




City of Chico

**NOTICE OF CANCELLATION
and
ADJOURNMENT
of
January 17, 2012 Meeting
of the Zoning Administrator**

NOTICE IS HEREBY GIVEN that the January 17, 2012 meeting of the Zoning Administrator of the City of Chico is cancelled.

The next meeting of the Zoning Administrator will be held on Tuesday, January 31, 2012 at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.



By: Judy Cooper, Office Assistant III
Dated: January 4, 2012

Distribution:

Zoning Administrator
PSD Staff
Post: Council Chamber
Post: Website

Copies of this Agenda
Available from:
Telephone:

Chico Planning Services Department
411 Main Street, 2nd Floor
(530) 879-6800

Agenda Prepared: 01-26-12
Agenda Posted: 01-26-12
Prior to: 5:00 p.m.

CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA
MEETING OF JANUARY 31, 2012
Municipal Center - 411 Main Street - Engineering Conference Room, 2nd Floor
3:00 P.M.

CONDUCT OF PUBLIC HEARINGS - The public is 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 in support of the item to address the matter. Following the testimony of the proponent and supporters, opponents are given an opportunity to present testimony regarding the item. After the opponents have completed testifying, the proponent is given time to offer rebuttal. At the conclusion of testimony, the Administrator will close the hearing.

In the interest of everyone concerned, we request that you do not repeat what has already been discussed by someone prior to your turn. After a speaker has presented his/her views, if you are in agreement and wish to go on record, state your name and address and acknowledge your agreement with the speaker. This will enter your name into the record. 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. Following your presentation, please print your name and address on the speaker's sheet with the secretary, in order to obtain correct spelling and maintain accurate records.



Please contact the City Planning Services Department at (530) 879-6800 should you require an agenda in an alternative format or if you need to request a disability-related modification or accommodation in order to participate in a meeting. In order to accommodate your request, it should be received at least three working days prior to the meeting. Anyone who has difficulty hearing the proceedings of a meeting may be provided with a portable listening device by requesting one from the City Planning Services Department.

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 Planning Services 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.

Items may be added to the agenda for the Administrator to acknowledge receipt of correspondence or other information, or for discussion only, of items brought up by a member of the general public that are within the subject matter jurisdiction of the Administrator.

**ZONING ADMINISTRATOR
MEETING OF JANUARY 31, 2012
AGENDA**

1. INTRODUCTION

- 2. NOTICED PUBLIC HEARING ITEMS** - The following items will be considered in the order listed, unless there is a request to change the order. Any person may speak during the public hearing on any of the items listed below.

- 2.1 Use Permit 11-18 (James) 10 Lost Dutchman Drive, APN 006-690-024** - A request to authorize a five-room motel use within an existing structure on a developed site. The project site is designated Commercial Mixed-Use on the General Plan Land Use Diagram and is located in the CC-AOD-COS zoning district (Community Commercial with Other Airport Environs and Corridor Opportunity Site overlays). This project is categorically exempt pursuant to Section 15301 of the California Environmental Quality Act Guidelines, Section 15301 (Existing Facilities.) (Staff Report: Associate Planner Mike Sawley)

Planning staff recommends that the Zoning Administrator find the project is categorically exempt from environmental review and approve Use Permit 11-18 (James), based on the required findings and subject to the conditions of approval contained in the Agenda Report.

- 2.2 Use Permit 11-21 (Enriquez) 2303 Esplanade, APN 006-120-067** - A request to operate a mobile food vendor on non-residential property. The site is designated Commercial Mixed Use on the General Plan Land Use Diagram and is located in the CC-AOD-COS zoning district (Community Commercial with Other Airport Environs and Corridor Opportunity Site overlays). This project is categorically exempt pursuant to Section 15311 (c) of the California Environmental Quality Act Guidelines (Accessory Structures). (Staff Report: Associate Planner Greg Redeker)

Planning staff recommends that the Zoning Administrator find the project is categorically exempt from environmental review and approve Use Permit 11-21 (Enriquez), based on the required findings and subject to the conditions of approval contained in the Agenda Report.

