN-AOD (Neighborhood Commercial with Aircraft Operations Zone D overlay). Under the City's zoning regulations, residential units on the second floor or above are a permitted use in the CN zoning district, while ground-level residential occupancy requires use permit authorization. The site is located on the northwest corner of Nord Highway and Esplanade. The site is zoned CN-AOD and is designated Neighborhood Commercial on the City's General Plan Land Use Diagram. The proposed use permit is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations). Questions regarding this project may be directed to Assistant Planner Shannon Costa, who can be reached at (530) 879-6807 or shannon.costa@chicoca.gov.

3. ADJOURNMENT