



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 01/24/2018) DATE: January 2, 2019
FROM: Kimber Gutierrez, Associate Planner (530) 879-6810 FILE: CM 18-08
SUBJECT: Certificate of Merger 18-08 (Corrigan – East & Floral) –
1190 East Avenue and 2503 Floral Avenue, APNs 015-250-066, & -067

REQUEST

The applicant is requesting approval to merge two parcels located at 1190 East Avenue and 2503 Floral Avenue into one parcel (see Location Map, **Attachment A** and Plat, **Attachment B**). The subject parcels are designated Office Mixed Use on the General Plan Land Use Diagram and are located within the OR (Office Residential) zoning district with –AOB2 (Airport Overflight Zone B2) overlay zone.

BACKGROUND/ANALYSIS

The project site is located on the northwest corner of East Avenue and Floral Avenue. The subject parcels are currently undeveloped. The proposed merger would accommodate future development of the site with a two story multi-family housing project with a total of 23 units. On February 2, 2016, the Chico City Council adopted a resolution overruling the Airport Land Use Commission's inconsistency determination and a Use Permit (UP 15-04) to allow ground-level residential occupancy in the OR zoning district. An Architectural Review (AR 18-26) application has been submitted for the proposed multi-family residential project. The Architectural Review application will be presented to the Architectural Review and Historic Preservation Board at a future date, where the project will be reviewed and conditioned as necessary to ensure adherence to all applicable Chico Municipal Code development requirements. Portions of the property along East Avenue and Floral Avenue will be dedicated for public right-of-way to accommodate a future bus turnout along East Avenue and future build out of Floral Avenue. The resultant parcel meets all applicable size requirements established for the OR zoning district.

RECOMMENDATION

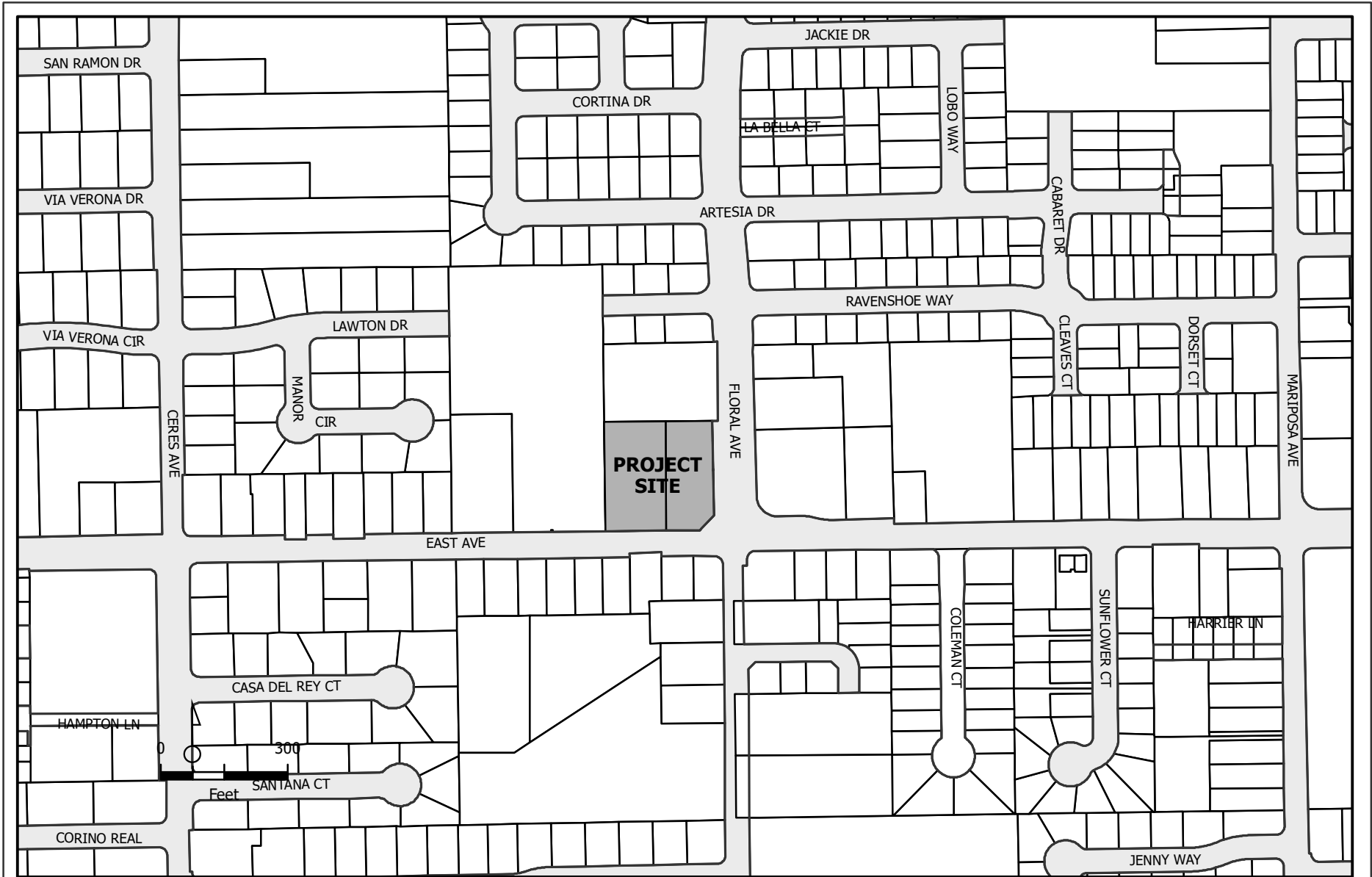
Staff recommends that the Committee determine that the project is exempt from further review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 – Infill Development, and approve Certificate of Merger 18-08 (Corrigan – East & Floral).

