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Available from:  
Telephone:

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

Agenda Prepared 10-13-17  
Agenda Posted 10-18-17  
Prior to: 5:00 p.m.

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**CITY OF CHICO  
ZONING ADMINISTRATOR  
AGENDA**

MEETING OF OCTOBER 24, 2017

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 OCTOBER 24, 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 17-16 (JR Offices and Apartments) 269/271 E. 3<sup>rd</sup> Street, APN 004-171-002** - A request to construct a vertical, mixed-use building with offices and apartments at 269/271 E. 3<sup>rd</sup> Street in Chico. The ground level would contain two office suites, with two townhouse apartments comprising the second and third floors. The site is designated Office Mixed Use (OMU) on the General Plan Land Use Diagram and located in an Office Commercial (OC) zoning district. The site is also located in a Landmark (-L) and Corridor Opportunity Site (-COS) overlay zone. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In Fill Development Projects). Questions regarding this project may be directed to Senior Planner David Young, who can be reached at (530) 879-6535 or [david.young@chicoca.gov](mailto:david.young@chicoca.gov).
  - 2.2 **Use Permit 17-19 (Surf Thru Esplanade) 2573 Esplanade, APN 006-530-013**; This is a request to authorize an approximately 5,000-square foot car wash facility on a one- acre site. Located on the west side of Esplanade, between East Avenue and Panama Avenue, the site is zoned CC-AOD-COS (Community Commercial with Aircraft Operations Zone D and Corridor Opportunity Site overlay) and is designated Commercial Mixed Use on the City of Chico General Plan Land Use Diagram. The proposed use permit request is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Infill Development Projects). Questions regarding this project may be directed to Associate Planner Kimber Gutierrez, who can be reached at (530) 879-6810 or [kimber.gutierrez@chicoca.gov](mailto:kimber.gutierrez@chicoca.gov).
3. **ADJOURNMENT**