



# CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 5/23/2017) DATE: May 9, 2017  
FROM: Shannon Costa, Assistant Planner (879-6535) FILE: MLD 17-01  
SUBJECT: Minor Land Division 17-01 (North State Radiology)  
1700 and 1702 Esplanade, APN 003-394-015

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## **REQUEST**

This is a request to divide an existing 0.82-acre parcel located at 1700 Esplanade into two separate lots (see Location Map, **Attachment A**, and Plat, **Attachment B**). The site is developed with an existing 10,249 square foot medical office building (“North State Imaging”) and a parking lot that also serves the Chico Breast Care Center (1720 Esplanade). The proposed lot split would divide the existing parking area, allocating 34 spaces to the existing office building on Parcel “A” and 30 parking spaces to Parcel “B”. The site is designated Office Mixed Use (OMU) on the City of Chico General Plan Diagram, and located in an Office Residential (OR) zoning district.

## **BACKGROUND/ANALYSIS**

The project site is located on the northeast corner of Esplanade and East 7<sup>th</sup> Avenue. Proposed Parcel “A” would be approximately 180 feet wide and 140 feet deep (25,200 square feet in size), and contain the existing medical office building. Proposed Parcel “B” would be 180 feet wide and 60 feet deep (10,800 square feet in size) and remain as off-site parking for the Chico Breast Care Center, previously authorized through use permit approval (see **Attachment C**, UP 17-01). The MLD purpose of the MLD is to separate the existing parking area on Parcel B from the office building on Parcel A, such that they can be separately owned. Pursuant to CMC Section 19.70.060.H, *Development Standards for Off-Site Parking*, a condition of approval will require that an agreement be executed and recorded acknowledging proposed Parcel “B” as off-site parking for the Chico Breast Care Center. No public improvements are proposed with this application. No tree removal or construction is authorized by approval of this MLD.

## **RECOMMENDATION**

Staff recommends that the Committee determine the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 – *Minor Land Divisions*, and approve Minor Land Division 16-04 (North State Radiology), subject to the following condition:

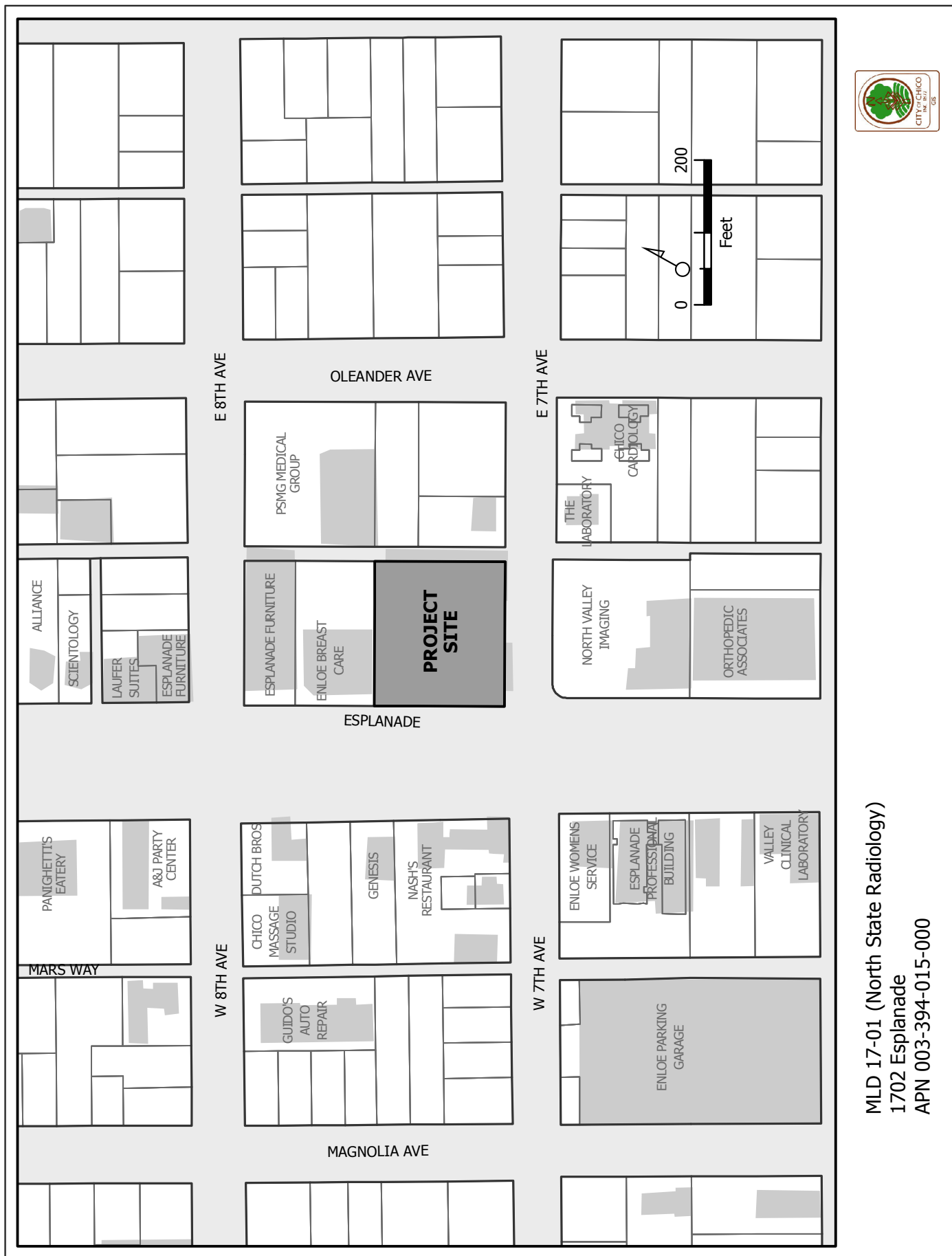
1. Prior to recording the Certificate of Compliance, the applicant shall demonstrate compliance with Condition of Approval #3 of UP 17-01, that a suitable long-term lease or other binding agreement can be executed and recorded which would guarantee that the parcel containing the main use or structure has an irrevocable right to utilize the identified parcel for parking.

## **ATTACHMENTS**

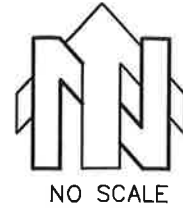
- A. Location Map
- B. Plat for MLD 17-01
- C. UP 17-01

