



Zoning Administrator Agenda Report Meeting Date 3/27/2018

DATE: March 9, 2018

File: MOD 18-01

TO: ZONING ADMINISTRATOR

UP 03-51

FROM: Kimber Gutierrez, Associate Planner, 530-879-6810,
kimber.gutierrez@chicoca.gov

RE: Modification 18-01 (Morehead Building Renovation)
220 West 4th Street and 336 Broadway, APNs 004-132-005 and 004-132-006

RECOMMENDATION

Planning staff recommends that the Zoning Administrator find the project categorically exempt from environmental review and approve Modification 18-01 (Morehead Building Renovation), based on the findings and subject to the recommended conditions of approval.

BACKGROUND AND ANALYSIS

The Hotel Diamond is located at 220 West 4th Street (APN 004-132-006), between the existing parking structure and Morehead Building. The project was approved by the Zoning Administrator on November 10, 2003 (**Attachment A**, Use Permit 03-51) to allow the re-use of the existing building (formerly a hotel), as a 43-room hotel within the former CD (Downtown Commercial) zoning district, now the DN (Downtown North) zoning district, and to allow an architectural feature (crow's nest) to exceed the former 65-foot maximum height limit allowed in the CD zone.

The proposed modifications would amend the issued Use Permit (03-51) to expand an additional 15-hotel rooms to be located on the second floor of the east-adjacent Morehead Building (project site). The project site is located at northwest corner of Broadway and West 4th Street, east-adjacent to Hotel Diamond (APN 004-132-005) (see **Attachment B**, Location Map and **Attachment C**, Plat to Accompany Modification 18-01). The site is designated Commercial Mixed Use (CMU) on the City of Chico General Plan Diagram and is zoned DN -L, -COS (Downtown North with a Landmark and Corridor Opportunity Site (Downtown) overlay). The expansion would include converting the existing office and retail space (formerly the original Hotel Diamond) into additional hotel rooms resulting in a total of 58 rooms. The west side of the second floor would be connected to the Hotel Diamond, providing customer access and use of an existing elevator (**Attachment D**, Floor Plan). Existing retail uses on the ground floor would remain.

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 for a "Hotel" in the DN (Downtown North) zoning district. Although the property is located within a historical Landmark overlay zone, staff has determined that the requirements of the zone, including a Certificate of Appropriateness (COA) do not apply to this project because the structure is not on the local historic inventory list, presumably because the structure had been modified.

Pursuant to CMC 19.70.040, Table 5-4 (*Parking Requirements*), hotels must provide one on-site parking space for each guest room, plus any required spaces to accommodate ancillary uses. Parking for the additional hotel rooms will be provided within the public parking structure west-adjacent to the main Hotel Diamond building. A total of 50 parking spaces have been dedicated within the parking structure for the use of the hotel customers per Chico City Council Minute Order No. 02-15. Additionally, pursuant to CMC 19.70.040.G (*Parking in the Downtown In-Lieu Parking Benefit Area*) no parking is required for non-residential uses within the Downtown In-Lieu Parking Benefit Area. **Attachment C** shows the location of the proposed bike rack, which would provide two bicycle spaces meeting the City's bicycle space requirement of 5 percent of vehicle spaces.

An exterior renovation to the building's façade, as well as, the development of a sidewalk café within the public right-of-way are proposed and will be undergoing separate review. All proposed improvements, including the renovation design, landscaping and other improvements will be subject to site design and architectural review pursuant to CMC 19.18 (*Site Design and Architectural Review*).

FINDINGS

The proposed modification does not conflict with the findings set forth in the previously adopted Use Permit 03-51. The modification is exempt from the California Environmental Quality Act (CEQA), as was the original project approval, pursuant to CEQA Guidelines Section 15302, Replacement and Reconstruction.

PROPOSED MODIFICATIONS

Upon approval, the permittee will be granted a new-modified use permit to replace the existing use permit. The requested modifications of Use Permit (UP 03-51) include removing language regarding the crow's nest, as well as, updating the permit description and the conditions of approval. The maximum height limit within the DN zoning district is now 85-feet, which eliminates the need for a use permit for the 65-foot crow's nest. The permit will include the following conditions of approval:

1. Use Permit 03-51 authorizes the expansion of a hotel located at 220 W. 4th Street to the second floor of the east-adjacent building at 336 Broadway in the DN district on in substantial accord with the "Plat to Accompany Use Permit 03-51 (Hotel Diamond/Morehead Building)," 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 permittee shall provide a note on the front page of the building plans indicating that the building shall be constructed in compliance with the approval of Modification 18-01 of Use Permit 03-51.

