



**DATE:** July 31, 2017  
**TO:** ZONING ADMINISTRATOR  
**FROM:** Shannon Costa, Assistant Planner, 879-6807  
**RE:** Use Permit 17-05 (Fiore Di Monte Phase II)  
Corner of Nord Hwy and Esplanade, APN 006-170-035

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File: UP 17-05
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**RECOMMENDATION**

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve the proposed project, subject to the recommended conditions.

**BACKGROUND**

This is a request to authorize ground floor residential occupancy for a multi-family residential use on a 2-acre site zoned CN-AOD (Neighborhood Commercial with Aircraft Operations Zone D overlay) and designated Neighborhood Commercial on the City’s General Plan Land Use Diagram (see **Attachment A**, Location Map, and **Attachment B**, Plat to Accompany Use Permit 17-05). Under the City’s zoning regulations, residential units on the second floor or above are a permitted use in the CN (Community Commercial) zoning district, while ground-level residential occupancy requires use permit authorization.

The project site is located on the northwest corner of Nord Highway and Esplanade and is currently vacant. Surrounding land uses include multi-family residential uses to the west and south, a mobile home park to the north, and Shasta Elementary School and undeveloped land to the east.

The proposed development includes construction of three 2-story buildings containing a total of 39 residential units and commercial office space. The development is Phase 2 of Fiore Di Monte apartments, located just west of the site. The site plan illustrates the layout and orientation of the buildings, as well as the location of the trash enclosure and on-site parking.

Detailed site improvements and architecture associated with the proposed apartment project will be reviewed by the Architectural Review and Historic Preservation Board at a later date.

**DISCUSSION**

Pursuant to Chico Municipal Code (CMC) section 19.44.020, Table 4-6 (*Allowed Uses and Permit Requirements for Commercial Zoning Districts*), use permit authorization is required to establish ground-level residential occupancy in the CN (Neighborhood Commercial) zoning district; residential units on the second floor or above are a permitted use.

This request is to allow 39 residential units on the ground floor and above. The project would result in a density of 19 units per acre, which falls within the allowable density range of 6 to 22 units per acre in the CN zoning district. Two commercial office suites are proposed at the southeast corner of the site to satisfy a requirement in the Northwest Chico Specific Plan

stipulating at the intersection of the Esplanade and Nord Highway, new development shall include a mix of uses.

The project is consistent with several General Plan goals and policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5), incorporate mixed-use elements into projects (LU 2.3.4) and through providing adequate supply of rental housing to meet a wide range of renters and future needs throughout the city (H.3, H.3.2, H.3.4).

Pursuant to Chico Municipal Code 19.18 (Site Design and Architectural Review), prior to issuance of a building permit, the proposed apartment project must receive site design and architectural approval from the Architectural Review and Historic Preservation Board.

## **ENVIRONMENTAL REVIEW**

### Environmental Review

The proposed project is within the scope of the Environmental Impact Report (EIR) prepared for the Northwest Chico Specific Plan (NWCSP) and the Chico 2030 General Plan adopted in 2006 and 2011, respectively. Consistent with the adopted mitigation measures in the NWCSP EIR, a Biological Resources Assessment (BRA) was performed for the project site. The BRA and the review are available for review in the Planning Division office. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162, no subsequent environmental review is necessary because the proposed project falls within the scope of the previously certified EIRs.

## **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).*

Chico Municipal Code Section 19.44.020, Table 4-6, provides for ground-level residential occupancy in the CN (Neighborhood Commercial) zoning district, subject to use permit approval. This use permit has been processed in accordance with the requirements of Chapter 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.*

No impacts to the health, safety, or welfare of neighborhood have been identified as the proposed residential use is compatible with the existing surrounding residential uses. Sufficient off-street vehicle parking is demonstrated on the site plan. The project has been conditioned to require design review by the Architectural Review and Historic Preservation Board to ensure that the final design meets all applicable Design Guidelines as well as the development standards in Title 19 relating to

lighting, parking requirements and landscaping. No impacts to the health, safety, or welfare of neighborhood residents 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 proposed project is within an area that currently contains ground-floor residential uses and structures and improved public streets. No impacts to property or improvements 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 project is consistent with several General Plan goals and policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5), and promote adequate supply of rental housing to meet a wide range of renters and future needs throughout the city (H.3, H.3.2, H.3.4). Ground-floor residential use is compatible with the surrounding residential uses. Two proposed commercial units are proposed which would satisfy the mixed-use element required by the Northwest Chico Specific Plan.

