



Zoning Administrator Agenda Report

Meeting Date 1/12/16

DATE: January 4, 2015

File: UP 15-19

TO: ZONING ADMINISTRATOR

FROM: Jake Morley, Associate Planner, 879-6810

RE: Use Permit 15-19 (Kumar) – Eastern portion of APN 002-140-022 - Vacant parcel south of 1505 Springfield Drive (Kohl's Shopping Center).

RECOMMENDATION

Planning staff recommends that the Zoning Administrator find the project categorically exempt from environmental review and approve Use Permit 15-19 (Kumar), based on the findings and subject to the recommended conditions of approval.

BACKGROUND

This is a request to allow a 117 room hotel structure to be established on the eastern portion of a vacant 5.9 acre site (See **Attachment A**, Location/Notification Map, See **Attachment B**, Plat to Accompany Use Permit 15-19). The property is designated Regional Commercial on the General Plan diagram and located in the CR (Regional Commercial) zoning district. Pursuant to Chico Municipal Code Section 19.44.020 – *Commercial zone land uses and permit requires* – Table 4-6: a Use Permit is necessary to establish a hotel in the Regional Commercial zoning district.

The project site is located between two shopping destinations, the Chico Mall to the south, and the Kohl's shopping center to the north. Highway 99 is directly to the west, while multi-family residential and a church are located across Springfield Drive to the east.

DISCUSSION

The applicant is requesting approval of a 117 guest room hotel facility. The project also contain an exercise room, conference room and an outdoor pool area, which are typical accessory uses found at hotels. The scope of the project will be limited to the eastern portion of a vacant 5.9 acre property, and will occupy approximately 2.5 acres, thereby leaving 3.4 acres to the west vacant for additional development.

The project location is between two major commercial centers, and the site is visible from Highway 99. Hotels are typically placed in close proximity to these uses as evident from other hotels located in the city, which allow hotel guest convenient access the site and patron nearby services.

Vehicle access will be via two curb cuts from Springfield Drive, with a total of 122 vehicle parking stalls provided on site, exceeding code requirement by 5 stalls. Sufficient bicycle parking is proposed around the perimeter of the hotel. The site plan is designed in a manner that internal vehicle connectivity to surrounding commercial destinations without having to access the public right-way-way.

Peak demand for hotel uses are typically late afternoon to evening hours, and then again early morning. Because of the location of the project, near major shopping destinations, and short drives to attractions and Highway 99 and 32, it is anticipated that guest will patron nearby services, many of which are within walking distance.

The site plan demonstrates that the proposed use adequately provide sufficient vehicle and bicycle parking, safe turning movements and connectivity to surrounding uses, without having an impact upon the neighborhood or nearby uses.

Pursuant to CMC section 19.18 – *Site Design and Architectural Review*, the design and aesthetics of the structure will require Architectural Review Board approval prior to issuance of building permits. Therefore, a condition has been placed on the project requiring the Board's approval, and that the Board may request additional modifications and condition the site plan accordingly.

ENVIRONMENTAL REVIEW

This project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to 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 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 –Commercial zone land uses, hotels are allowed within the CR (Regional Commercial) zoning district subject to issuance of a Use Permit. 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 project is compatible with the surrounding commercial uses. Sufficient on-site parking spaces will be installed, and internal vehicle connection to nearby shopping centers will be provided. The project has been conditioned to receive additional review and approval by the Architectural Review and Historic Preservation Board to

ensure that the final design meets all applicable Design Guidelines and aesthetic compatibility with the surrounding uses.

- 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.*

Hotel facilities are commonly located in close proximity to highways and commercial cores, as evident with other hotels located in the city (Best Western, Hotel 6 and Oxford Suites), which allow user quick access to nearby goods and services. The project is designed to allow internal connectivity to the surrounding centers, without having to access the public right-of-way. 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 proposed project is consistent with General Plan goals and policies that discuss reinforcing compact urban form in locations where existing facilities and city services are in place (LU-1, LU-4.2), while encouraging the development of tourism industries such as hotels (ED-2.1, ED-2.1.2).

- 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 hotel is in an area of the city that is dominated by commercial uses, and higher traffic counts due to the proximity to Highway 99 and the Chico Mall, and several large employers, making a hotel use ideal for the location. The project's architecture, site plan and landscaping will be subject to the approval of the Architectural Review and Historic Preservation Board, which will further ensure its compatibility with the vicinity.

CONDITIONS OF PROJECT APPROVAL

1. Use Permit 15-19 authorizes use of the subject site as a 117 room hotel structure in compliance with all conditions of approval.
2. Prior to issuance of building permits, the applicant shall submit and receive approval of the project by the Architectural Review and Historic Preservation Board.
3. 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.