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:

Internal (3)

Brendan Vieg, Zoning Administrator
Kimber Gutierrez, Associate Planner
File: MOD 18-01

External (2)

NMR Architects, Attn: Kurt Jorgensen, 555 Main Street, Suite 300, Chico, CA 95928
Email: jorgensen@nmrdesign.com
AAA Properties, P.O. Box 4724, Chico, CA 95927

ATTACHMENTS:

- A. Existing Use Permit 03-51 (Cook)
- B. Location Map
- C. Plat to Accompany Use Permit 03-51 (Hotel Diamond/Morehead Building)
- D. Morehead Building Second Floor Layout



**COMMUNITY DEVELOPMENT
DEPARTMENT**

Planning Division
411 Main Street (530) 895-4851
P.O. Box 3420
Chico, CA 95927

USE PERMIT UP 0 1 (Cook)

CONDITIONAL USE PERMIT

Permit Description:

In accordance with Chico Municipal Code Section: 19.44.020/19.60.070 Use Permit Application UP 03-51 (Cook), authorizes the following:

To allow the re-use of an existing building (formerly a hotel), as a 43-room hotel within a CD Downtown Commercial district and to allow an architectural feature (crows nest) to exceed the 65 foot maximum height limit allowed in the CD district.

At: 220 W. 4th Street
Assessor's Parcel No.: 004-132-006

Final Action: Approved by the Zoning Administrator November 10, 2003

Effective Date of the Permit: November 21, 2003

Issuance of Permit:

In accordance with Chico Municipal Code Section 19.30.020, no permit, certificate, or other entitlement may be issued until the effective date. The Permittee shall sign the approved certificate or other entitlement within 30 days of approval indicating full understanding and concurrence with the approval and all conditions imposed by the review authority, or the entitlement will be deemed void.

This permit is hereby issued through the signatures of the Planning Director and the Permittee.

Conditions of Approval:

1. Use Permit 03-51 authorizes a hotel in the CD district and an increased building height (14 feet) for a crows nest not to exceed a total of 79 feet, on property located at 220 W. 4th Street in substantial accord with the "Plat to Accompany Use Permit 03-51 (Cook)," 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, Fire Department, and the Department of Public Works. The applicant is responsible for contacting these offices to verify the need for permits.
3. Construction of the crows nest shall be in substantial conformance with the submitted building elevation of the use permit (Attachment D).
4. The permittee shall provide a note on the front page of the building plans indicating that the building shall be constructed in compliance with the approval of Use Permit 03-51.

I hereby agree to accept this Use Permit subject to the provisions of the Chico Municipal Code (CMC) and the conditions specified above. I am aware that this permit becomes null and void if not used within one year and may be subject to revocation pursuant to CMC Chapter 19.14.

X Permittee's Signature: Wayne A. Cook X Date: 11-20-03

This use permit is hereby issued subject to the provisions of the Chico Municipal Code and the conditions specified above.

