



Zoning Administrator Agenda Report

Meeting Date 05/09/2017

DATE: March 27, 2017

File: UP 17-01

TO: ZONING ADMINISTRATOR

FROM: Shannon Costa, Assistant Planner, 879-6506

RE: Use Permit 17-01 (North State Radiology Off-Site Parking Lot)
1700 Esplanade; (APN 003-394-015, portion)

RECOMMENDATION

Planning staff recommends that the Zoning Administrator find that the project is categorically exempt from environmental review and approve Use Permit 17-01 (North State Radiology Off-site Parking Lot) subject to the findings and recommended conditions of approval.

BACKGROUND AND ANALYSIS

This is a request to allow, following approval of a minor land division application, an off-site parking area on an adjacent parcel to meet the parking needs of medical offices located at 1720 Esplanade (see Location Map, **Attachment A** and **Attachment B**, Plat to Accompany Use Permit 17-01). The subject site is located on the east side of Esplanade, north of East 7th Avenue. The subject site is designated Office Mixed Use on the General Plan diagram, and is in the OR (Office Residential) zoning district.

The site is fully developed with an existing parking lot containing 30 parking spaces. The parking lot would provide patient and staff parking to the adjacent medical offices at 1720 Esplanade (Chico Breast Care Center). No physical changes to the site are proposed. No changes to the site are proposed at this time.

DISCUSSION

The parking lot is currently under ownership of North State Radiology, which intends to sell the building located at 1700 Esplanade and desires to retain parking for their offices located at 1720 Esplanade. After approval of a minor land division application, the site at 1700 Esplanade will retain 34 onsite parking spaces to serve its future tenant.

Pursuant to Chico Municipal Code 19.70.060.G, off-site parking is permissible subject to use permit approval and in accordance with off-site location requirements. Location requirements have been satisfied, including that the off-site parking area is within 500 feet of the building located at 1720 Esplanade and safe pedestrian access from the parking area to the building is provided by an improved walkway. Access from 1720 Esplanade to the public right of way would be maintained through an easement for ingress and egress to be recorded on 1700 Esplanade at the time of approval of the minor land division.

ENVIRONMENTAL REVIEW

The proposed use permit request is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities). The request involves no expansion to the existing parking lot.

PUBLIC CONTACT

A 10-day public hearing notice was mailed to all landowners and residents within 500 feet of the site.

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 15301 (Existing Facilities). The project involves no changes to the existing site or facilities.

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).*

Off-site parking is permissible subject to use permit approval under Chico Municipal Code Section 19.70.060. 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.*

The parking lot would address the need for additional patient and staff parking relating to Chico Breast Care Center (1720 Esplanade) alleviating the existing demands upon on-street parking. 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 off-site parking lot would address the need 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 consistent with the General Plan in that is an accessory to a principally permitted use in the Office Residential land use designation. The proposed use is consistent with The Avenues Neighborhood Plan by utilizing off-street parking areas to relieve street parking in the surrounding residential neighborhood. The proposed project is consistent with General Plan goals and policies to ensure that appropriate parking is provided that supports the Citywide goals for economic development and livable neighborhoods (CIRC-8, CIRC-8.1). The use of a stand-alone parking lot is compatible with the surrounding commercial and residential uses and would not significantly decrease available commercial land in the surrounding area.

- 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 and residential uses, as demonstrated by the existing use and facility.

CONDITIONS OF APPROVAL

1. Use Permit 17-01 (North State Radiology Parking Lot) authorizes an off-site parking lot in accordance with the attached site plan titled "Conditional Use Permit No. 17-01 (NorthState Radiology)" identified as Exhibit B, date stamped March 21, 2017, 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, and Fire Department. The permittee is responsible for contacting these offices to verify the need for permits.
3. Prior to recordation of Minor Land Division 16-04, the applicant shall provide evidence, as deemed satisfactory by the Zoning Administrator, that a suitable long-term lease or other binding agreement can be executed and recorded which would guarantee that the parcel containing the main use or structure has an irrevocable right to utilize the identified parcel for parking.

DISTRIBUTION

Internal (3)

Zoning Administrator
Mark Wolfe, Zoning Administrator
Shannon Costa, Assistant Planner

External (2)

NorthStar Engineering, Attn: Jim Stevens, 111 Mission Ranch Blvd, suite 100, Chico, CA 95928
North State Radiology, Attn: Lisa Galvin, 1702 Esplanade, Chico, CA 95926

EXHIBITS

- A. Notification and Location Map

B. Site Plan

X:\Current Planning\Use Permits\2017\01 UP North State Radiology\ZA Report.doc



Commercial Buildings

UP 17-01 (North State Radiology Off-Site Parking Lot)