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

Chuck Tatreau, 9 Blackstone Court, Chico, CA 95928, Email: chuck.tatreau@yahoo.com
Corrigan Family Trust, 1010 Cass Street, Suite B4, Monterey, CA 93940
Lauren McSwain, Email: ljmcswain79@yahoo.com
File: CM 18-08



CM 18-08 (Corrigan)
1190 East Avenue and 2503 Floral Avenue
APN 015-250-(066 and -067)-000

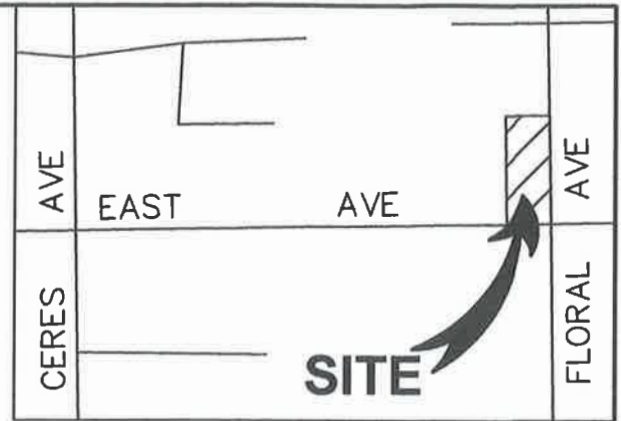


CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	43.50	10.28'	13°32'44"
C2	56.50	25.48'	25°50'31"
C3	56.50	25.42'	25°46'34"
C4	43.50	10.47'	13°47'35"
C5	63.50	61.89'	55°50'45"

LINE TABLE

LINE	LENGTH	BEARING
L1	20.46'	S89°06'37"W
L2	31.40'	S89°06'37"W
L3	5.00'	N00°53'23"W
L4	16.00'	S89°06'37"W
L5	5.00'	S00°53'23"E
L6	12.60'	S89°06'37"W
L7	57.16'	S89°06'37"W