- 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 residential apartment project will be compatible with existing multi-family residential uses to the north, south and west of the site. As conditioned, design details will be evaluated by the Architectural Review and Historic Preservation Board and conditioned as necessary, which will further ensure project compatibility with existing adjacent uses.

## **CONDITIONS OF PROJECT APPROVAL**

1. Use Permit 17-05 authorizes ground-level residential occupancy, in substantial accord with the "Plat to Accompany Use Permit 17-05 (Fiore Di Monte Phase II)" 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.
3. The two commercial units shall not be occupied as the leasing office for the apartment complex and shall contain neighborhood-serving retail, such as retail shops, personal services, restaurants and small scale businesses and personal services.
4. Prior to issuance of building permits, the design of all new structures, site improvements, and landscaping for the project shall be subject to review by the Architectural Review and Historic Preservation Board, in compliance with Chico Municipal Code Section

19.18 (Site Design and Architectural Review). Board approval of the final design may result in modifications to the approved plat.

5. The applicant shall comply with all mitigation measures contained in the NWCSP EIR, including payment of fees for cumulative impacts specific to the NWCSP area.

#### **PUBLIC CONTACT**

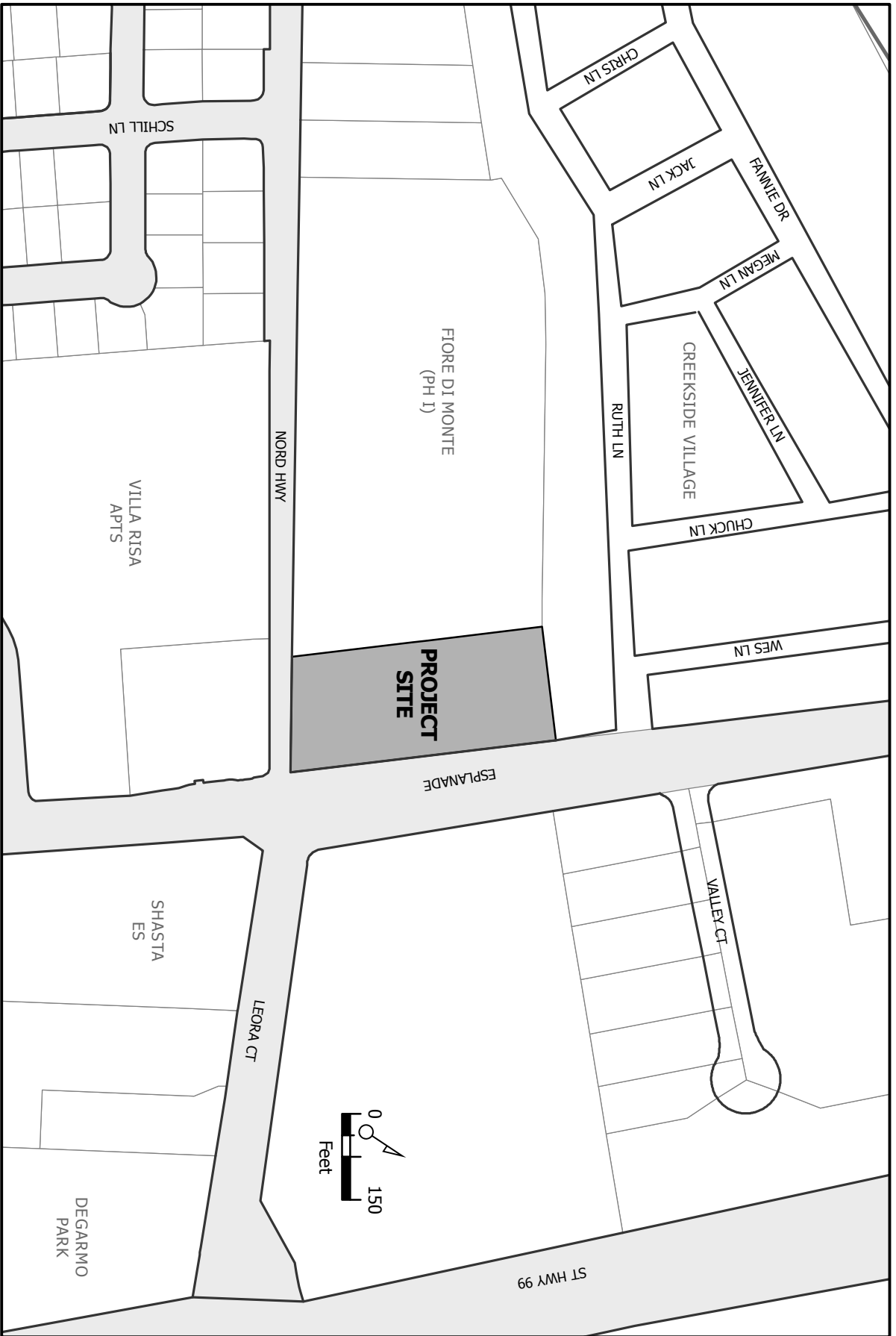
A notice was published in the Chico Enterprise Record 10 days prior to the meeting date, and notices were mailed out to all property owners and tenants within 500 feet of the project site.