Kim Pierce, JH Date of Permit Issuance: 11/24/03
Planning Director

cc: Permittee, Owner, SPCE, Building File, AP Pierce

CO' ERGIAL RETAIL

004-132-003

COMMERCIAL RETAIL

APN 004-132-004

3-LEVEL PUBLIC
PARKING GARAGE

APN 004-132-001
004-132-002
004-132-007
004-132-008
004-132-009

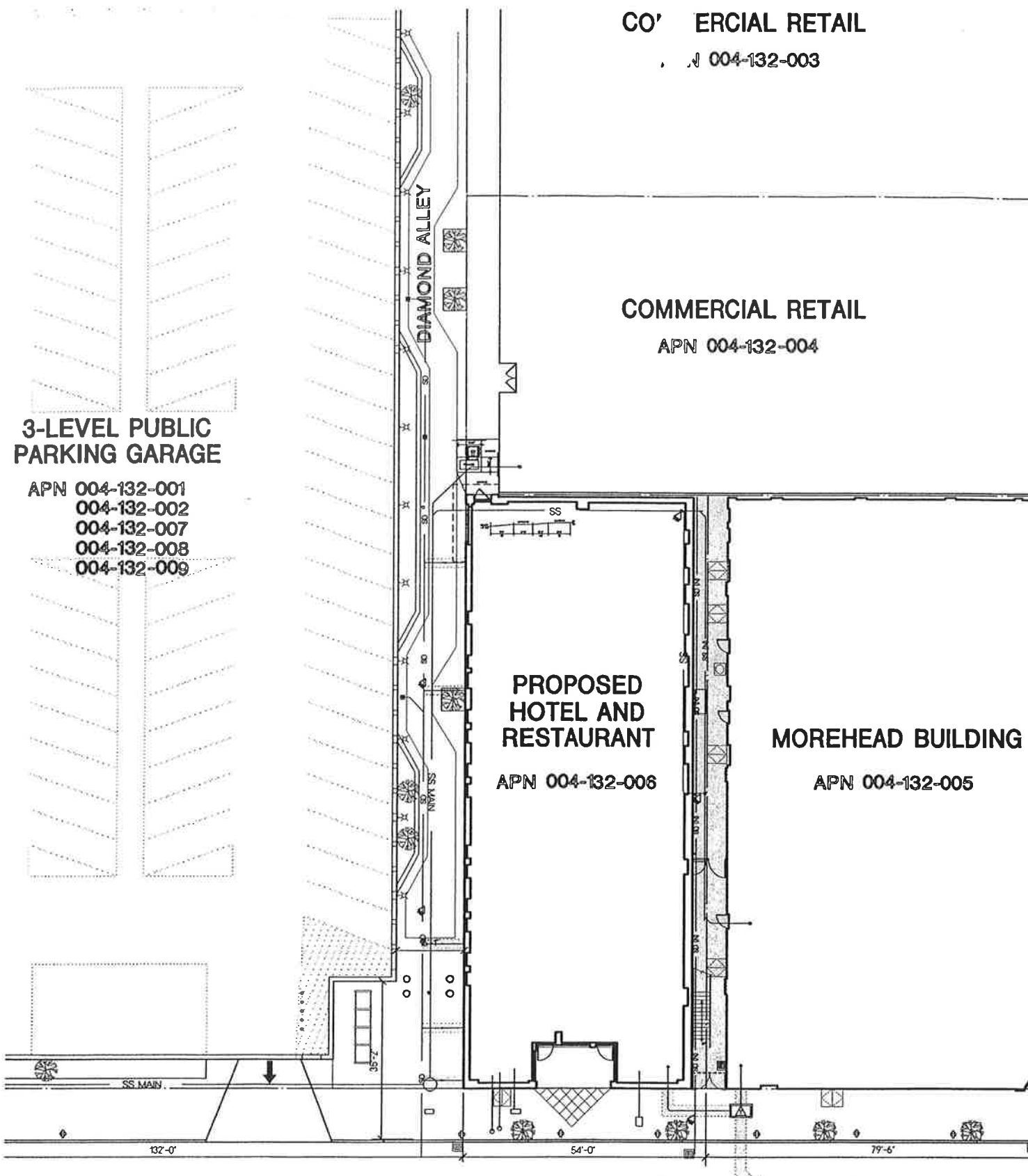
PROPOSED
HOTEL AND
RESTAURANT

APN 004-132-006

MOREHEAD BUILDING

APN 004-132-005

DIAMOND ALLEY



PLAT TO ACCOMPANY UP 03-51 (COOK)
