



**DATE:** August 28, 2019

File: UP 19-19

**TO:** ZONING ADMINISTRATOR

**FROM:** Shannon Costa, Associate Planner, 530-879-6807 ([shannon.costa@chicoca.gov](mailto:shannon.costa@chicoca.gov))  
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**RE:** Use Permit 19-19 (Airehart Rio Lindo) 480 Rio Lindo Ave, APN 006-250-009

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## RECOMMENDATION

Planning staff recommends that the Zoning Administrator find the project categorically exempt from further environmental review and approve Use Permit 19-19 (Airehart Rio Lindo) based on the findings and subject to the recommended conditions of approval.

## BACKGROUND

This is a request to repurpose an existing vacant recreational facility (North Valley Athletic Club) into multi-family housing. The 0.75 acre site is located at 480 Rio Lindo Avenue on the northwesterly side of the street (See **Attachment A**, Location Map, and **Attachment B**, Plat to Accompany Use Permit 19-19). The site is designated Office Mixed Use on the City's General Plan Land Use Diagram and is zoned OC-AOD (Office Commercial with an Airport Overflight Zone D overlay). 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 multi-family residential use in the OC zoning district.

The proposed development includes the conversion of an existing, two-story, 18,825 square foot recreational facility into 19 residential units of various size (See **Attachment C**, Floor Plan). The project would yield a gross density of 18 units per acre, which falls within the allowable density range for the OC zoning district of 6 to 20 dwelling units per acre. The existing parking lot would be reconfigured to accommodate 28 vehicle parking spaces; no expansion of the existing structure is proposed at this time.

## DISCUSSION

The proposal includes modifications to the existing 18,825 square-foot building, resulting in interior walls to create 19 separate residential units; the existing indoor pool would be preserved as a residential amenity. In addition, the existing parking lot would be maintained and improved as needed in order to provide parking to satisfy the residential parking requirements. Given that the site is currently vacant, the development of multi-family housing on the parcel would not result in the elimination of any current commercial use in the area.

### Parking

Pursuant to CMC 19.70.040 (*Number of parking spots required*), multi-family housing must provide 0.75 parking spaces per studio apartment, one space per one-bedroom unit, 1.5 spaces per two-bedroom units and one guest space per five units. This project contains a mix of floor plans that includes four studios, four one-bedroom units, 11 two-bedroom units,

for a total of 19 units. The proposed unit mix would require 28 off-street parking spaces. This is satisfied by the existing 28 space parking lot located to the north of the structure.

One bicycle parking space per residential unit is required pursuant to CMC Section 19.70.040, Table 5-4 (*Parking Requirements*). The proposed project includes an indoor storage facility for bicycle storage. The amount of proposed bicycle storage meets CMC requirements for bicycle storage for multi-family development. Access to convenient transit routes is available at the corner of Rio Lindo Avenue and Parmac Road.

## **ANALYSIS**

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 multi-family residential occupancy in the OC (Office Commercial) zoning district. Overall density would be 18 units per acre, which is within the allowable density range for the OC zoning district (6-20 units per acre).

The subject site is located in a corridor of OC (Office Commercial) zoned property and adjacent to both R1 (Low-Density Residential) and R3 (Medium-High Density Residential) zoning districts as identified on the General Plan Land Use Diagram. The surrounding blocks and parcels along Rio Lindo Avenue and Parmac Road contain multi-family residential and a variety of commercial uses.

Allowing for an exclusively residential project would likely reduce commercial development potential at the site. As the structure is currently vacant, sustainable building objectives are advanced by repurposing the building for an adaptive residential use. Approving the subject use permit would not result in an inadequate supply of commercial lands in the project area in that no active commercial uses would be eliminated. The surrounding area contains a variety of multi-family residential, single-family residential and commercial uses resulting in a mix of compatible land uses.

