



## Zoning Administrator Agenda Report Meeting Date 11/08/2016

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**DATE:** October 26, 2016

File: UP 16-11

**TO:** ZONING ADMINISTRATOR

**FROM:** Shannon Costa, Community Planning Technician 879-6506

**RE:** Use Permit 16-11 (Sierra Nevada Brewery)  
1085 East 20<sup>th</sup> Street; APN 005-550-037

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### **RECOMMENDATION**

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.

### **BACKGROUND AND ANALYSIS**

This is a request to modify an existing use permit (UP 07-02, Sierra Nevada Brewery, see **Attachment A**) for an off-site parking area associated with the Sierra Nevada Brewery Taproom located at 1075 E. 20<sup>th</sup> Street. The proposal would expand the existing off-site parking area to add approximately 62 spaces for a total of 234 off-site parking spaces.

The site is located at 1085 East 20<sup>th</sup> Street (see location/notification map, **Attachment B**). The site is zoned ML (Light Manufacturing) and is designated Manufacturing and Warehouse on the General Plan Diagram. The parking lot would be an expansion of the existing off-site parking lot permitted under UP 07-02 and would address the need for overflow parking for special events. Safe access to the restaurant and brewery is provided by way of a secure path of travel across Sierra Nevada Court, which is a private drive and closed to through traffic.

Pursuant to Chico Municipal Code (CMC) 19.70.060(G), off-site parking is allowed only upon issuance of a use permit. The proposed parking area has been designed in accordance with the requirements of CMC 19.70.060 (Design and development standards for off-site parking). The applicant has provided a landscape plan consistent with the requirements of Chico Municipal Code 19.68 (Landscaping standards).

### **ENVIRONMENTAL REVIEW**

This project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15303(e) (New Construction – Accessory Structures).

### **FINDINGS**

Following a public hearing, the Zoning Administrator may approve a use permit application, with or without conditions, only if all of the following findings can be made:

Use Permit Findings

- A. *The proposed use is allowed within the subject-zoning district and complies with all of the applicable provisions of Chapter 19.24 (Use Permits).*

Pursuant to CMC 19.7.0606(G), off-site parking may be permitted in the ML zoning district subject to use permit. This use permit was processed in compliance with 19.24.

- B. *The proposed use would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed use.*

The parking lot would address periodic over-demand for customer parking at the site and thereby eliminate issues relating to parking spillage. Safe path of travel from the parking lot to the restaurant is provided via a crosswalk across Sierra Nevada Court, a private road with no access for through traffic. No detrimental effects of the parking lot have been identified.

- C. *The proposed use will not be detrimental and/or injurious to property and improvements in the neighborhood of the proposed use, as well as the general welfare of the City.*

The parking lot would address periodic over-demand for customer parking at the site and thereby eliminate issues relating to parking spillage onto public right-of-way. No detrimental effects of the parking lot have been identified.

- D. *The proposed use will be consistent with the policies, standards, and land use designations established by the General Plan.*

The proposed use is accessory to a permitted use in the Manufacturing and Warehousing General Plan land use designation. There are no neighborhood or specific plans for this site.

- E. *The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.*

The proposed parking lot use is compatible with surrounding commercial, light industrial uses, as demonstrated by the existing land use.

**CONDITIONS OF PROJECT APPROVAL**

1. Use Permit 16-11 (Sierra Nevada) authorizes the expansion of the existing parking lot to a total of approximately 234 space total located at 1085 E. 20th Street, in general accord with the "Site Plan to Accompany Use Permit 16-11 (Sierra Nevada)" and in compliance with all other conditions of approval.
2. The permittee shall comply with all other State and local Code provisions, including those of the Building Division, Public Works Department, Fire Department, and Butte

County Environmental Health. The permittee is responsible for contacting these offices to verify the need for permits.

## **PUBLIC CONTACT**

A notice was published in the Chico Enterprise Record 10 days prior to the meeting date, and notices were mailed out to all property owners and tenants within 500 feet of the project site. As of this report's publication, staff has not received any public comments.

### **DISTRIBUTION:**

Internal (2)

Mark Wolfe, Zoning Administrator

Shannon Costa, Community Development Technician

External (2)

Russell Gallaway Associates, Attn.: Matt Gallaway, 115 Meyers street, Suite #110, Chico, CA 95928

Sierra Nevada Brewery, Attn: John Warmerdam, 1075 E. 20<sup>th</sup> Street, Chico, CA, 95928

### **ATTACHMENTS:**

- A. Location/Notification Map
- B. Site Plan to Accompany Use Permit 16-11 (Sierra Nevada)



## Zoning Administrator Agenda Report

Meeting 03/27/07

DATE: March 21, 2007

File: UP 07-02

TO: Zoning Administrator

FROM: Mark Wolfe, Principal Planner, 879-6802

RE: Use Permit 07-02 (Sierra Nevada Brewery Parking Lot) - 1075 East 20<sup>th</sup> Street

### RECOMMENDATION

Planning staff recommends that the Zoning Administrator find that the project is categorically exempt from environmental review and approve Use Permit 07-02 subject to the findings and recommended conditions of approval.