220 W. 4TH STREET

4TH STREET



NICHOLS
MELBURG
ROSSETTO
ARCHITECTS + ENGINEERS
434 BROADWAY
CHICO, CA. 95926
(530) 891-1710 (530) 891-0138 FAX

SITE PLAN ATTACHMENT B
USE PERMIT APPLICATION
HOTEL DIAMOND

UP
01

DR. DAR
DT. 10/06/03
SC. 1"=30'-0"
NO. 02-5100

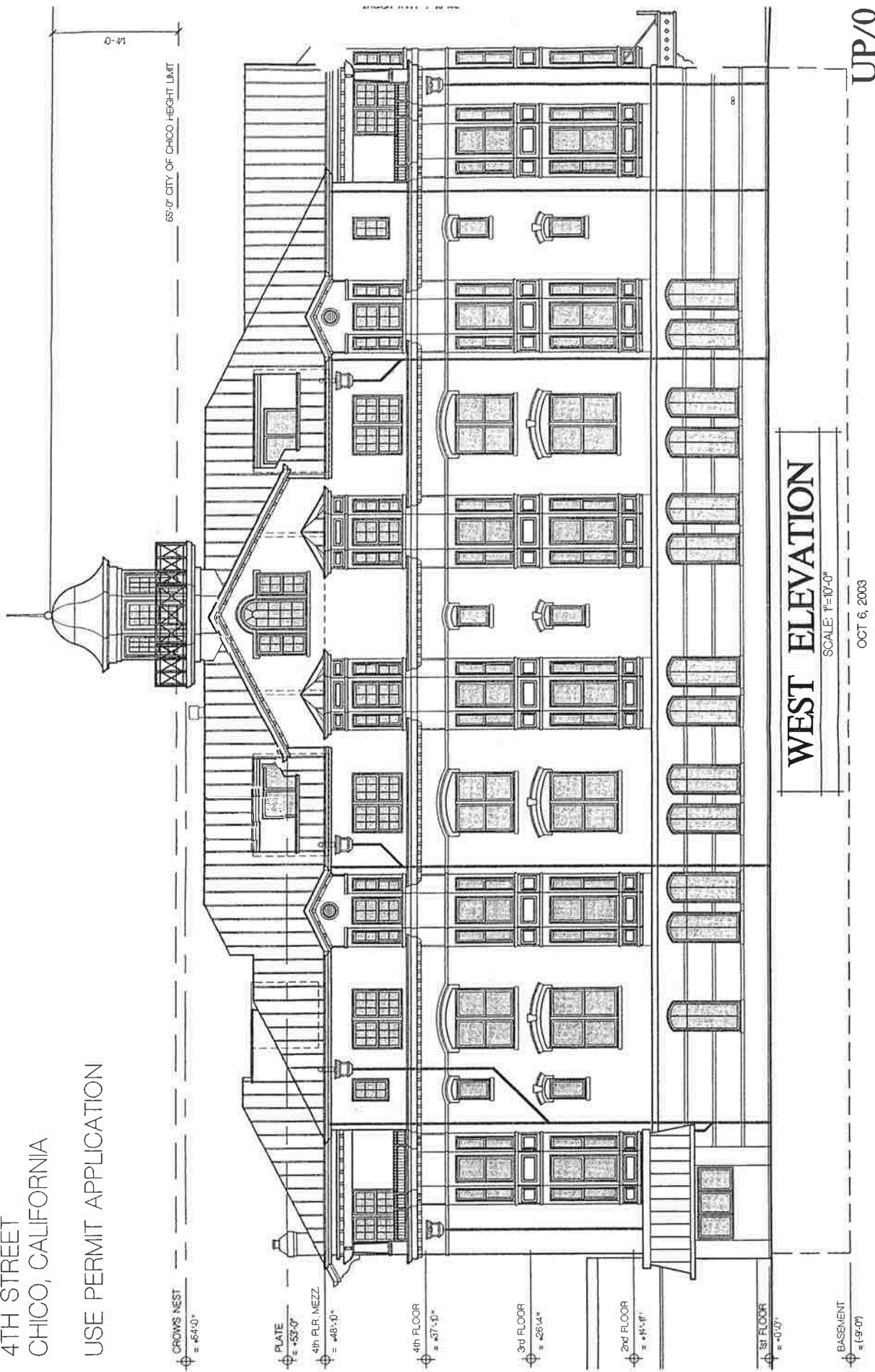
Attachment A

HOTEL DIAMOND RENOVATION

4TH STREET
CHICO, CALIFORNIA

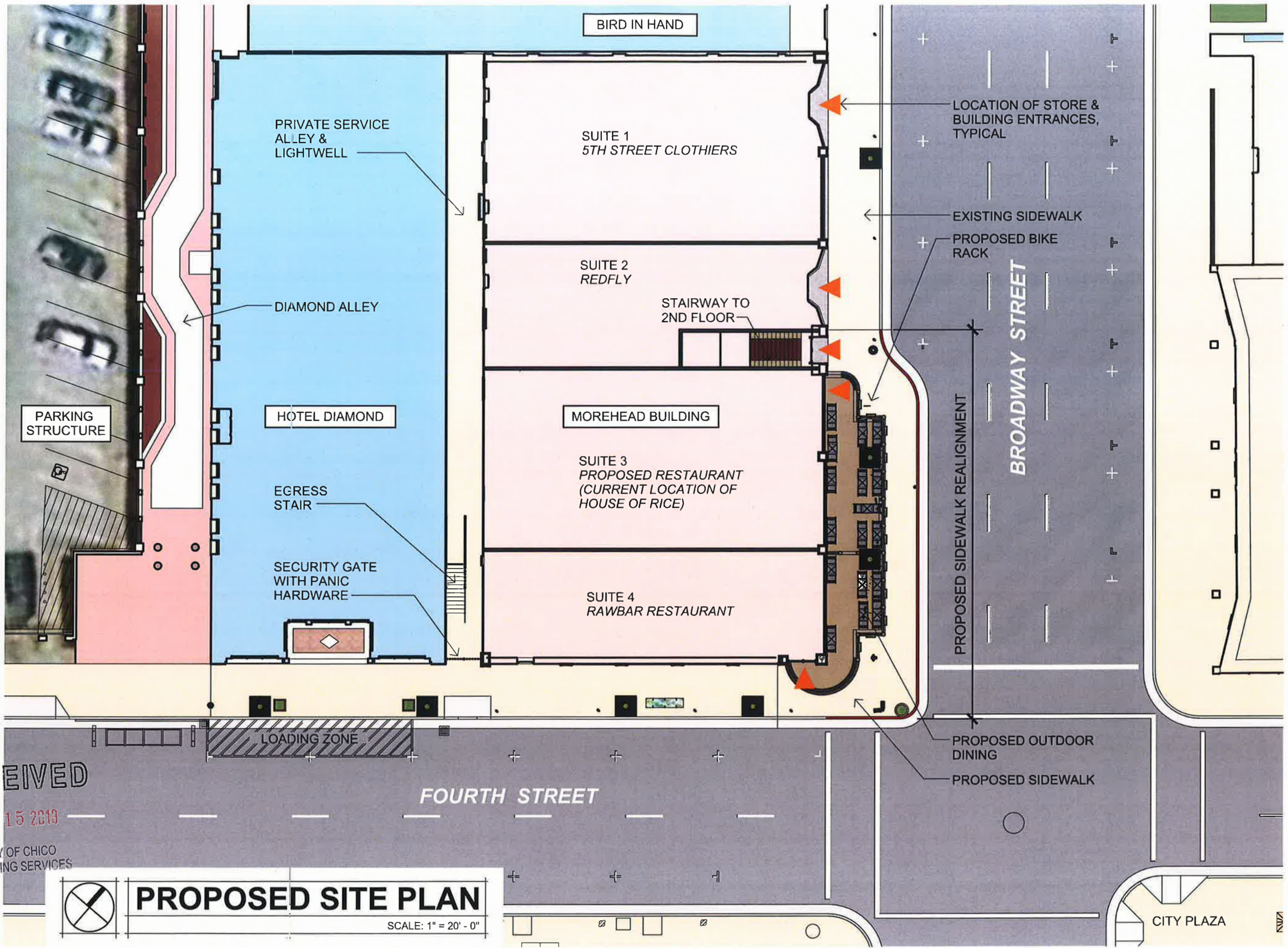
USE PERMIT APPLICATION

USE PERMIT APPLICATION





MOD 18-01 (Morehead Building)
 336 Broadway
 APN 004-132-005-000



**NICHOLS
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ROSSETTO**
ARCHITECTS + ENGINEERS
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CHICO, CA 95928
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<http://www.nmrdesign.com>

ARHPB
SUBMITTAL

MOREHEAD
BUILDING

336 Broadway
Chico, CA

SITE PLAN

DR. KAJ
DT. FEB 15, 2018
SC. 1-20'-0"
NO. 11-5365

SHT.
A101
OF:

RECEIVED

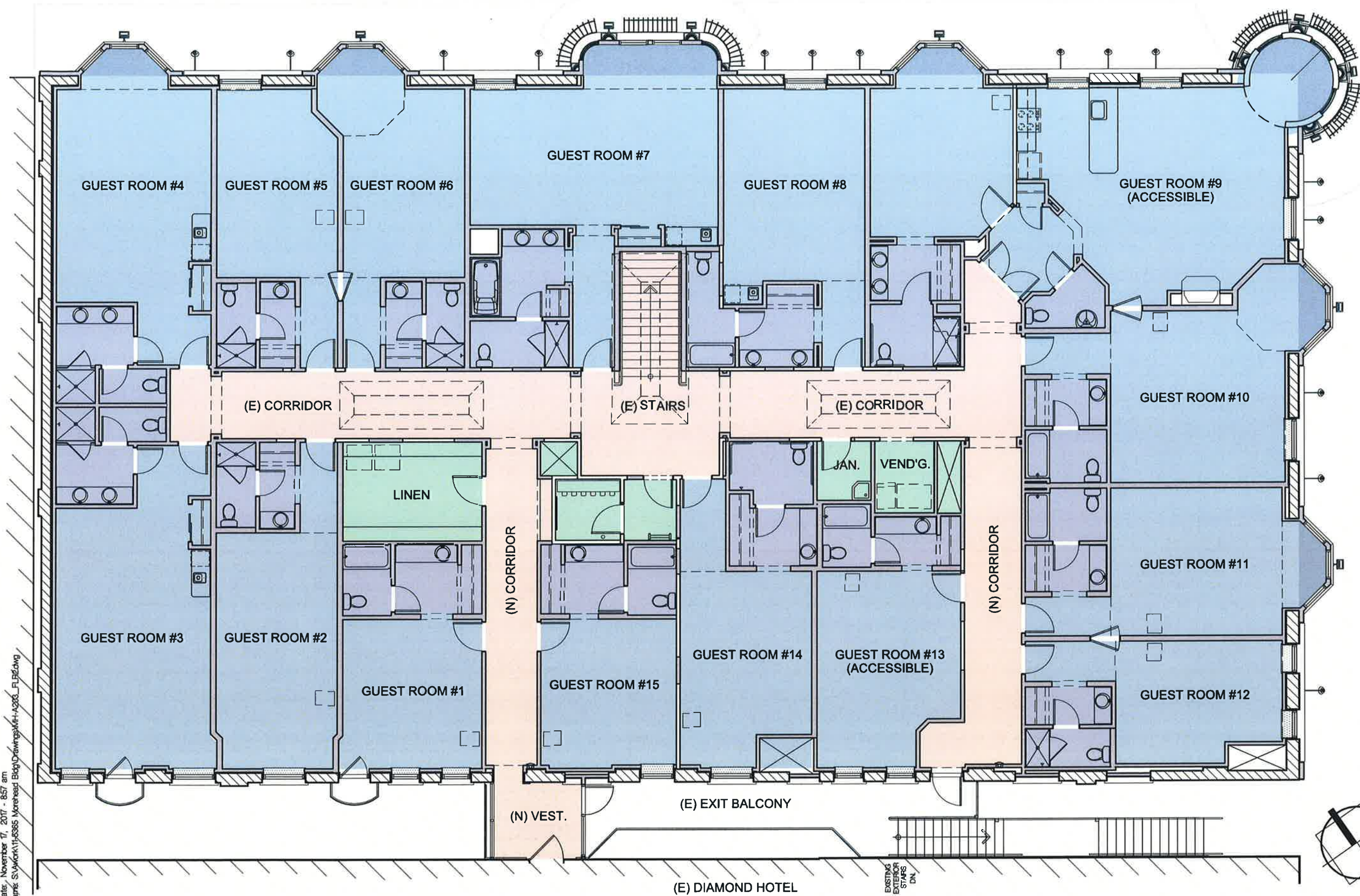
FEB 15 2018

CITY OF CHICO
PLANNING SERVICES

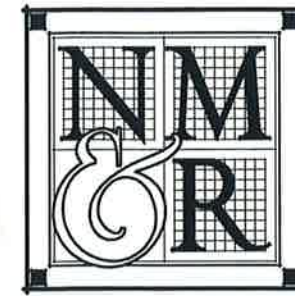
PROPOSED SITE PLAN

SCALE: 1" = 20' - 0"

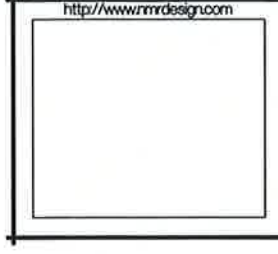
BROADWAY ST.



Plot Date: November 17, 2017 - 8:57 am
 File Name: S:\Work\115365 Morehead Bldg\Drawings\KH-A202_FL2.dwg



**NICHOLS
MELBURG
ROSSETTO**
 ARCHITECTS + ENGINEERS
 555 MAIN STREET, SUITE 300
 CHICO, CA 95928
 (530) 891-1710 (530) 891-0138 FAX
<http://www.nmrdesign.com>



**ARHPB
SUBMITTAL**

**MOREHEAD
BUILDING**

**336 Broadway
Chico, CA
2ND FLOOR**

DR. KAJ
 DT. NOV 14, 2017
 SC. 1"=10'-0"
 NO. 11-5365

SHT.
A202
 OF.

FOURTH ST.