### General Plan Consistency

The creation of a residential development near the existing commercial uses promotes the implementation of General Plan Goals that encourage the development of neighborhoods with walkable access to recreation, places to gather, jobs and other community services (LU 3.2), encourage infill and coordinated land uses (LU 1.1, LU 1.3, LU-3.4.1, LU-4.2), and increasing the supply of rental housing to meet a range of renters and future needs throughout the city (H.1, H.3.2, H.3.3, H.3.4, H.4.1, H.4.3).

## **ENVIRONMENTAL REVIEW**

This project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). Consistent with this exemption, the project is: consists of the leasing of a private structure involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

## 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 19.44 (Use Permits).*

Chico Municipal Code Section 19.44.020, Table 4-6 (*Allowed Uses and Permit Requirements for Commercial Zoning Districts*), allows residential occupancy in the OC (Office Commercial) zoning district, subject to use permit approval. This use permit has been processed in accordance with the requirements of Chapter 19.44.

- 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 proposed use involves the modification of the existing building to a multi-family residential structure. Parking impacts to neighboring residences and businesses will be minimized via the on-site parking spaces provided by the existing parking lot.

- 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 use consists of the modification of an existing building that is currently vacant. Existing public features will be repaired and/or replaced as needed. No other 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.*

The project consists of multi-family residential units which is consistent with the permitted density for the site's OC (Office Commercial) land use designation. The project is also consistent with several General Plan goals and polices, including compatible infill development, and continued enhancement of neighborhoods with access for residents to community and commercial services (LU-3.2), encouraging infill and coordinated land uses (LU 1.1, LU 1.3, LU-3.4.1, LU-4.2, CD-5.3.1), and increasing the supply of rental housing to meet a range of renters and future needs throughout the city (H.1, H.3.2, H.3.3, H.3.4, H.4.1, H.4.3).

- 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 with nearby 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 19-19 authorizes residential occupancy, in substantial accord with the “Plat to Accompany Use Permit 19-19 (Airehart Rio Lindo)” 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 needs 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 (4)