## **DISTRIBUTION**

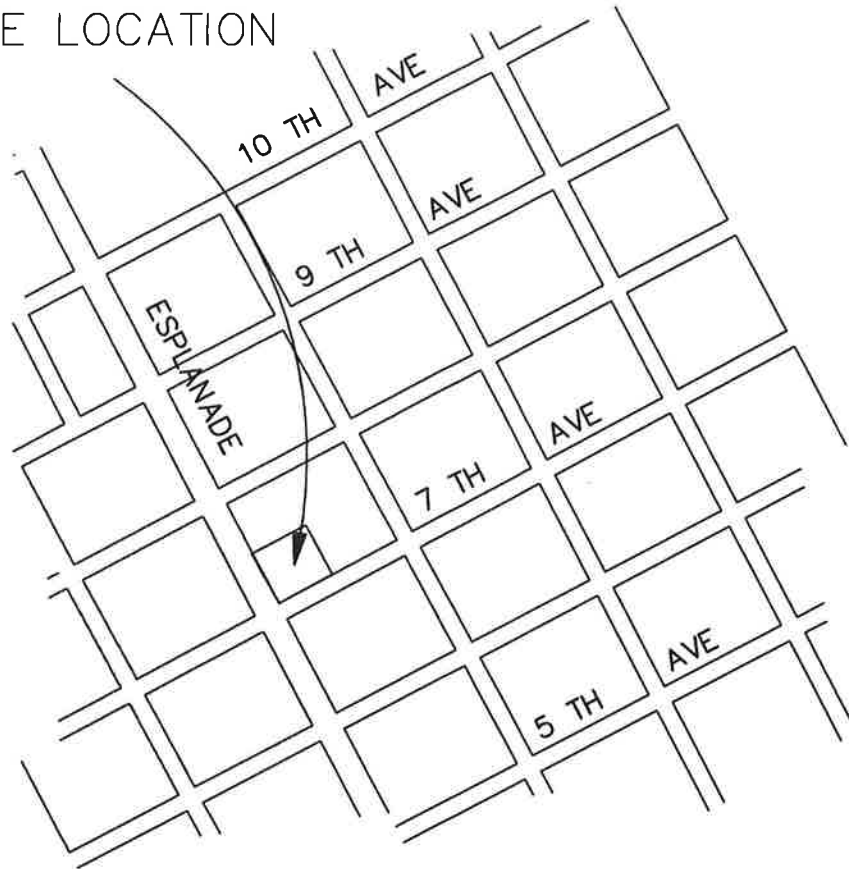
cc: NorthStar Engineering, Attn: Jim Stevens, 111 Mission Ranch Blvd, #100, Chico, California 95926  
North State Radiology Medical Group, 1720 Esplanade, Chico, CA, 95926



MLD 17-01 (North State Radiology)  
 1702 Esplanade  
 APN 003-394-015-000



SITE LOCATION



LOCATION MAP

EXHIBIT "B"

PLAT TO ACCOMPANY  
APPLICATION FOR  
MINOR LAND DIVISION

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



111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926  
PHONE: (530) 893-1600 www.northstareng.com

