



PLANNING SERVICES
DEPARTMENT

411 Main Street - 2nd Floor (530) 879-6800
P.O. Box 3420 Fax (530) 895-4726
Chico, CA 95927 <http://www.ci.chico.ca.us>

December 9, 2009

Jessica MacKenzie
Sky Creek Dharma Center
120 Three Oaks Court
Chico, CA 95973

RE: Zoning Verification (ZV 09-2) for 120 Three Oaks Court, APN: 047-560-116

Dear Ms. MacKenzie:

The following information is based on both our phone conversation on November 30, 2009, and the Sky Creek Dharma Center website.

The above referenced property is designated Manufacturing and Warehousing on the General Plan Diagram and located in the ML Light Manufacturing/Industrial zoning district. The ML Light Manufacturing/Industrial district is applied to areas appropriate for light assembly and manufacturing, wholesaling, warehousing and distribution, agricultural and industrial processing within structures, and support commercial services.

We have determined that the use of your facility for specialized education and training is permitted by right and no planning entitlements are needed. Specialized education and training is defined as:

Business, secretarial schools, and vocational schools offering specialized trade and commercial courses. Includes specialized non-degree-granting schools offering subjects including art, drama, language, music, driver education, ballet and other dance. Also includes seminaries and other facilities exclusively engaged in training for religious ministries, and establishments furnishing educational courses by mail. Facilities, institutions, and conference centers are included that offer specialized programs in personal growth and development (including fitness, environmental awareness, arts, communications, and management, as examples).

Commercial trade and business schools require a parking ratio of 1 stall for every 150 square feet of gross classroom floor area. The amount of bicycle spaces required is 10 percent of the required vehicle space.

Please note, that if the site is to be operated as a community center/pavilion then a use permit is required. Community centers/pavilions are defined as:

Multi-purpose meeting and recreational facilities typically consisting of one or more meeting or multi-purpose rooms, kitchen and/or outdoor barbecue facilities that are available for use by various groups for activities including meetings, parties, receptions, and dances.

Parking demand increases if the site will be used as a Community center/pavilion. This use requires 1 space for each 4 fixed seats or 1 space for each 8 feet of benches, or 1 space for every 100 square feet of gross floor area used for assembly or dancing, whichever is greater. The amount of bicycle spaces required is 10 percent of the required vehicle space.

If you have any questions, especially if they pertain the use permit process, please do not hesitate to contact me at (530) 879-6808 or cmartinu@ci.chico.ca.us. If I am not available, please contact Associate Planner Jake Morley at (530) 879-6809 or jmorley@ci.chico.ca.us.

Sincerely,

Handwritten signature of Jake Morley in black ink.

Christian Martinusen
Planning Intern

Encl: Printed version of website <http://www.skycreekdharmacenter.org/>

cc: BF: 120 Three Oaks Court