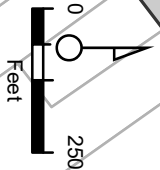
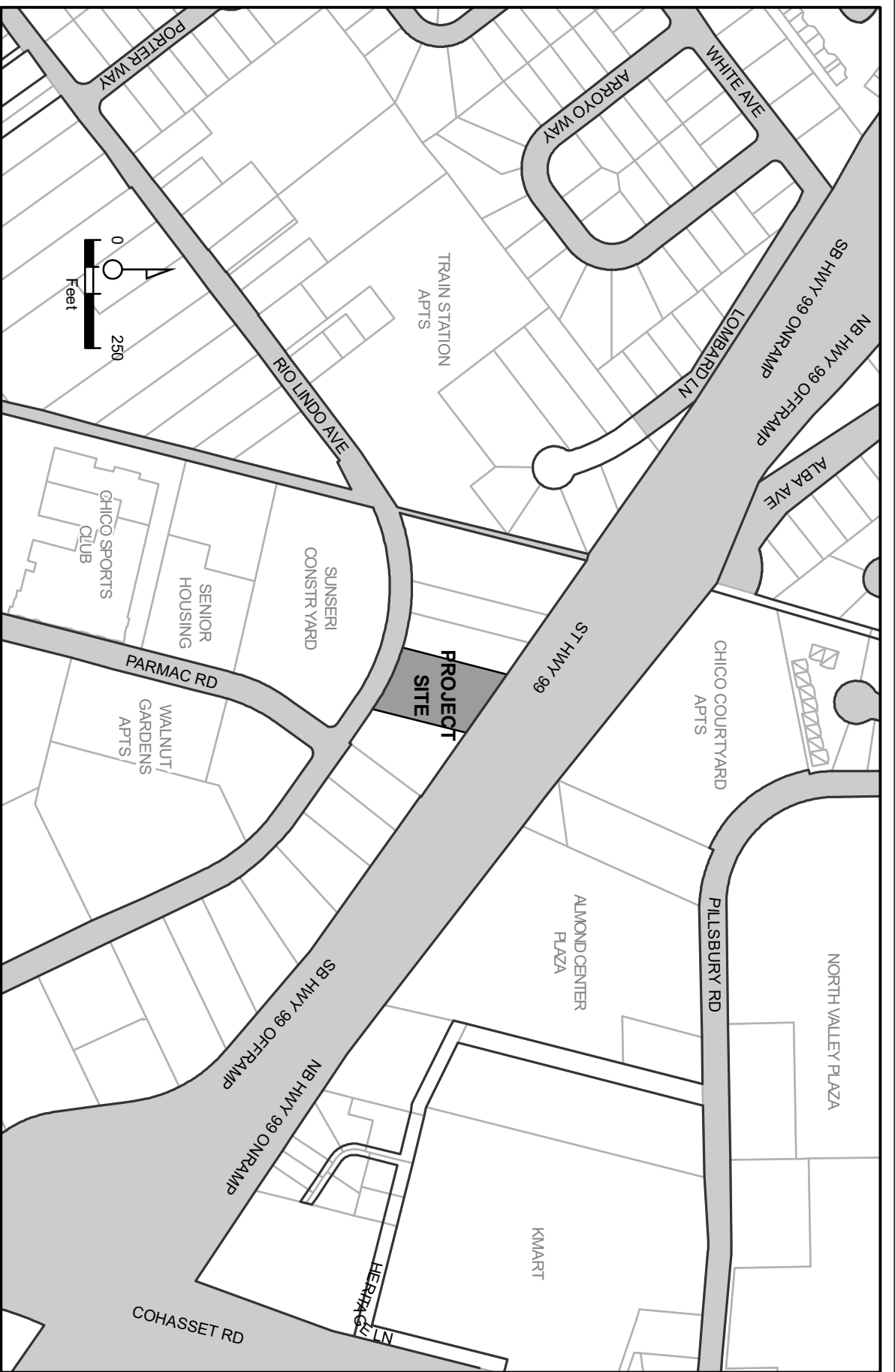
Mike Sawley, Zoning Administrator  
Bruce Ambo, Principal Planner  
Shannon Costa, Associate Planner  
File UP 19-19

### External (2)

Airehart Construction, 555 Main Street, Suite 10, Chico, CA 95928  
Janet Balbutin, 436 West Shasta Avenue, Chico, CA 95973