JOB NO. 16-085

CITY OF CHICO

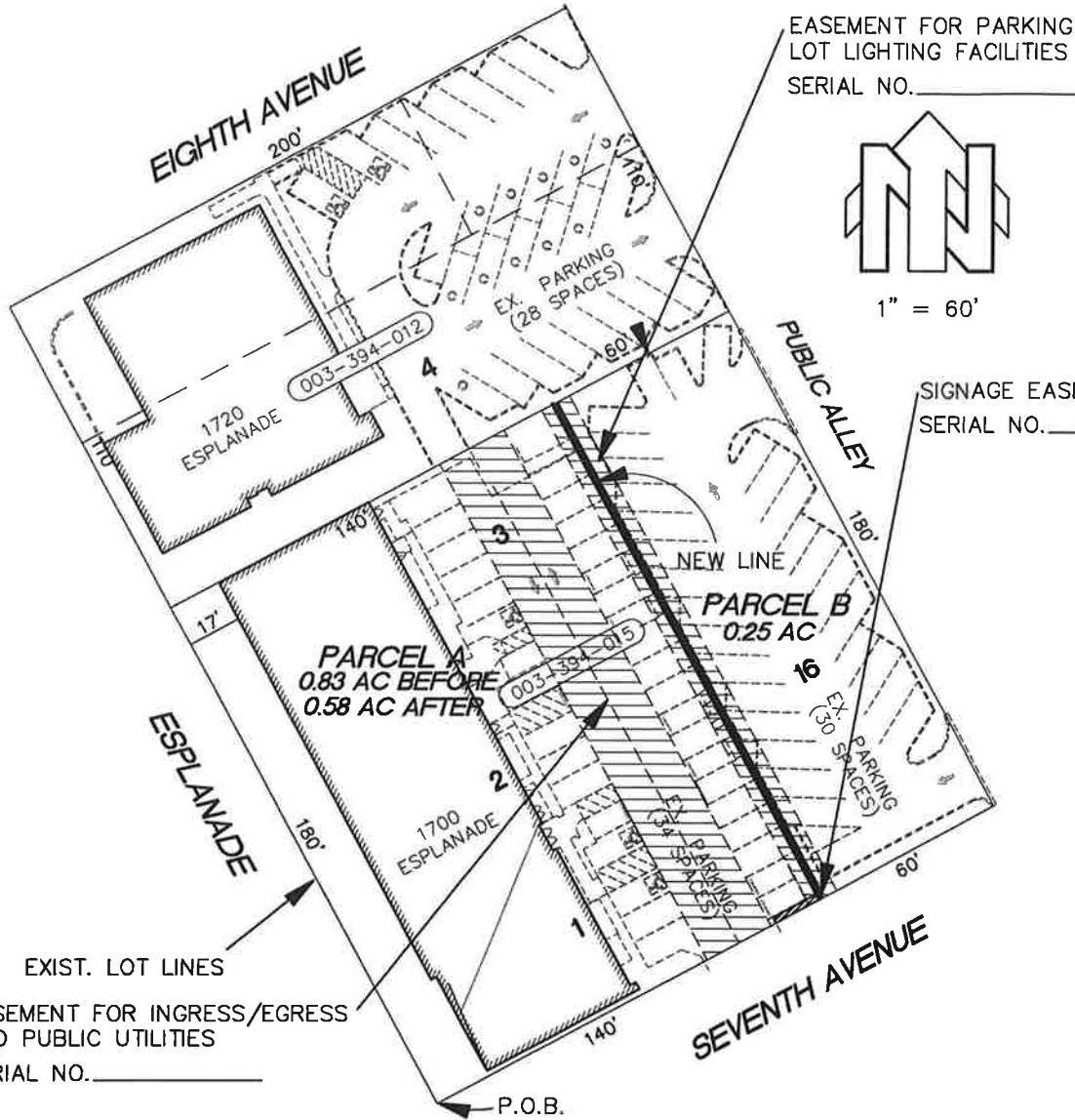
ENGINEERING DIVISION

DRAWN BY NORTHSTAR DATE MARCH, 2017  
CHECKED MJ SCALE NO SCALE  
APPROVED [Signature]  
for PUBLIC WORKS DIRECTOR

MINOR LAND DIVISION  
NO. 17-01  
(North State Radiology)

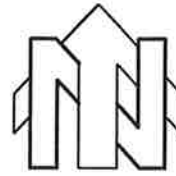
EXHIBIT  
"B"

SHEET 1 OF 3



EXIST. LOT LINES  
 EASEMENT FOR INGRESS/EGRESS  
 AND PUBLIC UTILITIES  
 SERIAL NO. \_\_\_\_\_

EASEMENT FOR PARKING  
 LOT LIGHTING FACILITIES  
 SERIAL NO. \_\_\_\_\_



1" = 60'

SIGNAGE EASEMENT  
 SERIAL NO. \_\_\_\_\_

PREPARED BY:

*James A. Stevens*

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



3/20/17

LEGEND

**2**

LOT NO. PER BK 6 MAPS, PG 1

**003-394-015** ASSESSORS PARCEL NUMBER

EXHIBIT "B"

PLAT TO ACCOMPANY  
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ENGINEERING DIVISION

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 APPROVED [Signature]  
 for PUBLIC WORKS DIRECTOR

MINOR LAND DIVISION  
 NO. 17-01  
 (NorthState Radiology)

EXHIBIT  
 "B"

SHEET 2 OF 3

**Attachment B**

INFORMATION STATEMENT

1. – EXISTING ZONING IS OFFICE RESIDENTIAL (OR)
2. – PROPOSED ZONING IS OFFICE RESIDENTIAL (OR)
3. – THERE ARE NO IMPROVEMENTS TO BE CONSTRUCTED WITH THIS PROJECT
4. – THERE ARE NO TREES TO BE ADDED OR REMOVED WITH THIS PROJECT
5. – THERE ARE NO WELLS, SUMPS OR SEPTIC TANKS ON THE PROPERTY

EXHIBIT "B"

