



**DATE:** September 8, 2017  
**TO:** ZONING ADMINISTRATOR  
**FROM:** Kimber Gutierrez, Associate Planner, 530-879-6810,  
[kimber.gutierrez@chicoca.gov](mailto:kimber.gutierrez@chicoca.gov)  
**RE:** Use Permit 17-13 (Chase Bank – Chico East)  
850 East Avenue, APN 007-280-052

File: UP 17-13

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## RECOMMENDATION

Planning staff recommends that the Zoning Administrator find the project categorically exempt from environmental review and approve Use Permit 17-13 (Chase Bank – Chico East), based on the findings and subject to the recommended conditions of approval.

## BACKGROUND AND ANALYSIS

The one-acre site is located at 850 East Avenue between Pillsbury Road and Cohasset Road (APN 007-280-052) (See **Attachment A**, Location-Notification Map, and **Attachment B**, Plat to Accompany Use Permit 17-13). The site is zoned CR-AOB2 (Regional Commercial with Aircraft Operations Zone B2 overlay) and is designated Regional Commercial by the City of Chico General Plan Land Use Diagram.

The site currently contains a vacant automotive servicing shop with established parking and lighting.

### Proposed Project

The project involves demolition of the existing automotive shop and construction of a new approximately 3,500 square-foot bank building with two 24-hour drive-through ATMs. The new development would also include a trash enclosure, a new customer parking configuration, landscaping, security lighting, an eight-foot masonry screen wall along the property line shared with adjacent residential uses.

### Discussion

Pursuant to Chico Municipal Code (CMC) section 19.44.020, Table 4-6 (*Allowed Uses and Permit Requirements for Commercial Zoning Districts*), banks and credit unions 3,000-square feet or larger are permitted in the CR (Regional Commercial) zoning district; however, use permit authorization is required for any associated drive-through services and an eight-foot masonry screen wall. With the drive-through ATM component, the project is subject to a use permit as well as CMC section 19.76.070 (*Drive-in and drive-through facilities*) development standards.

Pursuant to CMC 19.70.040 (*Number of parking spaces required*), banks must provide one on-site parking space for each 375 square feet of gross floor area. The proposed bank building would be approximately 3,500 square feet resulting in a total of nine required on-site parking spaces. The site plan (**Attachment B**) shows a total of 38 on-site parking spaces, which exceeds this requirement. Additionally, two bike lockers and two bike racks proposed

near the bank's front entry. The amount of proposed bicycle parking exceeds the CMC requirement of 10 percent of required vehicle parking spaces.

Issues related to a bank with a 24-hour drive-through ATM adjacent to an established residential neighborhood generally include light, noise, and hours of operation.

Parking lot lighting and headlight glare from the proposed project has the potential to result in lighting issues to neighboring residents. Pursuant to CMC 19.76.070.H (*Drive-in and drive-through facilities*) an eight-foot solid wall is proposed along the property line adjacent to residences. In addition, a landscape buffer would be developed along the resident-adjacent property lines. Additionally, vehicles utilizing the drive-through would enter and exit to the east away from established residences. Further, all proposed lighting would be consistent with 19.60.050 (*Exterior lighting*). As discussed in the Project Description (**Attachment C**, Project Design Guidelines and Intent), the lighting will be aesthetically consistent with the lighting at the adjacent Walgreens parking lot.

Noise associated with a 24-hour drive-through ATM involves the sound of vehicle movements and ATM beeping. It is anticipated that the drive-through would generate low overall noise levels during night time use as peak ATM use hours would most likely occur during the day. Noise associated with ATM beeping from pressing buttons and screen prompts would be imperceptible to adjacent residences. The required eight-foot masonry wall will offset any new noise levels resulting from the proposed use. Noise produced by the proposed use is considered compatible with the surrounding land uses.

The applicant is proposing a 24-hour ATM with bank hours of operation from 9:00 a.m. to 6:00 p.m. Monday through Friday, and 9:00 a.m. to 4:00 p.m. on Saturday. As discussed above, the adjacent Walgreens operates a 24-hour pharmacy drive-through. The proposed hours of operation are compatible with the surrounding uses.

