



# CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 02/23/2017) DATE: December 14, 2016  
FROM: Shannon Costa, CDT (879-6506) FILE: CM 16-13  
SUBJECT: Certificate of Merger 16-13 (Webb) – 1013 and 1043 West 7<sup>th</sup> Street  
APNs 004-262-003 and 004-262-004

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## **REQUEST**

The applicant is requesting approval to merge two parcels located at 1013 and 1043 West 7<sup>th</sup> Street (see Location Map, **Attachment A**). The subject parcels are designated Community Mixed Use on the General Plan Land Use Diagram and are located within the CC (Community Commercial) zoning district.

## **BACKGROUND/ANALYSIS**

The site is located on the east side of Walnut Street between West 7<sup>th</sup> and West 8<sup>th</sup> Streets. The parcels are developed with a multi-unit apartment complex (see Plat, **Attachment B**). The merger is requested by the property owner to facilitate the construction of a new office building. The resultant parcel would appear to meet all applicable size requirements and the building would remain in compliance with all development standards.

## **RECOMMENDATION**

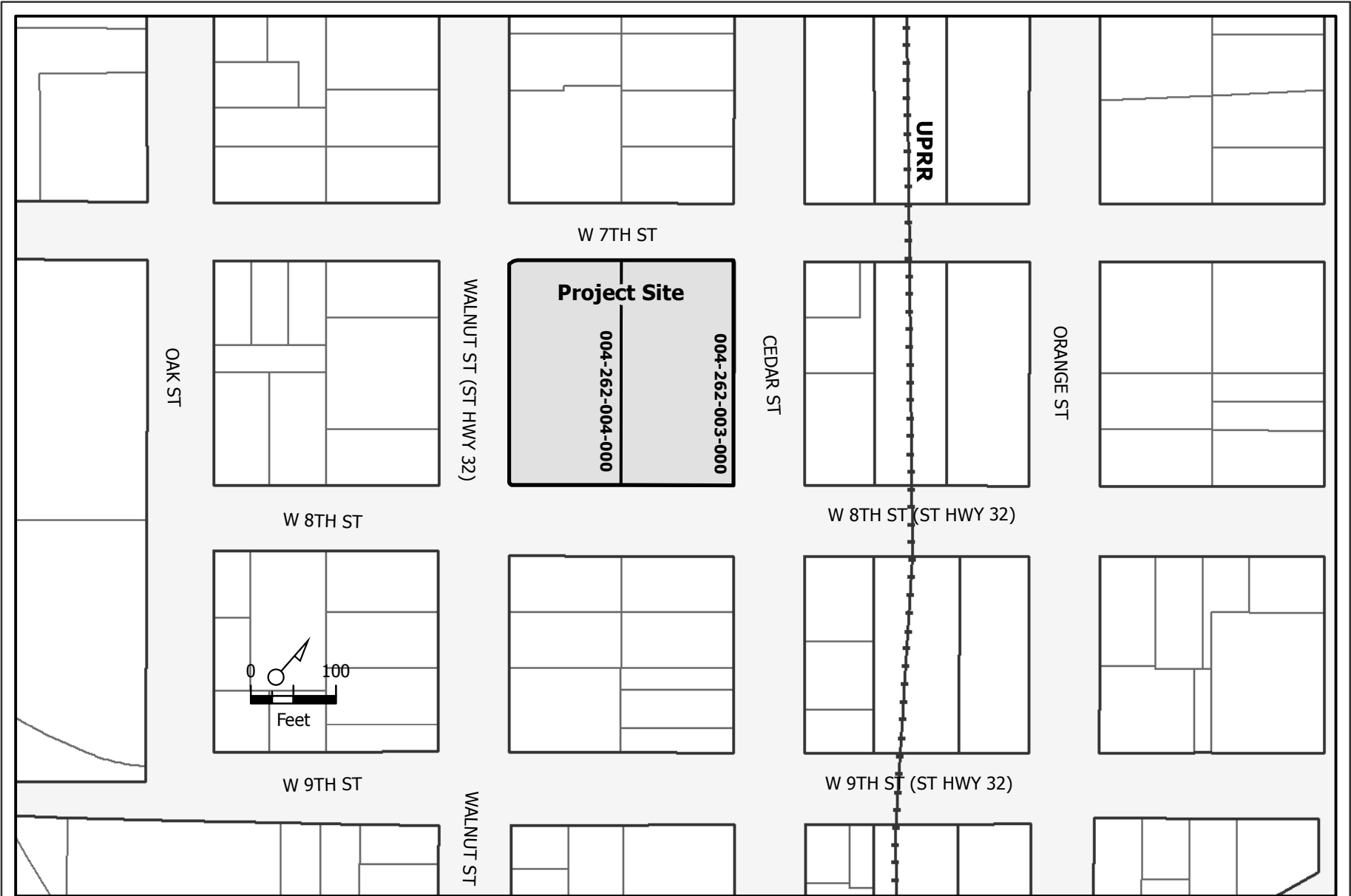
Staff recommends that the Committee determine the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (c) (New Construction or Conversion of Small Structures), and approve Certificate of Merger 16-13 (Webb).