PLAT TO ACCOMPANY  
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1,2,3,4,5,7 AND 16 OF THE CLOUGH SUBDIVISION  
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JOB NO. 16-085

<b>CITY OF CHICO</b>		<b>ENGINEERING DIVISION</b>	
DRAWN BY <u>NORTHSTAR</u> DATE <u>MARCH, 2017</u> CHECKED <u>MJ</u> SCALE <u>NO SCALE</u> APPROVED <u>[Signature]</u> for <b>PUBLIC WORKS DIRECTOR</b>	MINOR LAND DIVISION NO. 17-01 (North State Radiology)		EXHIBIT "B"
			SHEET 3 OF 3

DESCRIPTION  
Minor Land Division 17-01  
Parcel A

All that certain real property situate in the City of Chico, County of Butte, State of California, described as follows:

Being Lots 1, 2, and a portion of Lot 3, as shown on that certain map entitled "CLOUGH SUBDIVISION BLOCK 56, CHICO VECINO", and filed in the Office of the Recorder of the County of Butte, State of California in Book 6, of Maps, at Page 1 , and being more particularly described as follows:

BEGINNING at the southwest corner of Lot 1, as shown on said map, said point lying at the intersection of the northeasterly right-of-way line of Esplanade, and the northwesterly right-of-way line of Seventh Avenue;

THENCE along said northeasterly right-of way line, and the southwesterly lines of Lots 1, 2 and 3, 180.00 feet to the northwest corner of said Lot 3;

THENCE along the northwesterly lines of Lot 3, 140.00 feet, to a point lying 60.00 feet from the northeasterly corner of said Lot 3;

THENCE parallel with the northeast line of said Lots 3, 2, and 1, 180.00 feet, to the southeast corner of said Lot 1 and a point on the northwesterly right-of-way line of Seventh Avenue;

THENCE along said Seventh Avenue right-of-way, and the southeasterly line of said Lot 1, 140.00 feet to the point of beginning, and containing 0.58 acres, more or less.

By: \_\_\_\_\_ JAS \_\_\_\_\_

Checked: \_\_\_\_\_ MH \_\_\_\_\_

Date: \_\_\_\_\_ 3/14/17 \_\_\_\_\_

Approved: \_\_\_\_\_ MJ \_\_\_\_\_



EXHIBIT A  
PAGE 1 OF 2

DESCRIPTION  
Minor Land Division No. 17-01  
Parcel B

All that certain real property situate in the City of Chico, County of Butte, State of California, described as follows:

Being Lot 16, and the easterly 60.00 feet of Lot 3 as shown on that certain map entitled "CLOUGH SUBDIVISION BLOCK 56, CHICO VECINO", and filed in the Office of the Recorder of the County of Butte, State of California in Book 6, of Maps, at Page 1.

Containing 0.25 acres, more or less.

By:                     JAS                      
Checked:                     MH                      
Date:                     3/14/17                      
Approved:                     MJ                    



EXHIBIT A  
PAGE 2 OF 2



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**COMMUNITY DEVELOPMENT  
DEPARTMENT**

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411 Main Street (530) 879-6800  
P.O. Box 3420  
Chico, CA 95927

PERMIT NO. UP 17-01 (North State Radiology  
Parking Lot)

# CONDITIONAL USE PERMIT

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### Permit Description:

In accordance with Chico Municipal Code Sections **19.24 and 19.42** Use Permit Application No. UP 17-01 (North State Radiology Parking Lot) authorizes the following:

An off-site parking area on an adjacent parcel

At: **1700 Esplanade; APN 003-394-015**

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**Final Action:** Approved by the Zoning Administrator, May 09, 2017

In accordance with Chico Municipal Code Section 19.30.020, no permit, certificate, or other entitlement may be issued until the effective date.

**Effective Date of the Permit:** May 19, 2017

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### 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 (North State Radiology Parking Lot)" 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.
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cc: 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