



DATE: July 24, 2018

File: UP 18-12

TO: ZONING ADMINISTRATOR

FROM: Shannon Costa, Assistant Planner, 530-879-6807 (shannon.costa@chicoca.gov)

RE: Use Permit 18-12 (Pabbi Nord Apartments), 824 Nord Avenue, APN 043-220-019

RECOMMENDATION

Planning staff recommends that the Zoning Administrator find the project categorically exempt from further environmental review and approve Use Permit 18-12 (Pabbi Nord Apartments) based on the findings and subject to the recommended conditions of approval.

BACKGROUND

This is a request to authorize ground-level residential occupancy for a multi-family residential development on a 0.82-acre site zoned CC (Community Commercial) (See **Attachment A**, Location Map, and **Attachment B**, Plat to Accompany Use Permit 18-12). The site is designated Commercial Mixed Use on the City's General Plan Land Use Diagram and is zoned CC (Community Commercial). Pursuant to Chico Municipal Code (CMC) 19.44.020, Table 4-6 (*Allowed Uses and Permit Requirements for Commercial Zoning Districts*) a use permit is required to establish a ground-floor residential use in the CC zoning district. Residential uses on the second floor or above are permitted.

The project site is located on the east side of Nord Avenue, approximately 345 feet south of the intersection at W. Sacramento Avenue and Nord Avenue. The site is currently developed with a vehicle repair shop and outbuildings. Surrounding land uses include multi-family uses to the north, south and west, and Nettleton Stadium to the east. The site is bounded on the east by the Union Pacific railroad.

The proposed development includes the construction four apartment buildings with 15 residential units. The site plan demonstrates access to the site provided by a single driveway entrance from Nord Avenue. Buildings 1 and 2 would be located towards the front of the site, with Buildings 3 and 4 located toward the rear of the site. Parking would be located at the center of the site, between Building 2 and Building 3. Overall gross density for the site would be 18.3 units per acre, which is within the allowable density range for the CC zoning district (6-22 units per acre). Detailed site improvements and architecture associated with the apartment project will be reviewed by the Architectural Review and Historic Preservation Board (ARHPB) at a later date.

DISCUSSION AND ANALYSIS

The CC (Community Commercial) zoning district is applied to areas appropriate for a wide range of retail businesses and accommodates residential uses above the ground floor. Pursuant to Chico Municipal Code (CMC) 19.44.020, Table 4-6 (*Allowed Uses and Permit Requirements for Commercial Zoning Districts*), use permit authorization is required to establish ground-floor residential occupancy in the CC (Community Commercial) zoning district.

The site is located on the Nord Avenue corridor which provides convenient multi-family housing opportunities for students attending California State University, Chico. Zoning for the area surrounding the site is predominantly R3 (Medium High Density Residential) which allows ground-floor residential occupancy by right within the allowable density range of 14.1 to 22 units per acre. Of the 27 parcels fronting the east side of Nord Avenue between Big Chico Creek and W. Sacramento Avenue, the site is one of only six parcels zoned for commercial use (see **Attachment C**, Nord Avenue Zoning Map). Allowing ground-level occupancy for an exclusively multi-family residential project would reduce commercial development opportunity at the subject site, however, a commercial shopping center is located within 500-feet of the project site and provides ample retail opportunities, such as Safeway, Walgreens and various restaurants. Approving the subject use permit would not result in an inadequate supply of commercial lands in the project area.

Developing the site with an exclusively multi-family residential project would be consistent with the existing surrounding land uses which primarily includes multi-family/student housing. The creation of residential development at the site implements General Plan policies that emphasize neighborhood compatibility by maintaining neighborhood character (LU-4.3, LU-2.4, CD-5.1) and encourage context sensitive design (CD-5.3).

ENVIRONMENTAL REVIEW

This project is categorically exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Consistent with this exemption, the project is: consistent with applicable general plan designation and all applicable general plan policies and zoning designation and regulations; the site is within city limits on a project site less than five acres and is surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in significant effects related to traffic, noise, air, or water quality, and the site is adequately served by all utilities and public services.

FINDINGS

Following a public hearing, the Zoning Administrator may approve a use permit application, with or without conditions, only if all 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 19.44.020, Table 4-6, provides for ground-level residential occupancy in the CC (Community 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 persons residing or working in the neighborhood have been identified as the proposed residential use is consistent 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. 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 surrounding area currently contains ground-floor residential uses and structures, improved public streets and bicycle facilities. Existing regulations require that any public improvements damaged during the course of construction be repaired or reconstructed by the applicant. No impacts to property or improvements have been identified.