#### **DISTRIBUTION:**

Brendan Vieg, Zoning Administrator  
Shannon Costa, Assistant Planner  
Hallmark Properties, Attn.: Reed Youmans, 1060 Olive Drive, Davis, CA 95616  
North Chico LLC, 1080 Olive Drive, Davis, CA 95616  
NorthStar Engineering, Attn.: Nicole Ledford, 111 Mission Ranch Blvd, #100, Chico, CA 95926

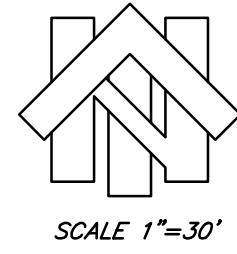
#### **ATTACHMENTS:**

- A. Location/Notification Map
- B. Plat to Accompany Use Permit 17-05 (Fiore Di Monte Phase II)

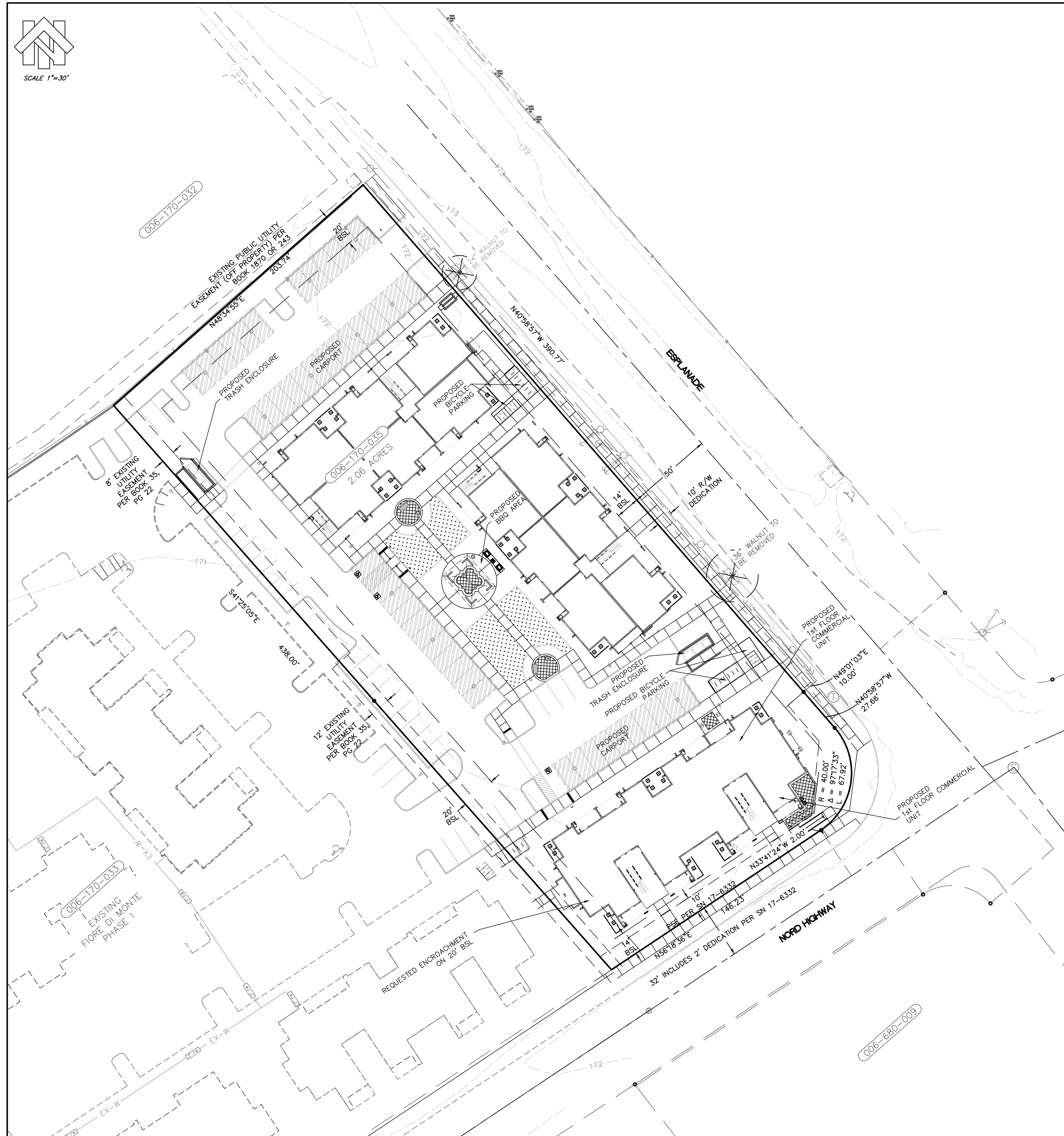


UP 17-05 (Fiore Di Monte Phase II)  
 Corner of Nord Highway and The Esplanade  
 APN 006-170-035-000





SCALE 1"=30'



**NOTES**

1. ZONING: CN
2. GENERAL PLAN: NEIGHBORHOOD COMMERCIAL
3. LAND USE: EXISTING - VACANT  
PROPOSED - RESIDENTIAL
4. SEWAGE: CITY OF CHICO
5. STORM DRAINAGE: ON-SITE QUALITY MITIGATION
6. WATER: CALIFORNIA WATER SERVICE
