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Available from:  
Telephone:

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

Agenda Prepared: 10-31-16  
Agenda Posted: 11-2-16  
Prior to: 5:00 p.m.

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**CITY OF CHICO  
ZONING ADMINISTRATOR  
AGENDA**

MEETING OF NOVEMBER 8, 2016

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 NOVEMBER 8, 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 16-07 (Inspirations ADSP) 3880 Morrow Lane, Suite 10, 20 and 30, APN 002-200-024** – A request to allow an adult day care facility located in the CS – (Commercial Services) zoning district and to rescind an existing use permit on the same site (UP 98-07) for the operation of a church. The subject parcel is located on the north side of Morrow Lane, between Zanella Way and Dominic Drive. The 0.9-acre site is designated Commercial Services in the General Plan. Surrounding land uses include commercial buildings and undeveloped land. The applicant proposes to use three existing suites for vocational training classrooms and office space. This project 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 Community Development Technician, Shannon Costa, who can be reached at (530) 879-6506 or [shannon.costa@chicoca.gov](mailto:shannon.costa@chicoca.gov).

*Planning staff recommends that the Zoning Administrator find the project categorically exempt from environmental review and approve Use Permit 16-07 (Inspirations, ADSP), and simultaneously rescind the existing use permit on the site (98-07) based on the findings and subject to the recommended conditions of approval in this report.*

- 2.2 Use Permit 16-11 (Sierra Nevada Brewery) 1085 E 20<sup>th</sup> Street; APN 005-550-037-** This is a request to modify an existing use permit (UP 07-02, Sierra Nevada Brewery) to expand an off-site parking area for overflow parking associated with the Sierra Nevada Taproom. The proposal would add approximately 62 spaces, for a total of 234 off-site parking spaces. The site is designated Manufacturing and Warehousing on the General Plan diagram and is located in the ML (Light Manufacturing/Industrial) zoning district. This project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15303(e) (New Construction – Accessory Structures). Questions regarding this project may be directed to Community Development Technician Shannon Costa, who can be reached at (530) 879-6506 or [shannon.costa@chicoca.gov](mailto:shannon.costa@chicoca.gov).

*Planning staff recommends that the Zoning Administrator find the project categorically exempt from environmental review and approve Use Permit 16-11 (Sierra Nevada Brewery), based on the findings and subject to the recommended conditions of approval.*

**3. ADJOURNMENT**