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

Chico Municipal Code 19.44.020, Table 4-6, provides for ground-level residential occupancy in the CC (Community Commercial) zoning district, subject to use permit approval. The proposed project is consistent with several General Plan goals and policies, including those that encourage compatible infill development (LU-1, LU-4), maintaining neighborhood compatibility and context sensitive design (LU-4.3 and CD-5.3) and 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).

- 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 multi-family residential use will be consistent and compatible with existing adjacent multi-family residential uses. As conditioned, design details such as setbacks and landscaping 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 18-11 authorizes ground-level residential occupancy, in substantial accord with the "Plat to Accompany Use Permit 18-12 (Pabbi Nord Ave Apartments)" 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. 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.

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)

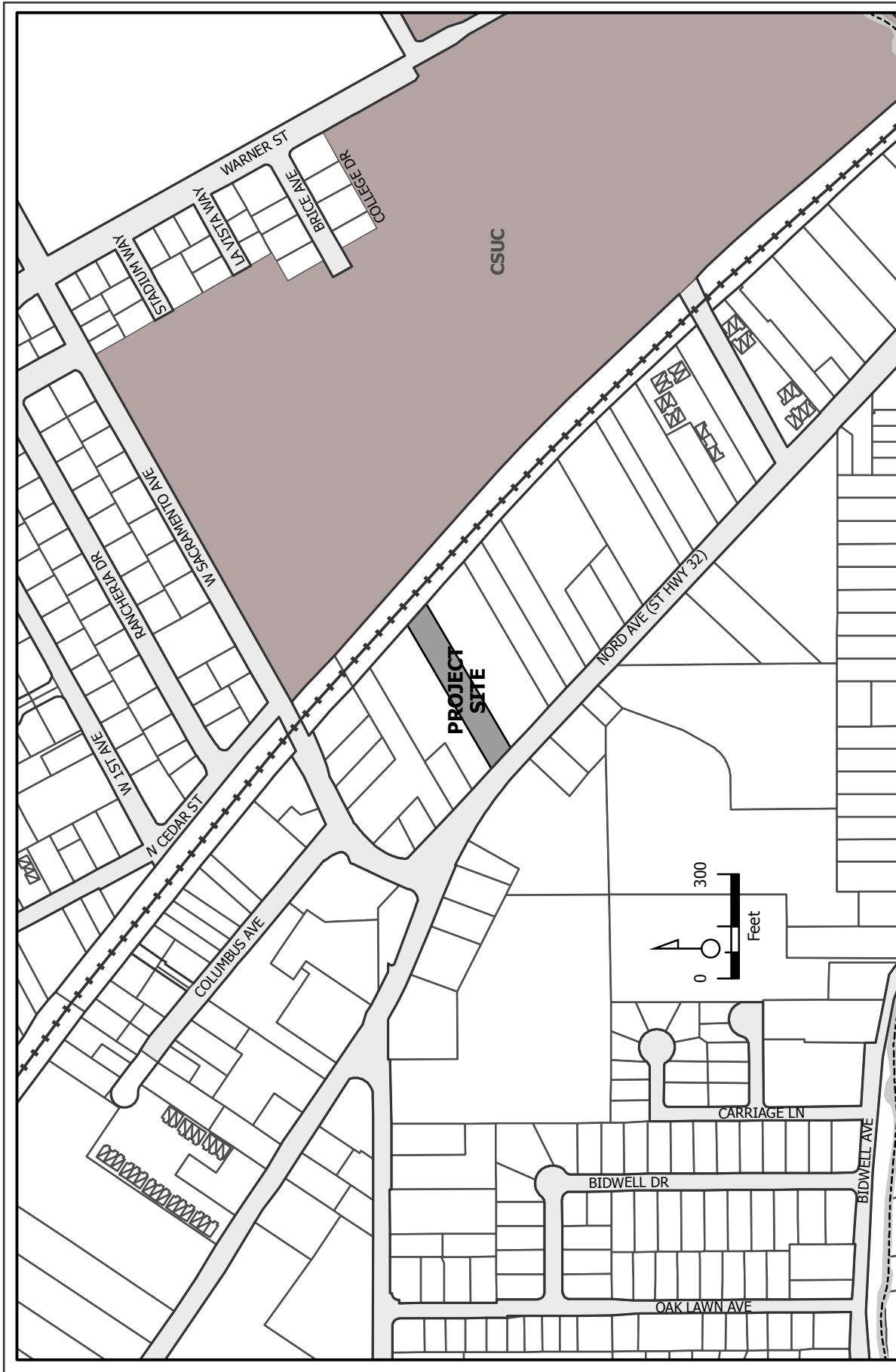
Brendan Vieg, Zoning Administrator
Bruce Ambo, Principal Planner
Shannon Costa, Assistant Planner