7. POWER: PG&E
8. TELEPHONE: AT&T
9. CABLE TV: COMCAST
10. NO EXISTING WELLS AND SEPTIC SYSTEMS TO BE ABANDONED
11. STANDARD EROSION CONTROL MEASURES (BMP'S) WILL BE USED IN COMPLIANCE WITH THE CITY OF CHICO AND THE WATER QUALITY CONTROL BOARD
13. OWNER: NORTH CHICO LLC  
1060 OLIVE DRIVE  
DAVIS, CA 95616
14. DEVELOPER: HALLMARK PROPERTIES  
1060 OLIVE DRIVE  
DAVIS, CA 95616
15. PROJECT SURVEYOR: MICHAEL MAYS PLS6967
16. THIS PLAT WAS PREPARED UNDER THE DIRECTION OF A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.

**AREAS**

TOTAL AREA = 2.06 ACRES  
 NUMBER OF PROPOSED UNITS = 39 RESIDENTIAL UNITS  
 2 COMMERCIAL UNITS (1,722 SF)  
 DENSITY = 18.93 UNITS/ACRE

**REQUIRED PARKING**

11	-	1 BEDROOM UNITS (11x1.25/UNIT)	18 SPACES
20	-	2 BEDROOM UNITS (20x1.75/UNIT)	35 SPACES
8	-	3 BEDROOM UNITS (8x2/UNIT)	16 SPACES
		GUEST 0.2 SPACES/UNITS	8 SPACES