#### Proposed Motion

I hereby find that the project is categorically exempt from environmental review, and approve Use Permit 07-02 (Sierra Nevada Brewery Parking Lot), based on the findings and subject to the conditions of approval contained in the agenda report.

### BACKGROUND AND ANALYSIS

This is a request to allow an off-site parking area on an adjacent parcel for overflow parking relating to activities at the Sierra Nevada Brewery at 1075 East 20<sup>th</sup> Street (see location/notification area map, **Attachment A**) The proposal includes an expansion of the existing off-site parking lot to add approximately 40 spaces for a total of approximately 174 spaces.

The subject site is designated Manufacturing and Warehouse on the General Plan diagram, and is located in the ML zoning district. The proposed parking area has been designed in accordance with the requirements of Zoning Code Section 19.70.060, and the requirements of this Section pertaining to off-site parking areas have been met.

The applicant proposes to construct a photo-voltaic solar energy collection array structure over the parking lot under separate permit. Parking lot shading will be provided by this structure in lieu of the usual parking lot trees. If such application has not been approved prior to completion of this project, shade trees meeting City requirements for parking lot shade coverage shall be added to the landscaping plan and installed for this project.

### ENVIRONMENTAL REVIEW

The proposed use permit request is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction - Accessory Structures).

## PUBLIC CONTACT

A 10-day public hearing notice was mailed to all landowners and residents within 300 feet of the site. A legal notice was also placed in the *Chico Enterprise Record*. As of date of this report, staff has received two comments in support of the project. First being from the property owner, conveying that he has not received any complaints regarding parking or the use. Second comment spoke in favor of granting the use permit.

## FINDINGS

Following a public hearing, the Zoning Administrator may approve a use permit application, with or without conditions, only if all of the following findings can be made:

### Environmental Review Finding(s)

*The proposed use permit is categorically exempt pursuant to CEQA Guidelines Section 15303 Existing Facilities.*

The project involves construction of an accessory structure (off site parking lot).

### Use Permit Findings

- A. *The proposed use is allowed within the subject zoning district and complies with all of the applicable provisions of Chapter 19.24 (Use Permits).*

Parking lots are permitted in the ML Zoning District; off site parking is permitted under Code Section 19.70.060.

- B. *The proposed use would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed use.*

The parking lot would address periodic over-demand for parking at the site and thereby eliminate issues relating to parking spillage. No deleterious effects of the parking lot have been identified.

- C. *The proposed use would not be detrimental and/or injurious to property and improvements in the neighborhood of the proposed use, as well as the general welfare of the City.*

The parking lot would address periodic over-demand for parking at the site and thereby eliminate issues relating to parking spillage. No deleterious effects of the parking lot have been identified.

- D. *The proposed entitlement is consistent with the General Plan, any applicable specific plan, and any applicable neighborhood or area plan.*

The proposed use is accessory to a permitted use in the Manufacturing & Warehousing General Plan land use designation. There are no neighborhood or specific plans for this

- E. *The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.*

The proposed parking lot use is compatible with surrounding commercial, light industrial uses, as demonstrated by the existing use and facility.

#### CONDITIONS OF APPROVAL

1. Use Permit 07-02 (Sierra Nevada Brewery Parking Lot) authorizes a roughly 174 space parking lot as depicted on Attachment B to the this report (Site Plan), except as may be modified by any other condition of approval.
2. The permittee shall comply with all other State and local Code provisions, including those of the Building and Development Services Department. The permittee is responsible for contacting these offices to verify the need for permits.
3. If approval of the anticipated solar array has not been secured prior to completion of this project, the proposed landscape plan shall be modified to provide trees sufficient to meet the City's parking lot shading requirements.

#### DISTRIBUTION

##### Internal (3)

Zoning Administrator

Bob Summerville, Senior Planner

File: Use Permit 07-02 (Sierra Nevada Brewery Parking Lot)

##### External (2)

Matt Gallaway, Russell, Gallaway Associates, Inc., 115 Meyers Street, Suite 110, Chico, 95928

Jon Warmerdam, Facilities Manager, Sierra Nevada Brewing Co., 1075 East 20<sup>th</sup> Street, Chico, 95928