- 2.3 Use Permit 11-22 (Northern Valley Catholic Social Services) 101 Silver Dollar Way, APN 005-560-031** - A request to construct and operate a youth transitional housing project located to the south of the existing Torres Community Shelter. The project would include construction of 14 affordable apartments, a community room, and vocational training building. The site is designated Manufacturing and Warehousing on the General Plan Land Use Diagram and is located in the ML zoning district (Light Manufacturing/Industrial). This project is categorically exempt pursuant to Section 15332 of the California Environmental Quality Act Guidelines (Infill Development Projects). (Staff Report: Associate Planner Greg Redeker)

Planning staff recommends that the Zoning Administrator find the project is categorically exempt from environmental review and approve Use Permit 11-22 (Northern Valley Catholic Social Services), based on the required findings and subject to the conditions of approval contained in the Agenda Report.



City of Chico

NOTICE OF CANCELLATION

of

February 14, 2012 Meeting

of the Zoning Administrator

NOTICE IS HEREBY GIVEN that the February 14, 2012 meeting of the Zoning Administrator of the City of Chico is cancelled.

The next meeting of the Zoning Administrator will be held on Tuesday, February 28, 2012 at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.

Judy Cooper

By: Judy Cooper, Office Assistant III

Dated: February 9, 2012

Distribution:

Zoning Administrator

PSD Staff

Post: Council Chamber

Post: Website

Copies of this Agenda
Available from:
Telephone:

Chico Planning Services Department
411 Main Street, 2nd Floor
(530) 879-6800

Agenda Prepared: 02-23-12
Agenda Posted: 02-23-12
Prior to: 5:00 p.m.

**CITY OF CHICO
ZONING ADMINISTRATOR**

AGENDA

MEETING OF FEBRUARY 28, 2012

Municipal Center - 411 Main Street - Engineering Conference Room, 2nd Floor
3:00 P.M.

CONDUCT OF PUBLIC HEARINGS - The public is 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 in support of the item to address the matter. Following the testimony of the proponent and supporters, opponents are given an opportunity to present testimony regarding the item. After the opponents have completed testifying, the proponent is given time to offer rebuttal. At the conclusion of testimony, the Administrator will close the hearing.

In the interest of everyone concerned, we request that you do not repeat what has already been discussed by someone prior to your turn. After a speaker has presented his/her views, if you are in agreement and wish to go on record, state your name and address and acknowledge your agreement with the speaker. This will enter your name into the record. 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. Following your presentation, please print your name and address on the speaker's sheet with the secretary, in order to obtain correct spelling and maintain accurate records.



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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 Planning Services 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.

Items may be added to the agenda for the Administrator to acknowledge receipt of correspondence or other information, or for discussion only, of items brought up by a member of the general public that are within the subject matter jurisdiction of the Administrator.

**ZONING ADMINISTRATOR
MEETING OF FEBRUARY 28, 2012
AGENDA**

1. INTRODUCTION

- 2. NOTICED PUBLIC HEARING ITEMS** - The following items will be considered in the order listed, unless there is a request to change the order. Any person may speak during the public hearing on any of the items listed below.

- 2.1 Use Permit 11-19 (Laura's Preschool) 481 East 5th Avenue, APN 003-442-025** - A request to convert an existing single-family residence into a daycare center for up to 16 infants. The site is designated Low Density Residential on the General Plan Land Use Diagram and is located in the R1 zoning district (Low Density Residential). This project is categorically exempt from environmental review pursuant to Section 15303 of the California Environmental Quality Act Guidelines (New Construction or Conversion of Small Structures). (Staff Report: Associate Planner Greg Redeker)

Planning staff recommends that the Zoning Administrator find the project is categorically exempt from environmental review and approve Use Permit 11-19 (Laura's Preschool), based on the required findings and subject to the conditions of approval contained in the Agenda Report.

- 2.2 Use Permit 11-24 (Moravec) 49 Avalon Court, APN 045-292-030** - A request to authorize the addition of two feet of height to certain sections of existing six-foot side yard fencing. The site is designated Low Density Residential on the General Plan Land Use Diagram and is located in the R1 zoning district (Low Density Residential). This project is categorically exempt from environmental review pursuant to Section 15303 of the California Environmental Quality Act Guidelines (New Construction or Conversion of Small Structures). (Staff Report: Associate Planner Mike Sawley)

Planning staff recommends that the Zoning Administrator find the project is categorically exempt from environmental review and approve Use Permit 11-24 (Moravec), based on the required findings and subject to the conditions of approval contained in the Agenda Report.