1720 Esplanade

APN 003-394-015-000

RECEIVED

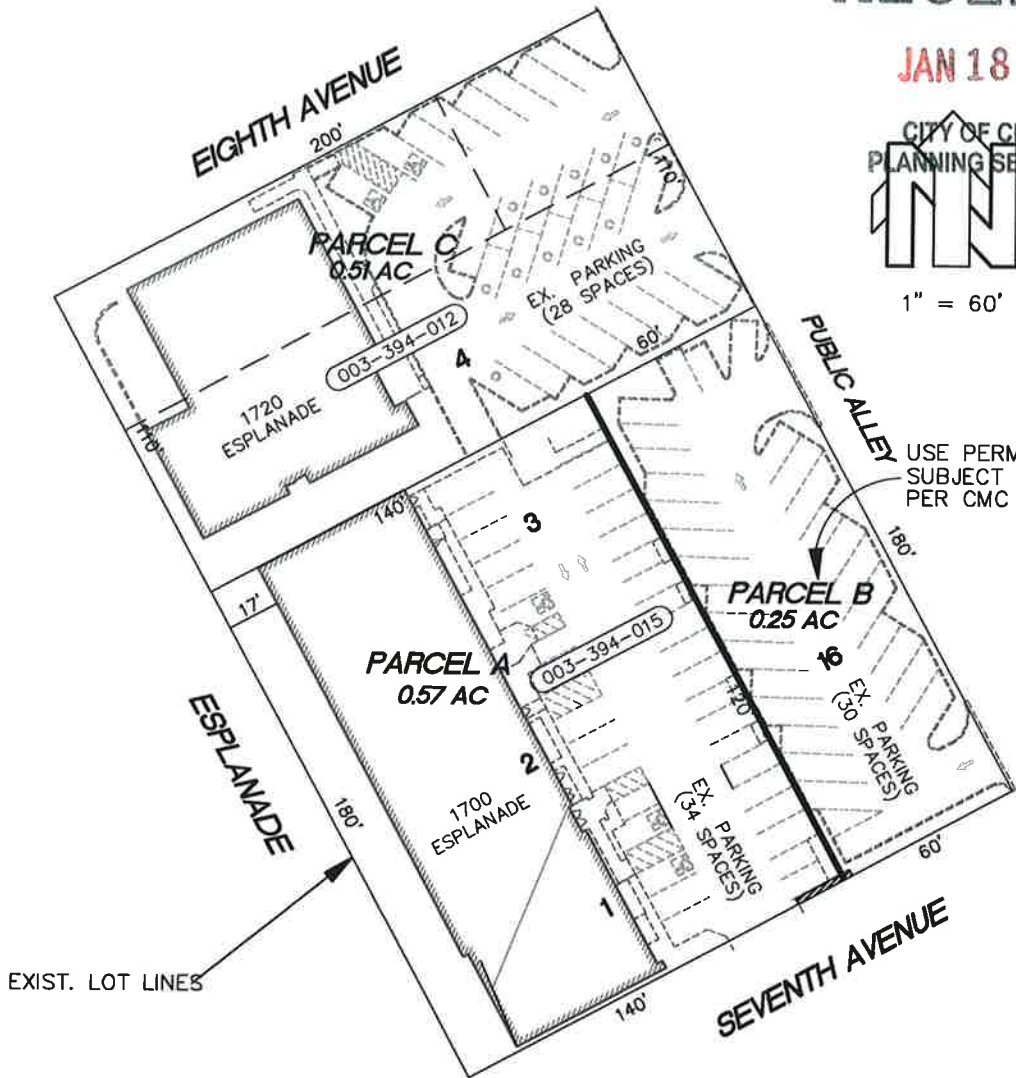
JAN 18 2017

CITY OF CHICO
PLANNING SERVICES



1" = 60'

USE PERMIT ON
SUBJECT PROPERTY
PER CMC 19.070.060



LEGEND

- 2** LOT NO. PER BK 6 MAPS, PG 1
- 003-394-011** ASSESSORS PARCEL NUMBER

APPROVED BY:

MATT JOHNSON RCE 56643
CITY OF CHICO

PREPARED BY:

JAMES A. STEVENS PLS 6050
REGISTRATION EXPIRES 6/30/17

EXHIBIT "B"

PLAT TO ACCOMPANY
APPLICATION FOR
CONDITIONAL USE PERMIT

BEING A PORTION OF LOTS
1,2,3,4,5,7 AND 16 OF THE CLOUGH SUBDIVISION
RECORDED IN BOOK 6 AT PAGE 1
BUTTE COUNTY OFFICIAL RECORDS



NorthStar
ENGINEERING

CIVIL ENGINEERS * PLANNERS * SURVEYORS

111 MISSION RANCH BLVD. SUITE 100 * CHICO, CALIFORNIA 95926

(530) 893-1600 FAX (530) 893-2113