External (2)

Keshav Pabbi, 933 Nord Avenue, Chico, CA 95926
NorthStar Engineering, Attn.: Nicole Ledford, 111 Mission Ranch Blvd, Suite 100, Chico, CA 95926

ATTACHMENTS

- A. Location Map
- B. Plat to Accompany Use Permit 18-12 (Pabbi Nord Apartments)
- C. Nord Avenue Zoning Map



UP 18-12 (Pabbi)
824 Nord Avenue
APN 043-220-019-000



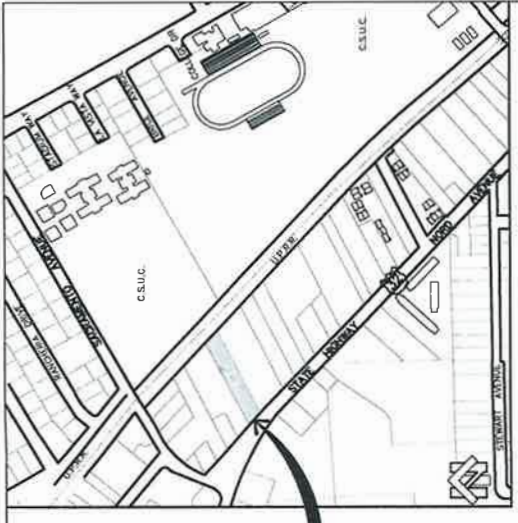
SCALE 1"=20' (24x36)
SCALE 1"=40' (11x17)

NOTES

- ZONING: CC
- GENERAL PLAN: CMU
- LAND USE: EXISTING - COMMERCIAL BUSINESS
PROPOSED - MULTI-FAMILY RESIDENTIAL
- SEWERAGE: CITY SEWER
- STORM DRAINAGE: EXISTING STORM DRAINAGE
- WATER: CALIFORNIA WATER SERVICE
- POWER: PG&E
- TELEPHONE: AT&T
- CABLE TV: COMCAST
- EXISTING WELLS AND SEPTIC SYSTEMS TO BE ABANDONED VIA PERMIT FROM BUTTE COUNTY ENVIRONMENTAL HEALTH
- STANDARD EROSION CONTROL MEASURES (SMP'S) WILL BE USED IN COMPLIANCE WITH THE CITY OF CHICO AND THE WATER QUALITY CONTROL BOARD
- OWNER: KESHAV PABBI, 933 NORD AVENUE, CHICO, CA 95926
- DEVELOPER: KESHAV PABBI, 933 NORD AVENUE, CHICO, CA 95926
- PROJECT SURVEYOR: MICHAEL MAYS PLS6887
- THIS TENTATIVE MAP WAS PREPARED UNDER THE DIRECTION OF A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.

AREAS

TOTAL AREA = .82 ACRES	UNIT COUNT = 15 RESIDENTIAL UNITS
PROPOSED DENSITY = 18.3 UNITS/ACRE	
SITE COVERAGE MAXIMUM: 95%	APR. SF (238)
PERVIOUS PAVEMENT: 18,828 SF	(533)
LANDSCAPE: 8,649 SF	(243)
REQUIRED PARKING	
11 SPACES	22 SPACES
4	6 SPACES
3 BEDROOM UNITS (1142/UNIT)	4 SPACES
3 BEDROOM UNITS (2042/UNIT)	4 SPACES
GUEST 0.25 SPACES/UNITS (25X15)	4 SPACES
TOTAL	34 SPACES
BICYCLE PARKING	
1 SPACE/15 UNIT	15 SPACES
1 SPACE/10 UNITS	2 SPACES
(GUEST)	
PROVIDED PARKING	
11 SPACES	11 SPACES
2 SPACES	2 SPACES
ACCESSIBLE PARKING	2 SPACES
TOTAL	20 SPACES
PROVIDED BICYCLE PARKING	