City of Chico

NOTICE OF CANCELLATION

of

March 13, 2012 Meeting

of the Zoning Administrator

NOTICE IS HEREBY GIVEN that the March 13, 2012 meeting of the Zoning Administrator of the City of Chico is cancelled.

The next meeting of the Zoning Administrator will be held on Tuesday, March 27, 2012 at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.

By: Judy Cooper, Office Assistant III
Dated: March 1, 2012

Distribution:

Zoning Administrator
PSD Staff
Post: Council Chamber
Post: Website

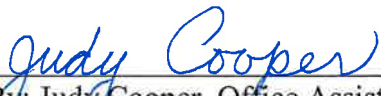


City of Chico

NOTICE OF CANCELLATION
of
March 27, 2012 Meeting
of the **Zoning Administrator**

NOTICE IS HEREBY GIVEN that the March 27, 2012 meeting of the Zoning Administrator of the City of Chico is cancelled.

The next meeting of the Zoning Administrator will be held on Tuesday, April 10, 2012 at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.


By: Judy Cooper, Office Assistant III
Dated: March 21, 2012

Distribution:
Zoning Administrator
PSD Staff
Post: Council Chamber
Post: Website



City of Chico

NOTICE OF CANCELLATION
of
April 10, 2012 Meeting
of the **Zoning Administrator**

NOTICE IS HEREBY GIVEN that the April 10, 2012 meeting of the Zoning Administrator of the City of Chico is cancelled.

The next meeting of the Zoning Administrator will be held on Tuesday, April 24, 2012 at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.


By: Judy Cooper, Office Assistant III
Dated: April 3, 2012

Distribution:

Zoning Administrator
PSD Staff
Post: Council Chamber
Post: Website

Copies of this Agenda
Available from:
Telephone:

Chico Planning Services Department
411 Main Street, 2nd Floor
(530) 879-6800

Agenda Prepared: 04-19-12
Agenda Posted: 04-19-12
Prior to: 5:00 p.m.

**CITY OF CHICO
ZONING ADMINISTRATOR**

AGENDA

MEETING OF APRIL 24, 2012

Municipal Center - 411 Main Street - Engineering Conference Room, 2nd Floor
3:00 P.M.

CONDUCT OF PUBLIC HEARINGS - The public is 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 in support of the item to address the matter. Following the testimony of the proponent and supporters, opponents are given an opportunity to present testimony regarding the item. After the opponents have completed testifying, the proponent is given time to offer rebuttal. At the conclusion of testimony, the Administrator will close the hearing.

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**ZONING ADMINISTRATOR
MEETING OF APRIL 24, 2012
AGENDA**

1. INTRODUCTION

- 2. NOTICED PUBLIC HEARING ITEMS** - The following items will be considered in the order listed, unless there is a request to change the order. Any person may speak during the public hearing on any of the items listed below.

2.1 Use Permit 12-01 (Santos) 460 Ryan Avenue, APN 047-560-031

A request to operate a contractor's yard, including storage of bulk materials, storage and repair of vehicles, and installation of barbed wire fencing, on a site formerly used for equipment storage. The site is designated Manufacturing and Warehousing on the General Plan Land Use Diagram and is located in the AM-AOC zoning district (Airport Manufacturing/Industrial with Traffic Pattern overlay). This project is categorically exempt from environmental review pursuant to Section 15303 of the California Environmental Quality Act Guidelines (New Construction or Conversion of Small Structures). (Staff Report: Associate Planner Greg Redeker)

Planning staff recommends that the Zoning Administrator find the project is categorically exempt from environmental review and approve Use Permit 12-01 (Santos), based on the required findings and subject to the conditions of approval contained in the Agenda Report.