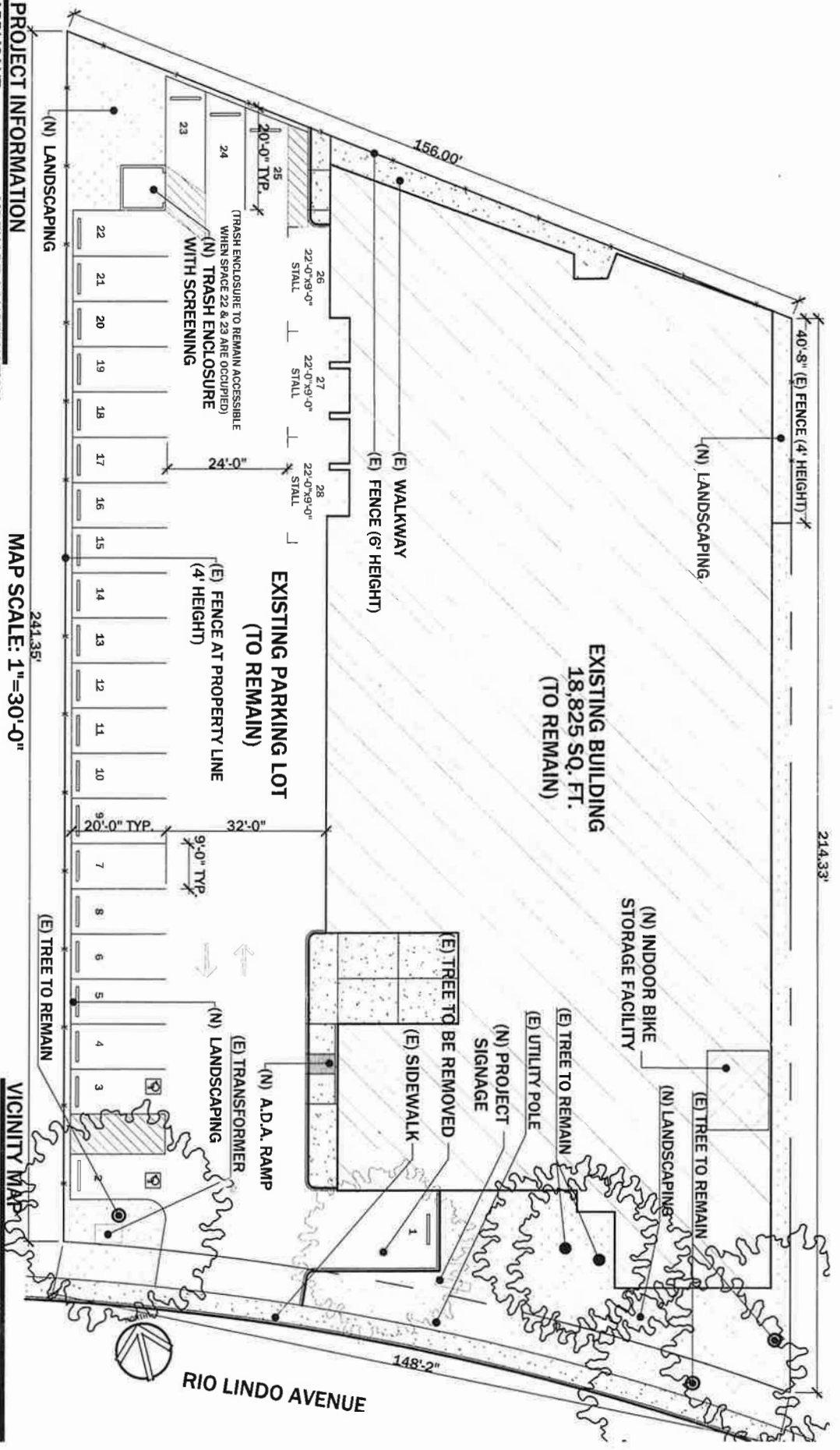
## **ATTACHMENTS**

- A. Location Map
- B. Plat to Accompany Use Permit 19-19 (Airehart Rio Lindo)
- C. Site Map



UP 19-19 (Airehart)  
 480 Rio Lindo Avenue  
 APN 006-250-009-000





**PROJECT INFORMATION**

**APPLICANT:** AIREHART CONSTRUCTION  
**PROJECT TITLE:** RIO LINDO APARTMENTS  
**DESCRIPTION:** PROPOSED NINETEEN UNIT APARTMENT BUILDING  
**ADDRESS:** 480 RIO LINDO AVENUE  
 CHICO, CA 95926  
**JURISDICTION:** CITY OF CHICO  
 006-250-009-000  
**SITE AREA:** 32,540 SF (.75 ACRE)  
**DENSITY:** 16,705 SF (GROUND FLOOR) OR 51%  
 19 UNITS/ ACRE (6-20 units per gross acre allowed)  
**PARKING:** .91 AC GROSS x 19 UNITS = 18.2 -> ROUNDED TO 19 UNITS/ ACRE  
 11 - 2 BEDROOM UNITS x 1.50 SPACES = 19 SPACES REQUIRED  
 8 - STUDIO UNITS x 0.75 SPACES = 6 SPACES REQUIRED  
 GUEST PARKING: 19 UNITS/ 5 SPACES = 3 SPACES REQUIRED  
 TOTAL REQUIRED: 28  
 TOTAL PROVIDED: 28

MAP SCALE: 1"=30'-0"