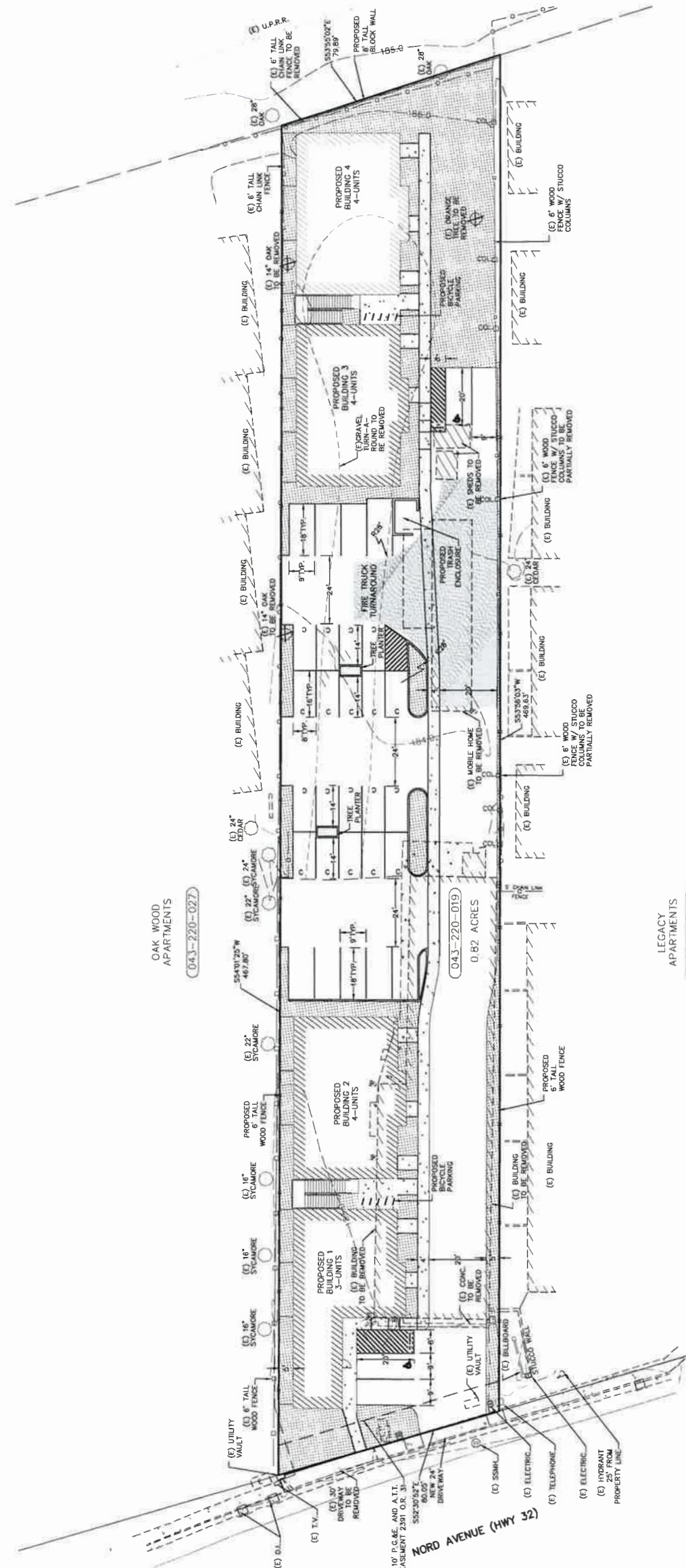


LEGEND

- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FENCE LINE
- EXISTING FLOW LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EASEMENT
- EXISTING PROPERTY LINE FOR SURROUNDING PARCELS
- EXISTING TREE (4" IN SIZE)
- EXISTING TREE (6" IN SIZE)
- PROPOSED FIRE HYDRANT
- PROPERTY BOUNDARY



NORTHSTAR
MARY N. LEDFORD
CE 34257



RECEIVED
JUN 07 2018
CITY OF CHICO
PLANNING SERVICES

PROPOSED USE PERMIT
FOR
824 NORD AVENUE APARTMENTS
KESHAV PABBI
LOT 15
MAP OF UNION BLOCK
IN VOLUME "1" OF MAPS, AT PAGE(S) 53
CITY OF CHICO
COUNTY OF BUTTE STATE OF CALIFORNIA

NORTHSTAR
... Designing Solutions
111 MISSION RANCH BLVD, SUITE 100, CHICO, CA 95926
PHONE: (530) 885-1000 www.northstarinc.com

Nord Avenue Zoning Map