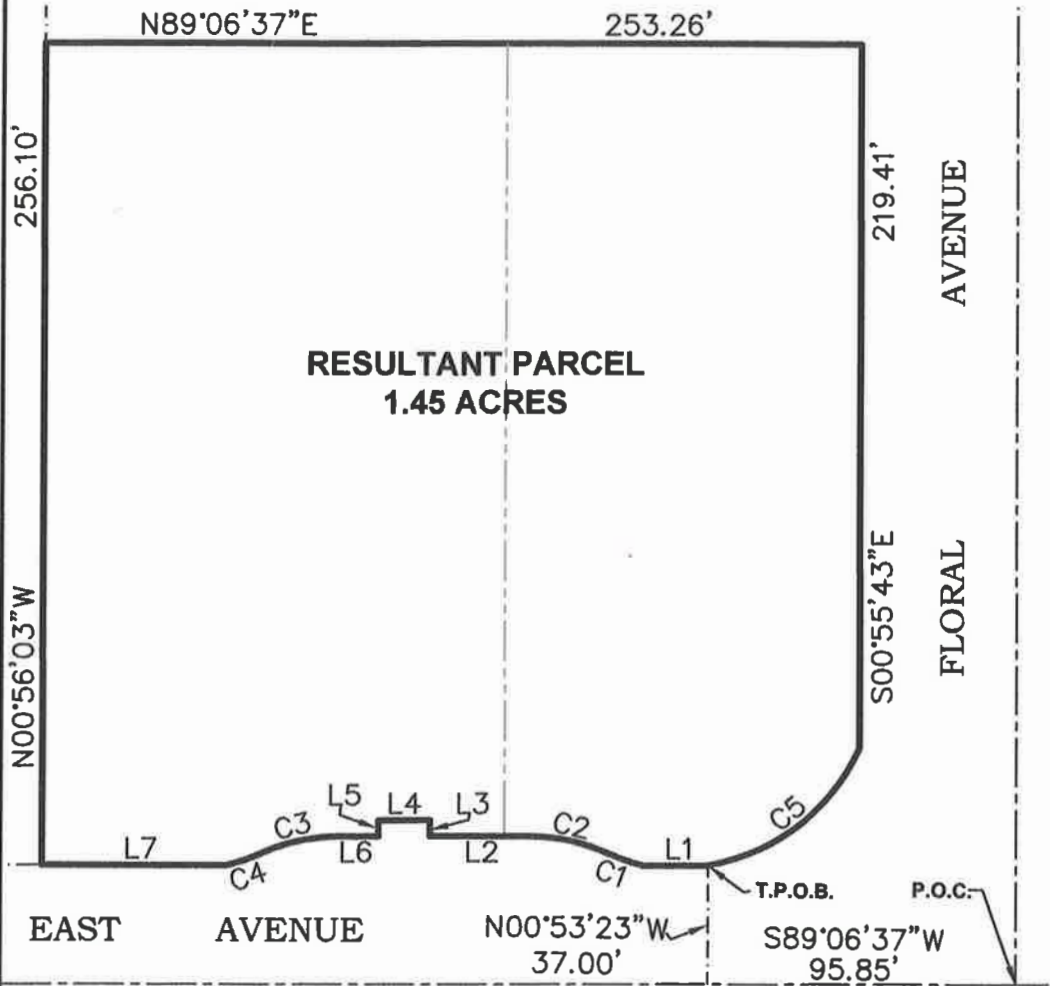


VICINITY MAP

NTS

LEGEND:

- PROPERTY BOUNDARY
- OLD PROPERTY LINE
- CENTERLINE
- POINT OF COMMENCEMENT
- TRUE POINT OF BEGINNING
- P.O.C.
- T.P.O.B.



CITY OF CHICO

PUBLIC WORKS DEPARTMENT

DRAWN BY: LJM DATE: 11/20/2018
 CHECKED: MJ SCALE: 1"=60'
 APPROVED: [Signature]
 FOR PUBLIC WORKS DIRECTOR

PLAT FOR MERGER
 (18-08)
 EAST AND FLORAL AVENUE

EXHIBIT
 "B"

SHEET 1 OF 1