#### ATTACHMENTS:

- A. Notification and Location Map
- B. Site Plan

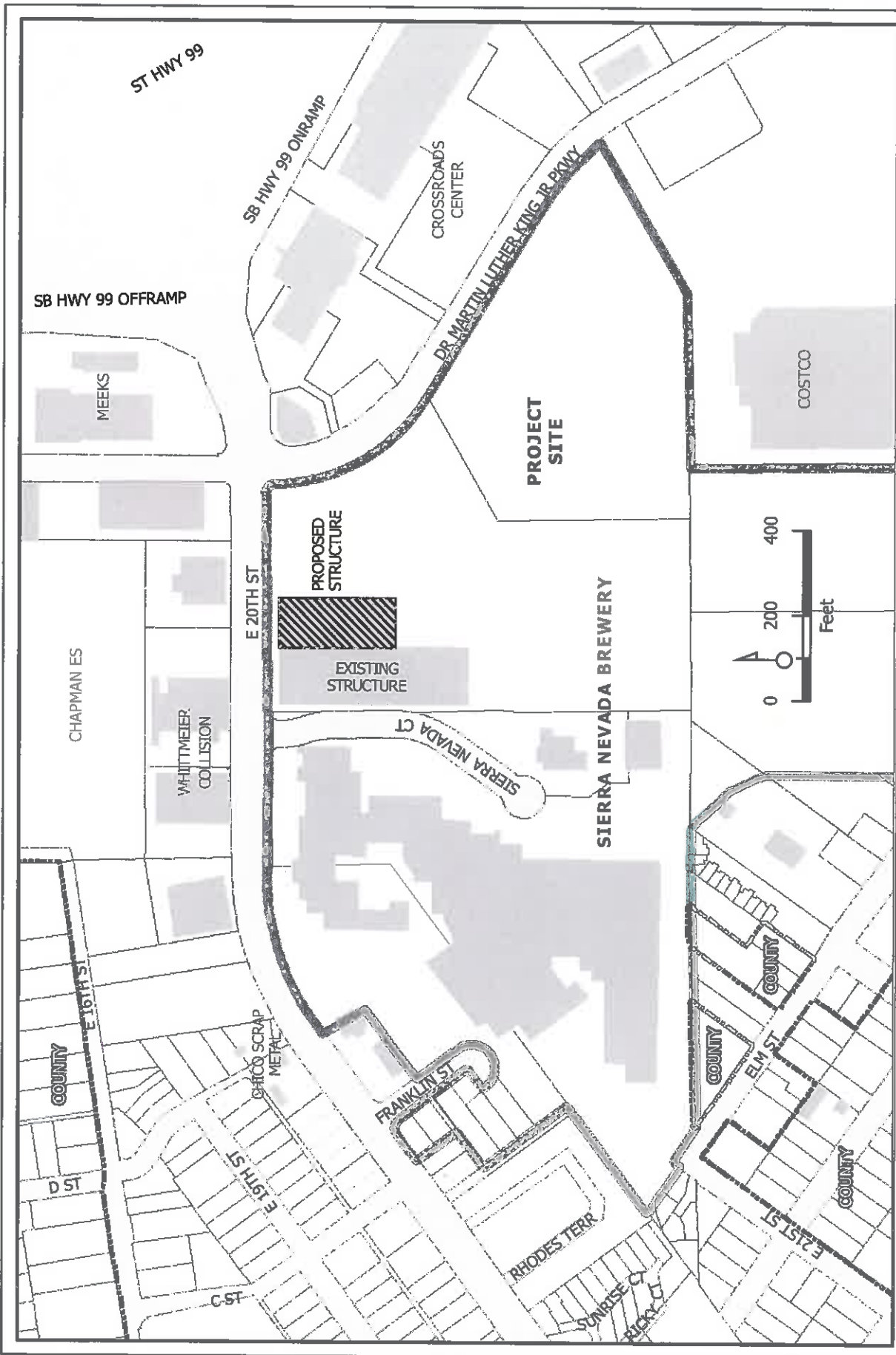


*Staff Report  
Use Permit 07-02 (Sierra Nevada Brewing Parking Lot)  
Prepared By: Mark Wolfe, Principal Planner*

*General Information*

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*Applicant:* Sierra Nevada Brewing Co., 1075 East 20<sup>th</sup> Street, Chico  
*Property Owner:* Same  
*Purpose:* Use Permit for off-site parking on adjacent parcel  
*Location:* 1085 East 20<sup>th</sup> Street, Chico  
*Assessor's Parcel No.:* 005-550-023  
*Parcel Size:* 11.75 Acres  
*Existing Land Use:* Vacant and Parking Lot  
*General Plan Designation:* Manufacturing and Warehouse  
*Existing Zoning:* ML - Light Manufacturing/Industrial  
*Surrounding Land Uses:* *N* Commercial  
*S* Vacant Lot (ML Zoning District)  
*E* Hopyard  
*W* Brewery and Restaurant  
*Environmental Review:* Categorical Exemption pursuant to California Environmental Quality Act Guidelines, Section 15303 Accessory Structures



UP 16-11 (Sierra Nevada Brewery)  
 1085 E 20th Street  
 APN 005-550-037-000