2.2 Use Permit 12-03 (Joshi) 28 and 14 W. Eaton Road, APN 006-690-020 and -021

A request to construct two apartment buildings, including ground floor apartments, on property located at 28 W. Eaton Road, with a portion of the required parking provided on adjacent property at 14 W. Eaton Road. The property is partially developed with parking located at the rear of the property; the new apartment buildings will be located in front of the parking area, adjacent to the street. The site is designated Commercial Mixed Use on the General Plan Land Use Diagram, and is located in a CC-AOD (Community Commercial with Other Airport Environs overlay) zoning district. The site is also located within the boundaries of the Northwest Chico Specific Plan. This project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 (Infill Development Projects). (Staff Report: Associate Planner Greg Redeker)

Planning staff recommends that the Zoning Administrator find the project is categorically exempt from environmental review and approve Use Permit 12-03 (Joshi), based on the required findings and subject to the conditions of approval contained in the Agenda Report.

2.3 Use Permit 12-04 (Patterson) 257 East Avenue, APN 006-071-053

Staff recommends that this project be continued and renoticed for a future meeting.



City of Chico

NOTICE OF CANCELLATION

of

May 8, 2012 Meeting

of the Zoning Administrator

NOTICE IS HEREBY GIVEN that the May 8, 2012 meeting of the Zoning Administrator of the City of Chico is cancelled.

The next meeting of the Zoning Administrator will be held on Tuesday, May 22, 2012 at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.

By: Judy Cooper, Office Assistant III
Dated: April 30, 2012

Distribution:

Zoning Administrator
PSD Staff
Post: Council Chamber
Post: Website

Copies of this Agenda
Available from:
Telephone:

Chico Planning Services Department
411 Main Street, 2nd Floor
(530) 879-6800

Agenda Prepared: 05-16-12
Agenda Posted: 05-17-12
Prior to: 5:00 p.m.

**CITY OF CHICO
ZONING ADMINISTRATOR**

AGENDA

MEETING OF MAY 22, 2012

Municipal Center - 411 Main Street - Engineering Conference Room, 2nd Floor
3:00 P.M.

CONDUCT OF PUBLIC HEARINGS - The public is 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 in support of the item to address the matter. Following the testimony of the proponent and supporters, opponents are given an opportunity to present testimony regarding the item. After the opponents have completed testifying, the proponent is given time to offer rebuttal. At the conclusion of testimony, the Administrator will close the hearing.

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**ZONING ADMINISTRATOR
MEETING OF MAY 22, 2012
AGENDA**

1. INTRODUCTION

- 2. NOTICED PUBLIC HEARING ITEMS** - The following items will be considered in the order listed, unless there is a request to change the order. Any person may speak during the public hearing on any of the items listed below.

2.1 Use Permit 12-07 (WTC Temp Office) 2270 Fair Street, APN 005-480-063

A request to locate a temporary modular office building on a non-residential site located at 2270 Fair Street. The project site is designated Industrial Office Mixed Use on the General Plan Land Use Diagram and is located in an IOMU (Industrial Office Mixed Use) zoning district. This project is categorically exempt from environmental review pursuant to Section 15303 of the California Environmental Quality Act Guidelines (New Construction or Conversion of Small Structures). (Staff Report: Associate Planner Mike Sawley)

Planning staff recommends that the Zoning Administrator find the project is categorically exempt from environmental review and approve Use Permit 12-07 (WTC Temp Office), based on the required findings and subject to the conditions of approval contained in the Agenda Report.

2.2 Use Permit 12-02 (Chico Country Day School) 1054 Broadway, APN 005-094-008

A request to allow a portion of the Chico Country Day School (CCDS) classrooms and facilities to locate in the former Salvation Army property at 1054 Broadway, across the street from the main CCDS Campus. The southern half of the site contains a 12,400 s.f. structure, formerly used as a thrift store, while the northern half contains a parking area and a proposed basketball court. The site is designated Commercial Mixed Use on the General Plan Land Use Diagram, and is located in a CC (Community Commercial) zoning district. The site is also located within the boundaries of the Southwest Chico Neighborhood Improvement Plan Area. This project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 (Infill Development Projects). (Staff Report: Associate Planner Greg Redeker)

Planning staff recommends that the Zoning Administrator find the project is categorically exempt from environmental review and approve Use Permit 12-02 (Chico Country Day School), based on the required findings and subject to the conditions of approval contained in the Agenda Report.

