



ZONING ADMINISTRATOR ACTION SUMMARY

Wednesday, March 15, 2023, 10:00 a.m.

Due to protocols established under the Governor's Executive Orders for COVID 19 community response, this hearing was via an online format.

Zoning Administrator/Designee: Curtis Johnson, Assistant Director of Development Services

I. Public Comment

At this time, members of the public may comment on any item not appearing on the agenda. Under State law, matters presented under this item cannot be discussed or acted upon by the Zoning Administrator at this time.

II. Public Hearings

A. Tentative Parcel Map (TPM22-0010/Johnson)

Applicant: Elizabeth Johnson

Project: Tentative Parcel Map (TPM22-0010)

Planner: Rowland Hickel, Senior Planner **APN:** 042-050-073

G.P.: Very Low Density Residential (VLDR)

Zoning: Very Low Density Residential (VLDR)

Location: The project site is at 3003 and 3031 Nord Avenue, 3500 feet northwest of W. East Avenue, northwest of the City of Chico.

CEQA Determination: Exempt from the California Environmental Quality Act (CEQA) under Section 15061 (Common Sense Exemption) of CEQA Guidelines.

Project Description: Tentative Parcel Map to subdivide a single 5-acre property situated in the VLDR (Very Low Density Residential, 1-acre minimum) zone into four parcels of 1 acre (Lot 1 and 2) and 1.5 acres (Lot 3 and 4).

Staff Recommendation: The Zoning Administrator find the project exempt from an environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) and approve Tentative Parcel Map TPM22-0010, subject to the findings and conditions.

STAFF REPORT

Appeal Period: 10 calendar days

SUMMARY: APPROVED

B. Legal Lot Determination (DET20-0004)

Applicant: Anthony Kinser

Project: Legal Lot Determination / Conditional Certificate of Compliance (DET20-0004)

Planner: Austin Forde, Assistant Planner **APN:** 031-272-022

G.P.: Very Low Density (VLDR)

Zoning: Very Low Density (VLDR)

Location: The parcel is located at 1044 Nevada Street, Oroville CA 95965, north of Nevada Street, approximately 1 mile east of Oroville city limits via Feather Avenue.

Project Description: This application is a request for a Legal Lot Determination/Conditional Certificate of Compliance for a parcel, APN: 031-272-022, of approximately 0.15 acres. The zoning at time of creation was Agricultural Residential (A-R) with a 6,500 sq. ft. parcel minimum area standard.

CEQA Determination: This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) provisions under Section 15305 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines (Class 5 Exemption). Under this exemption, projects that do not result in any changes to land use or density may be considered exempt from CEQA.

Staff Recommendation: Staff recommends the Zoning Administrator find the proposed project to be categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15305 of the CEQA Guidelines (Minor Alterations in Land Use Limitations - Class 5 Exemption), and approve Legal Lot Determination DET20-0004 through a Conditional Certificate of Compliance with the findings and conditions identified below in Exhibit B.

STAFF REPORT

Appeal Period: 15 calendar days

SUMMARY: APPROVED

III. Adjournment: 10:09 a.m.