## **ATTACHMENTS**

- A. Location Map
- B. Plat

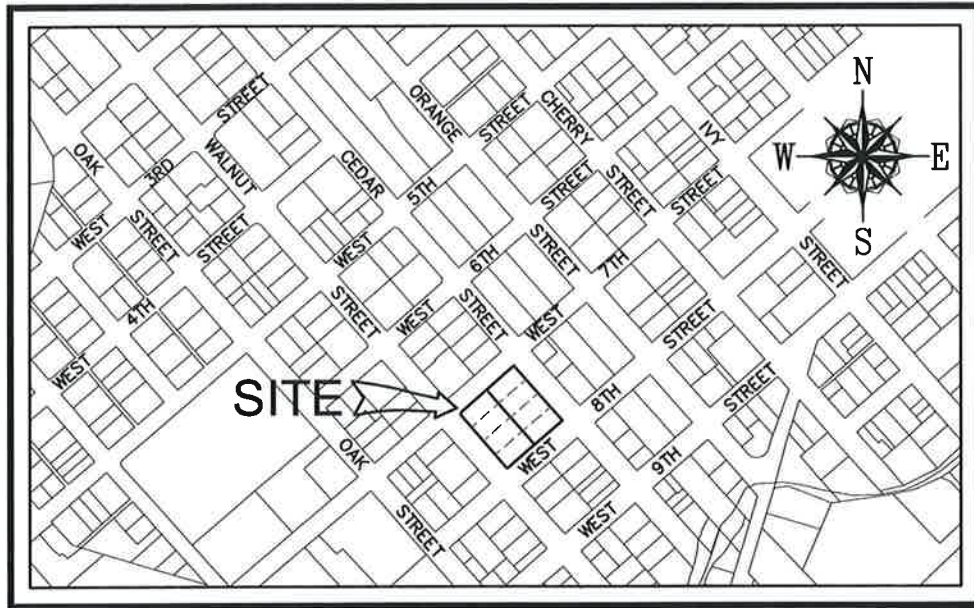
## **DISTRIBUTION**

Merle Webb & Sons, 121 Yellowstone Drive, Chico, CA 95973  
Herbert L. Votaw, Rolls Anderson & Rolls, 115 Yellowstone Drive, Chico, CA 95973



CM 16-13 (Webb)  
1013, 1043 W 7th Street  
APNs 004-262-003-000, 004-262-004-000





**LOCATION MAP**

NO SCALE

**ZONING**

EXISTING: CC  
 PROPOSED: CC

**LAND USE**

EXISTING: CMU  
 PROPOSED: CMU

**NOTES**

1. EXISTING IMPROVEMENTS WILL NOT BE AFFECTED BY THE PROPOSED PARCEL MERGER.
2. NO EASEMENTS WILL BE AFFECTED BY THE PROPOSED PARCEL MERGER.

**LOT AREAS**

EXISTING	PROPOSED
0.80 AC. (APN 004-262-003)	1.60 AC. (PARCEL A)
0.80 AC. (APN 004-262-004)	

CHECKED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

**EXHIBIT "B"**

**PARCEL MERGER 16-13**

FOR

**WEBB HOMES**

LOTS 1, 2, 3 AND 4 AND A PORTION OF  
 LOTS 5, 6, 7 AND 8 IN BLOCK 116  
 CITY OF CHICO WALL MAP NO. 11  
 CITY OF CHICO, COUNTY OF BUTTE, CALIFORNIA



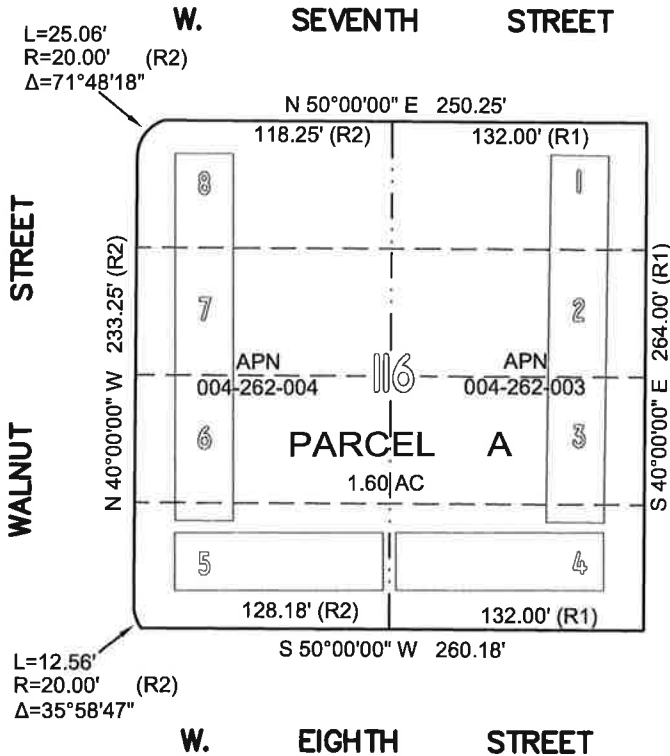
10-31-16

**RAR**  
**ROLLS ANDERSON & ROLLS**  
 CIVIL ENGINEERS  
 115 YELLOWSTONE DRIVE • CHICO, CALIFORNIA 95973-5811  
 TELEPHONE 530-895-1422







OCTOBER, 2016

16141

SHEET 1 OF 2



**LEGEND**

-  EXISTING PARCEL LINE TO REMAIN
-  EXISTING PARCEL LINE TO BE ELIMINATED
-  EXISTING LOT LINES PER MAP OF THE TOWN OF CHICO, 1867
-  LOT NUMBER PER MAP OF THE TOWN OF CHICO, 1867
-  BLOCK NUMBER PER MAP OF THE TOWN OF CHICO, 1867
- APN EXISTING ASSESSOR'S PARCEL NUMBER
-  EXISTING BUILDINGS
- (R1) RECORD DATA PER MAP OF THE TOWN OF CHICO, 1867
- (R2) RECORD DATA PER TITLE REPORT BY MID VALLEY TITLE AND ESCROW COMPANY, ORDER NO. 0401-5321479

**EXHIBIT "B"**  
**PARCEL MERGER 16-13**

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