2.3 Use Permit 12-04 (Patterson) 257 East Avenue, APN 006-071-052 & -053

A request to allow expansion of a nonconforming structure for an auto dealership on property located at 257 East Avenue. The existing 1,120 s.f. structure is built two feet from the rear property line, and would be expanded to the west. A fifteen-foot rear yard setback is normally required when commercial property abuts residential property. The site is designated

Commercial Mixed Use on the General Plan Land Use Diagram, and is located in a CC-AOD (Community Commercial with Other Airport Environs overlay) zoning district. This project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15301 (Existing Facilities). (Staff Report: Associate Planner Greg Redeker)

Planning staff recommends that the Zoning Administrator find the project is categorically exempt from environmental review and approve Use Permit 12-04 (Patterson), based on the required findings and subject to the conditions of approval contained in the Agenda Report.

2.4 Use Permit 12-06 (Patrick and Denese Orr) 330 Flume Street, APN 004-171-006

A request to allow a ground-floor residential unit in the OC zoning district, as part of a mixed-use building to be built at 330 Flume Street. The two-story structure, containing three residential units and one office suite, is located toward the front of the parcel with parking located to the rear. The site is designated Office Mixed Use on the General Plan Land Use Diagram, and is located in an OC-L-COS (Office Commercial with Landmark and Corridor Opportunity Site overlay) zoning district. The site on the City's Historic Resources Inventory, is within the In-Lieu Parking Area and is also located within the boundaries of the Downtown Area. This project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 (Infill Development Projects). (Staff Report: Associate Planner Greg Redeker)

Planning staff recommends that the Zoning Administrator find the project is categorically exempt from environmental review and approve Use Permit 12-06 (Patrick and Denese Orr), based on the required findings and subject to the conditions of approval contained in the Agenda Report.



City of Chico

NOTICE OF CANCELLATION
of
June 12, 2012 Meeting
of the **Zoning Administrator**

NOTICE IS HEREBY GIVEN that the June 12, 2012 meeting of the Zoning Administrator of the City of Chico is cancelled.

The next meeting of the Zoning Administrator will be held on Tuesday, June 26, 2012 at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.



By: Judy Cooper, Office Assistant III
Dated: June 7, 2012

Distribution:

Zoning Administrator
PSD Staff
Post: Council Chamber
Post: Website



City of Chico
NOTICE OF CANCELLATION
of
June 26, 2012 Meeting
of the Zoning Administrator

NOTICE IS HEREBY GIVEN that the June 26, 2012 meeting of the Zoning Administrator of the City of Chico is cancelled.

The next meeting of the Zoning Administrator will be held on Tuesday, July 10, 2012 at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.

By: Judy Cooper, Office Assistant III

Dated: June 20, 2012

Distribution:

Zoning Administrator

PSD Staff

Post: Council Chamber

Post: Website



City of Chico

NOTICE OF CANCELLATION

of

July 24, 2012 Meeting

of the Zoning Administrator

NOTICE IS HEREBY GIVEN that the July 24, 2012 meeting of the Zoning Administrator of the City of Chico is cancelled.

The next meeting of the Zoning Administrator will be held on Tuesday, August 14, 2012 at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.

By: Judy Cooper, Office Assistant III
Dated: July 17, 2012

Distribution:

Zoning Administrator
PSD Staff
Post: Council Chamber
Post: Website



City of Chico

NOTICE OF CANCELLATION
of
August 14, 2012 Meeting
of the **Zoning Administrator**

NOTICE IS HEREBY GIVEN that the August 14, 2012 meeting of the Zoning Administrator of the City of Chico is cancelled.

The next meeting of the Zoning Administrator will be held on Tuesday, August 28, 2012 at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.



By: Judy Cooper, Office Assistant III
Dated: August 8, 2012

Distribution:

Zoning Administrator
PSD Staff
Post: Council Chamber
Post: Website



City of Chico
NOTICE OF CANCELLATION
of
August 28, 2012 Meeting
of the Zoning Administrator

NOTICE IS HEREBY GIVEN that the August 28, 2012 meeting of the Zoning Administrator of the City of Chico is cancelled.

The next meeting of the Zoning Administrator will be held on Tuesday, September 11, 2012 at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.

By: Judy Cooper, Office Assistant III

Dated: August 21, 2012

Distribution:

Zoning Administrator

PSD Staff

Post: Council Chamber

Post: Website




City of Chico

NOTICE OF CANCELLATION
of
September 25, 2012 Meeting
of the **Zoning Administrator**

NOTICE IS HEREBY GIVEN that the September 25, 2012 meeting of the Zoning Administrator of the City of Chico is cancelled.