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. As of this report's publication, staff has not received any public comments.

DISTRIBUTION:

Internal (2)

Mark Wolfe, Zoning Administrator

Jake Morley, Associate Planner

External (4)

Pawan Kumar, 249 N. Humboldt Ave., Willows, CA 95988

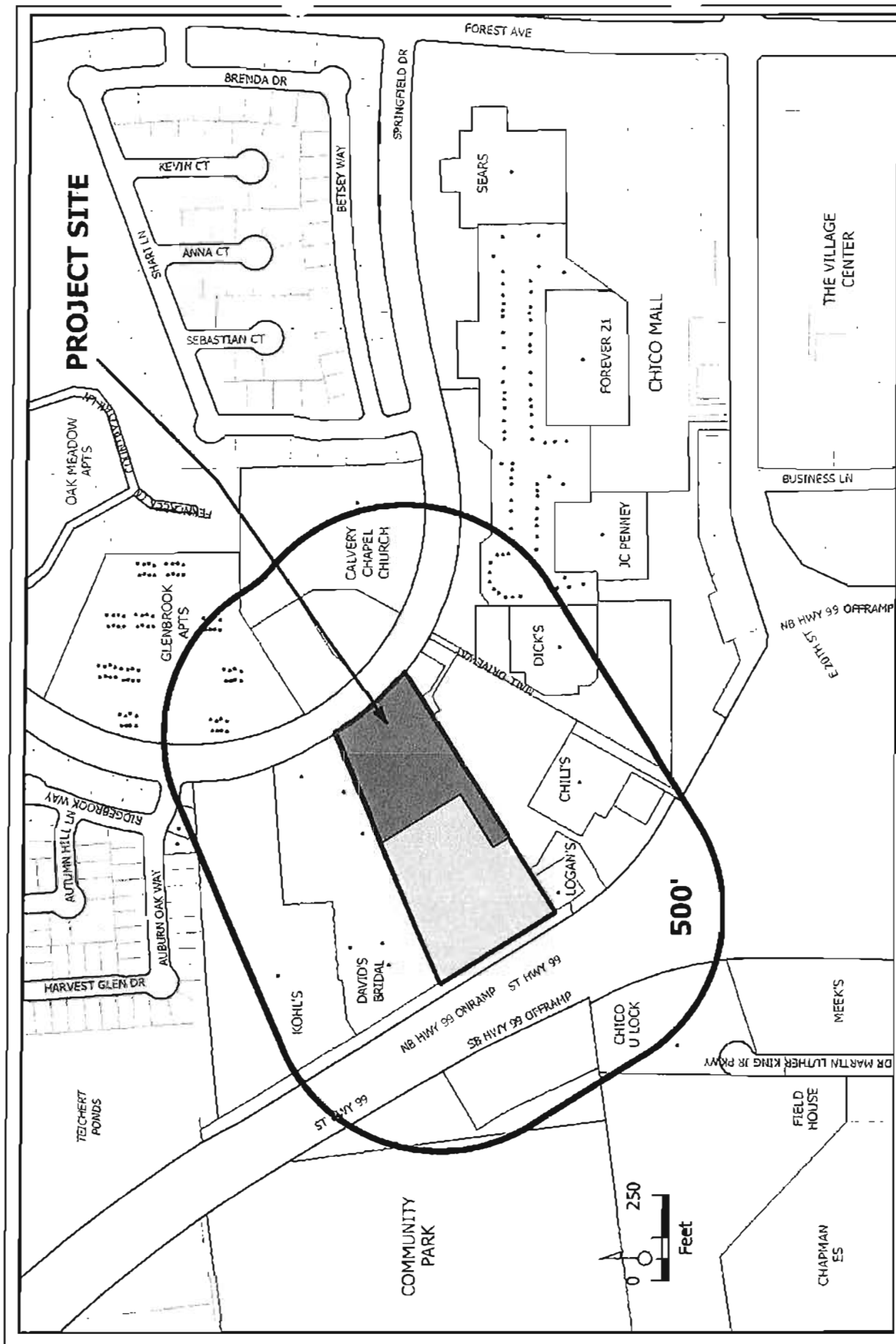
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ATTACHMENTS:

- A. Location/Notification Map
- B. Site Plan to Accompany Use Permit 15-19 (Kumar)



- Mailing List Properties
- Mailing List Addresses

UP 15-19 (Kumar)
 Eastern Portion of APN 002-140-022-000