All proposed improvements, including the building design, parking configuration, landscaping, and other improvements will be subject to site design and architectural review pursuant to CMC 19.18 (*Site Design and Architectural Review*), as well as review and approval by other City departments. Staff recommends approval of the proposed use permit, subject to conditions.

## **ENVIRONMENTAL REVIEW**

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Consistent with this exemption, the project is: consistent with the applicable general plan designation, zoning regulations, and general plan policies; is less than five acres in size, substantially surrounded by urban uses; has no habitat value for special status species; will not result in any significant impacts regarding traffic, noise, air quality, or water quality; and can be adequately served by all required 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 Section 19.44.020 (*Commercial/office zone land uses and permit requirements*), provides for banks larger than 3,000-square feet with drive-through services in the CR (Regional Commercial) zoning district, subject to use permit approval. This use permit has been processed in accordance with the requirements of Chapter 19.24 (*Use Permits*).

- 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 project, as conditioned, includes provisions for preventing excessive lighting, limiting noise impacts and limiting the hours of operation to minimize impacts to neighboring businesses and residents. Additionally, the drive-through ATM and site improvements are consistent with CMC 19.76.070 (*Drive-in and drive-through facilities*). These measures should sufficiently ensure that no significant negative impacts related to health, safety, and/or general welfare will affect those in the surrounding neighborhood.

- 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 replacing a vacant automotive services shop with a newly constructed bank with drive-through ATMs. Having an active business on the site will avoid blight and reduce the likelihood of vandalism and other potential undesirable behaviors on the site. Existing regulations require that any public improvements damaged during the course of construction be repaired or reconstructed by the applicant.

- 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 the Regional Commercial designation for the site and several General Plan goals. The project encourages development and redevelopment of the designated North Valley Plaza Opportunity Site (LU-5.1), promotes compatible infill development (LU-4), and endorses the rehabilitation and revitalization of existing neighborhoods (H.5).

- 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 bank with 24-hour drive-through ATM services is consistent with other uses in the vicinity, which include the adjacent Walgreens, residential, and other commercial uses. The development proposed, combined with the listed conditions, will ensure compatibility with existing and future land uses in the vicinity.

## **CONDITIONS OF PROJECT APPROVAL**

1. Use Permit 17-09 authorizes a bank with drive-through ATM services in the CR zoning district, in substantial accord with the “Plat to Accompany Use Permit 17-13 (Chase Bank – Chico East)” 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. All new construction, site improvements and landscaping shall be subject to site design and architectural review by the Architectural Review and Historic Preservation Board, prior to issuance of building permits. The Board may modify and condition the site as deemed necessary.
4. Prior to occupancy, the applicant shall coordinate with Planning staff to conduct a site visit to ensure all elements of the site plan have been executed, including, but not limited to installation of an eight-foot solid wall and shielded exterior lighting consistent with CMC 19.60.050 (*Exterior lighting*).
5. Any use of speakers at the drive-through ATMs shall be positioned and/or adjusted to not add to ambient noise levels at the property line shared with residential uses.