The next meeting of the Zoning Administrator will be held on Tuesday, October 9, 2012 at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.


By: Judy Cooper, Office Assistant III
Dated: September 18, 2012

Distribution:

Zoning Administrator
PSD Staff
Post: Council Chamber
Post: Website




City of Chico

NOTICE OF CANCELLATION
of
October 9, 2012 Meeting
of the **Zoning Administrator**

NOTICE IS HEREBY GIVEN that the October 9, 2012 meeting of the Zoning Administrator of the City of Chico is cancelled.

The next meeting of the Zoning Administrator will be held on Tuesday, October 23, 2012 at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.



By Judy Cooper, Office Assistant III
Dated: October 3, 2012

Distribution:

Zoning Administrator
PSD Staff
Post: Council Chamber
Post: Website



**City of Chico
NOTICE OF CANCELLATION
and
ADJOURNMENT
of
Zoning Administrator
October 23, 2012 Meeting**

NOTICE IS HEREBY GIVEN that the October 23, 2012 meeting of the Zoning Administrator of the City of Chico is cancelled.

The Zoning Administrator meeting will take place Tuesday, October 30, 2012 for an adjourned regular meeting at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.

By: Judy Cooper, Office Assistant III

Dated: October 10, 2012

Distribution:

Zoning Administrator

PSD Staff

Post: Council Chamber

Post: Website

Copies of this Agenda
Available from:
Telephone:

Chico Planning Services Department
411 Main Street, 2nd Floor
(530) 879-6800

Agenda Prepared: 10-24-12
Agenda Posted: 10-24-12
Prior to: 5:00 p.m.

**CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA**

MEETING OF OCTOBER 30, 2012

Municipal Center - 411 Main Street - Engineering Conference Room, 2nd Floor
3:00 P.M.

CONDUCT OF PUBLIC HEARINGS - The public is 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 in support of the item to address the matter. Following the testimony of the proponent and supporters, opponents are given an opportunity to present testimony regarding the item. After the opponents have completed testifying, the proponent is given time to offer rebuttal. At the conclusion of testimony, the Administrator will close the hearing.

In the interest of everyone concerned, we request that you do not repeat what has already been discussed by someone prior to your turn. After a speaker has presented his/her views, if you are in agreement and wish to go on record, state your name and address and acknowledge your agreement with the speaker. This will enter your name into the record. 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. Following your presentation, please print your name and address on the speaker's sheet with the secretary, in order to obtain correct spelling and maintain accurate records.



Please contact the City Planning Services Department at (530) 879-6800 should you require an agenda in an alternative format or if you need to request a disability-related modification or accommodation in order to participate in a meeting. In order to accommodate your request, it should be received at least three working days prior to the meeting. Anyone who has difficulty hearing the proceedings of a meeting may be provided with a portable listening device by requesting one from the City Planning Services Department.

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 Planning Services 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.

Items may be added to the agenda for the Administrator to acknowledge receipt of correspondence or other information, or for discussion only, of items brought up by a member of the general public that are within the subject matter jurisdiction of the Administrator.

**ZONING ADMINISTRATOR
MEETING OF OCTOBER 30, 2012
AGENDA**

1. INTRODUCTION

- 2. NOTICED PUBLIC HEARING ITEMS** - The following item will be considered in the order listed, unless there is a request to change the order. Any person may speak during the public hearing on any of the items listed below.

2.1 Use Permit 12-05 (Chico Senior Living, LLC) SW Corner of Amanecida Common and Sierra Sunrise Terrace; APN 018-360-003

A request to construct a 77-unit senior assisted living facility on a 1.89 acre site adjacent to California Park Lake. The project site is designated Medium-High Density Residential on the City of Chico General Plan Land Use Diagram, and is located in the R3 (Medium-High Density Residential) zoning district. This project is substantially similar to a previous project (UP 07-17) approved for the site in 2008. (Staff Report: Associate Planner Greg Redeker)

Planning staff recommends that the Zoning Administrator adopt the proposed mitigated negative declaration and approve Use Permit 12-05 (Chico Senior Living, LLC), based on the required findings and subject to the conditions of approval contained in the Agenda Report.