2	-	1,722 SF COMMERCIAL (1x375/SF)	5 SPACES
		<b>TOTAL</b>	<b>82 SPACES</b>

BICYCLE PARKING 1 SPACE/UNIT 39 SPACES

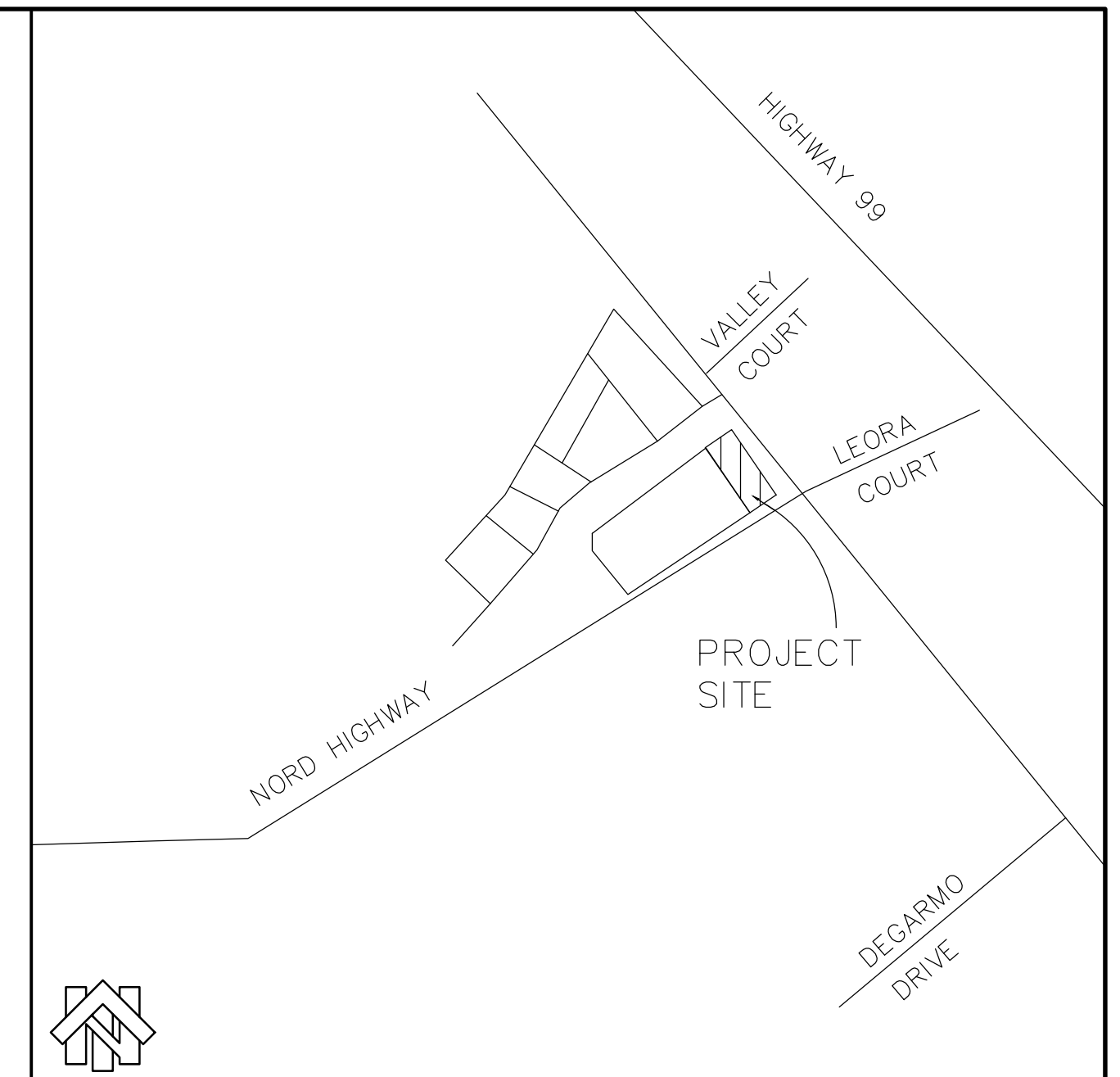
**PROVIDED PARKING**

SURFACE PARKING	38 SPACES
COVERED PARKING	45 SPACES
ACCESSIBLE PARKING	3 SPACES
<b>TOTAL</b>	<b>86 SPACES</b>

PROVIDED BICYCLE PARKING 40 SPACES

**SITE COVERAGE SUMMARY**

PARKING AREA	27,438 SF	32%
BUILDING AREA	22,517 SF	26%
LANDSCAPE AREA	36,174 SF	42%



**LOCATION MAP**

NTS

**LEGEND**

- FOUND MONUMENT AS DESCRIBED
- EXISTING WATER METER
- - - EXISTING POWER POLE WITH ANCHOR
- EXISTING STORM DRAIN INLET
- ⊙ EXISTING STORM DRAIN MANHOLE
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING SIGN
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING SANITARY SEWER MANHOLE
- - - EXISTING FENCE LINE
- - - EXISTING EDGE OF PAVEMENT
- - - EXISTING EASEMENT
- - - EXISTING PROPERTY LINE FOR SURROUNDING PARCELS
- ⊗ EXISTING TREE TO BE REMOVED
- ⊕ EXISTING LIGHT
- - - PROPERTY BOUNDARY
- - - BUILDING SETBACK LINE (BSL)

USE PERMIT 17-05  
**FIORE DI MONTE PHASE II**

FOR  
 HALLMARK PROPERTIES

PORTION OF SECTION 8, TOWNSHIP 22  
 NORTH, RANGE 1 EAST,  
 MOUNT DIABLO MERIDIAN

CITY OF CHICO  
 COUNTY OF BUTTE STATE OF CALIFORNIA



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