## **PUBLIC CONTACT**

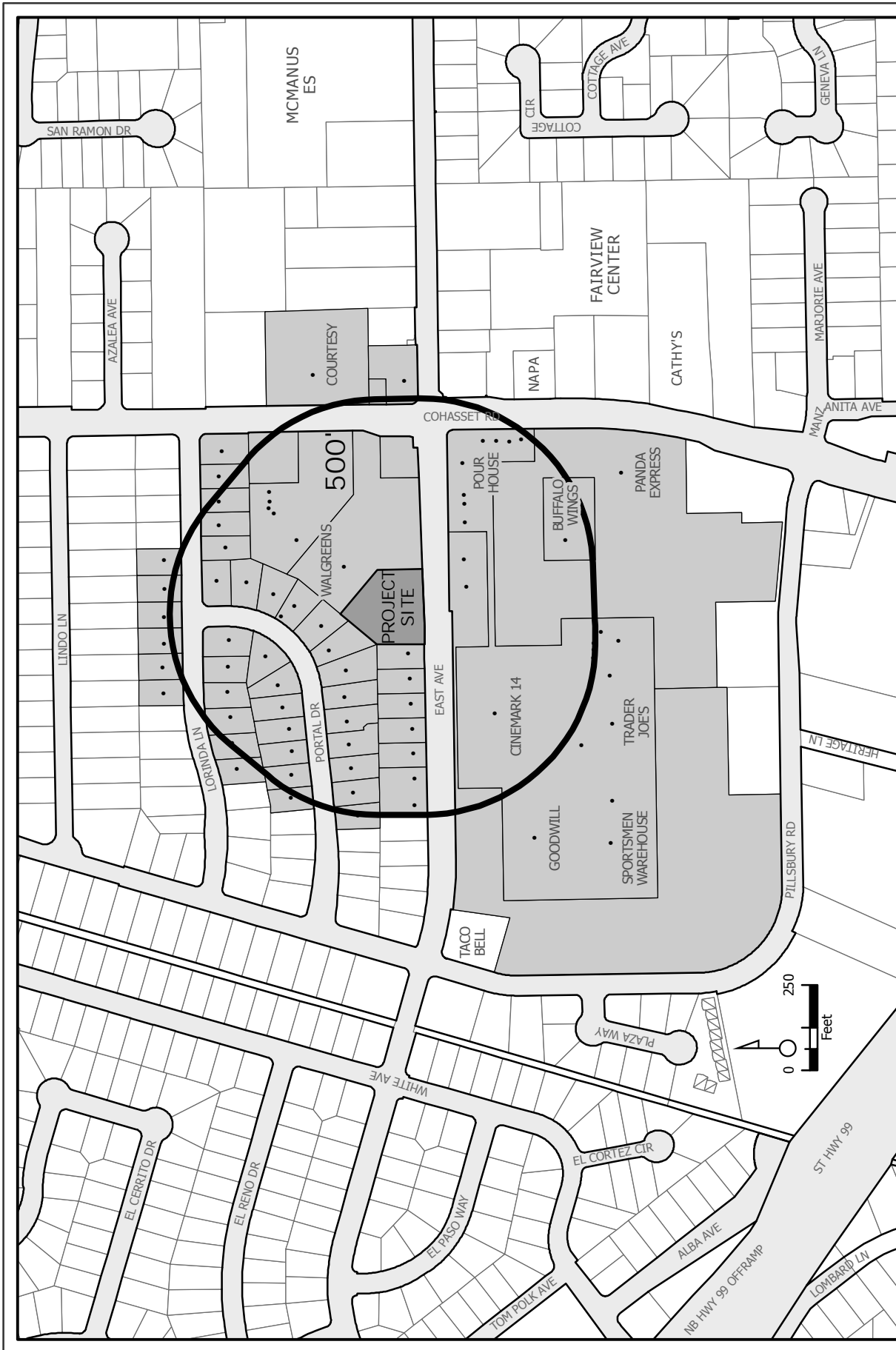
A notice was published in the Chico Enterprise Record 10 days prior to the meeting date and notices were mailed out to all property owners and tenants within 500 feet of the project site.

### **DISTRIBUTION:**

Brendan Vieg, Zoning Administrator  
Kimber Gutierrez, Associate Planner  
Stantec, Attn. Bob Superneau, 38 Technology Dr., Suite 100, Irvine, CA 92618  
Stantec, Attn. Carlos Jahen, 100 California Street, Suite 1000, San Francisco, CA 94111  
RI-Chico, LLC. Attn. Scott J. Huffman, 2025 Fourth Street, Berkeley, CA 94710  
Gary M. Semling, 1383 North McDowell Blvd., Suite 250, Petaluma, CA 94954

### **ATTACHMENTS:**

- A. Location/Notification Map
- B. Plat to Accompany Use Permit 17-13 (Chase Bank – Chico East)
- C. Project Design Guidelines and Intent