Copies of this Agenda
Available from:
Telephone:

Chico Planning Services Department
411 Main Street, 2nd Floor
(530) 879-6800

Agenda Prepared: 10-30-12
Agenda Posted: 10-31-12
Prior to: 5:00 p.m.

**CITY OF CHICO
ZONING ADMINISTRATOR
AGENDA**

MEETING OF NOVEMBER 6, 2012

Municipal Center - 411 Main Street - Engineering Conference Room, 2nd Floor
3:00 P.M.

CONDUCT OF PUBLIC HEARINGS - The public is 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 in support of the item to address the matter. Following the testimony of the proponent and supporters, opponents are given an opportunity to present testimony regarding the item. After the opponents have completed testifying, the proponent is given time to offer rebuttal. At the conclusion of testimony, the Administrator will close the hearing.

In the interest of everyone concerned, we request that you do not repeat what has already been discussed by someone prior to your turn. After a speaker has presented his/her views, if you are in agreement and wish to go on record, state your name and address and acknowledge your agreement with the speaker. This will enter your name into the record. 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. Following your presentation, please print your name and address on the speaker's sheet with the secretary, in order to obtain correct spelling and maintain accurate records.



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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 Planning Services 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.

Items may be added to the agenda for the Administrator to acknowledge receipt of correspondence or other information, or for discussion only, of items brought up by a member of the general public that are within the subject matter jurisdiction of the Administrator.

**ZONING ADMINISTRATOR
MEETING OF NOVEMBER 6, 2012
AGENDA**

1. INTRODUCTION

- 2. NOTICED PUBLIC HEARING ITEMS** - The following item will be considered in the order listed, unless there is a request to change the order. Any person may speak during the public hearing on any of the items listed below.

2.1 Use Permit 12-13 (Halimi) 325 Broadway; APN 004-151-010

A request to operate a professional office on the ground floor of an existing building in the DN zoning district. The site is designated Commercial Mixed Use on the City of Chico General Plan Land Use Diagram, and is located in the DN-L-COS (Downtown North with Landmark and Corridor Opportunity Site overlays) zoning district. The site is not listed on the Historic Resources Inventory. The site is also within the boundaries of the Downtown Parking “In-Lieu” Benefit Area and Parking District No. 2. (Staff Report: Associate Planner Greg Redeker)

Planning staff recommends that the Zoning Administrator find the project is categorically exempt from environmental review and approve Use Permit 12-13 (Halimi), based on the required findings and subject to the conditions of approval contained in the Agenda Report.



City of Chico
NOTICE OF CANCELLATION
of
Zoning Administrator
November 13, 2012 Meeting

NOTICE IS HEREBY GIVEN that the November 13, 2012 meeting of the Zoning Administrator of the City of Chico is canceled.

The next Zoning Administrator meeting will take place Tuesday, November 27, 2012 for an adjourned regular meeting at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.



By: Judy Cooper, Office Assistant III
Dated: November 7, 2012

Distribution:

Zoning Administrator
PSD Staff
Post: Council Chamber
Post: Website



City of Chico
NOTICE OF CANCELLATION
of
Zoning Administrator
November 27, 2012 Meeting

NOTICE IS HEREBY GIVEN that the November 27, 2012 meeting of the Zoning Administrator of the City of Chico is canceled.

The next Zoning Administrator meeting will take place Tuesday, December 11, 2012 for an regular meeting at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.


By: Judy Cooper, Office Assistant III
Dated: November 14, 2012

Distribution:


Zoning Administrator
PSD Staff
Post: Council Chamber
Post: Website



City of Chico
NOTICE OF CANCELLATION
of
Zoning Administrator
December 25, 2012 Meeting

NOTICE IS HEREBY GIVEN that the December 25, 2012 meeting of the Zoning Administrator of the City of Chico is canceled.

The next Zoning Administrator meeting will take place Tuesday, January 8, 2013 for a regular meeting at 3:00 p.m. in the Chico Municipal Center, Engineering Conference Room, Second Floor, 411 Main Street, Chico.


By: Judy Cooper, Administrative Assistant
Dated: December 19, 2012

Distribution:

Zoning Administrator
PSD Staff
Post: Council Chamber
Post: Website