**VICINITY MAP**

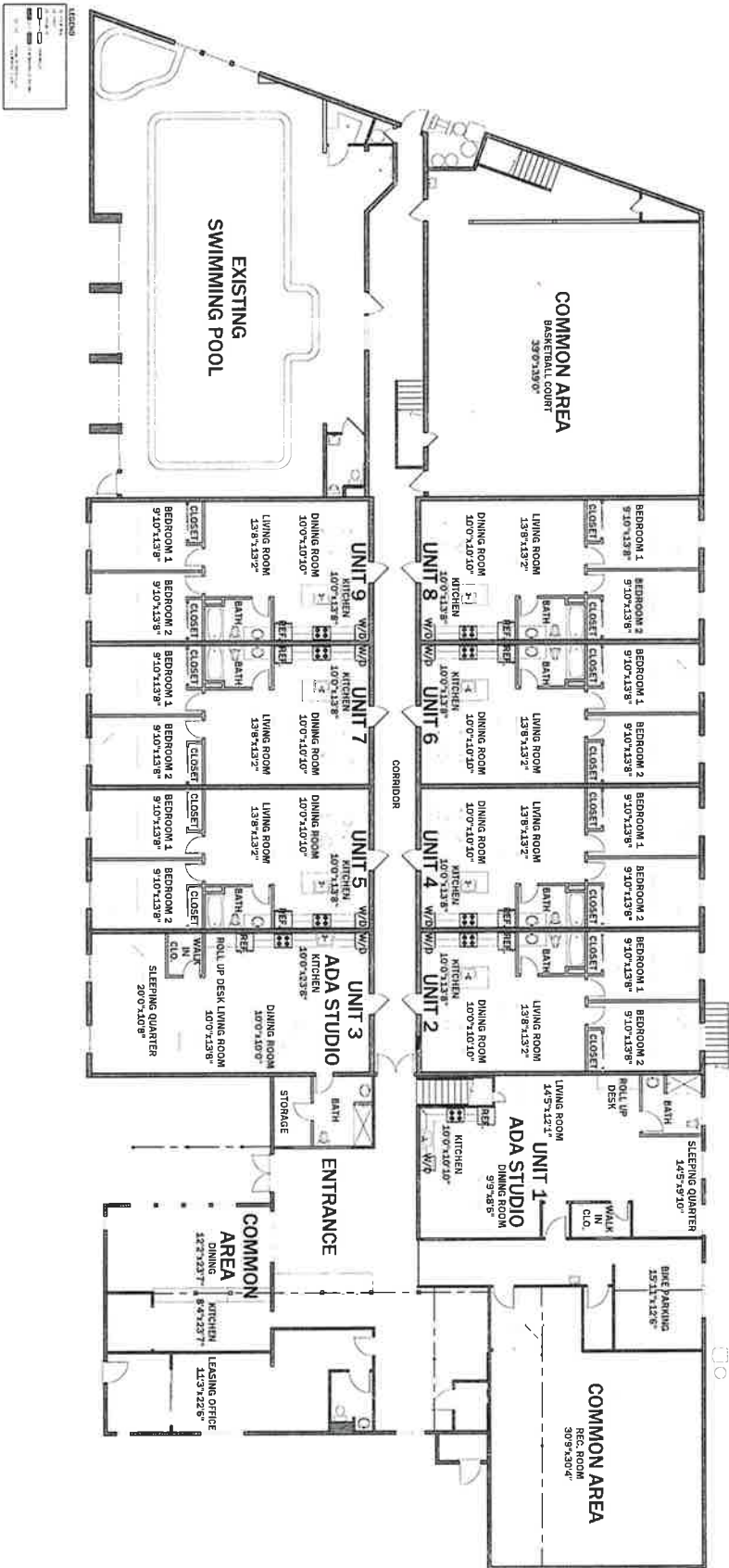


# RIO LINDO APARTMENTS

Chico, California

PROPOSED FIRST FLOOR PLAN

A-2.1



SCALE: 1/8"=1'-0"  
 \*HALF SCALE WHEN PRINTED ON 11x17  
 \*\*PRELIMINARY - NOT FOR CONSTRUCTION