- Notified Addresses
- Notified Parcels

UP 17-13 (Chase Bank - Chico East)  
850 East Avenue  
APN 007-280-052-000





**Stantec Consulting Services Inc.**  
38 Technology Drive Suite 100, Irvine CA 92618-5312

August 16, 2017  
File: 2227696150

**Attention: Planning Division**

City of Chico  
Planning Department  
411 Main Street  
P.O. Box 3420  
Chico, CA 95927-3420

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CITY OF CHICO  
PLANNING SERVICES

**Reference: New Chase Bank – Chico East**  
**850 East Ave., Chico, CA 95973**  
**APN: 007-280-052**

**Project Design Guidelines and Intent:**

It is Chase intent on this project, to work and implement the City of Chico Design Guidelines as noted on Final - Chapter 1 and Commercial, - Chapter 2 as applicable for this type of project and location.

These include providing a positive contribution to the streetscape with consideration of building scale in relation to adjacent streets, neighborhoods, clear and unobstructed pedestrian path, foster a sense of security. Including safe and convenient bicycle and pedestrian connections adjoining the site. Provide safe pedestrian and bicycle crossings across parking lot driveways. On the site delineate pathways, visible changes in texture and/or color. Provide bicycle parking close to the main entrance of the bank.

Provide shade trees per City code standards, covered or shaded areas for customers and employee for use as breaks areas. Trash containers and utilities to be concealed from public view with an enclosure to compliment and harmonize with the bank building architecture.

Chase incorporates varied building depth and shadow to avoid long, unarticulated elevations. While creating a sense of focus so people may easily find the entrance and incorporate as a dominant design element to create a sense of place. Including roof overhangs, awnings will define a sense of entry to the bank. The colors, materials, and detailing chosen on this project will complement the surroundings structure and neighborhood. It will support this project overall design concept and style.

The placement of the building on the site will reinforce a pedestrian friendly environment and minimizes views of cars from the public right-of- way. Architectural design elements are incorporated to reinforce a sense of place by referencing architectural or cultural ties to the surrounding neighborhood the Chico community. The bank entrance and surrounding areas on the site will address lighting for safety and security to minimize glare impacts and energy consumption. And will maximize passive energy conservation measures to reflect the Chico community commitment to sustainable practices as possible complying with State and Federal requirements for ATM's. Signage will be incorporated to harmonize with the city standards and guidelines.

Design with community in mind



August 16, 2017

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### **Site Design and Architectural Review:**

The project site is located along East Avenue within the shopping center at the northeast corner of East Ave and Cohasset Rd in Chico. It is across the street from the North Valley Mall. The existing freestanding building was previously occupied by an automotive shop and is currently unoccupied. The overall project intent is to demolish the existing automotive shop building and build a new 3,470 SF single story, Chase bank, on the 0.91-acre site.

Site development will include adequate parking, trash enclosure, yard lights and a canopy with (2) drive-through ATMs. The new building requires 12 parking spaces, and 38 spaces are proposed, inclusive of accessible parking and clear air vehicle parking. The drive-thru ATMs will be located on the north side of the bank building screening it from the street and increase positive site internal circulation. The site will be paved for new sidewalks, parking, drive-aisles and 8,375 sq. ft. of landscaping will be added to enhance the property. Site utilities will be provided by Landlord.

A tower element will be facing East Ave will emphasize the design. The building will have parapet walls ranging between 20'-6" and 22'-6" in height and the exterior facade will be EIFs in the brown earth tone colors with tile veneer and asphalt shingles roofing at the tower, as indicated on the material sample board. The maximum building height of the tallest element will be approximately 27'-10". The building entrance will be covered with a silver/blue aluminum composite panel canopy. The drive-thru ATMs will be located within a 15'-10" high canopy that matches the characteristics of the bank building.

Regards,

A handwritten signature in black ink, appearing to read 'Carlos Jahen', with a long horizontal flourish extending to the right.

**Stantec Architecture, Inc.**

Carlos Jahen

Project Manager

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c. Bob Superneau, Dan Popa, Chris Perry, Felipe Rodriguez