



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 6/14/2018) DATE: May 29, 2018
FROM: Shannon Costa, Assistant Planner (879-6807) FILE: CM 18-04
SUBJECT: Certificate of Merger 18-04 (Orwitz Walnut Street Apartments)
808, 820, 832, 842 Walnut Street, APNs 004-265-003, -004, -005, -006

REQUEST

The applicant is requesting approval to merge four parcels located at 808, 820, 832, 842 Walnut Street into one parcel (see Location Map, **Attachment A** and **Attachment B**, Plat). The subject parcels are designated Commercial Mixed Use on the General Plan Land Use Diagram and are located within the CC (Community Commercial) zoning district.

BACKGROUND/ANALYSIS

The project site is located on the easterly portion of the block between Walnut Street, Oak Street, West 8th Street and West 9th Street. Three of the four parcels are currently development with single-family homes that would be demolished. The proposed merger would accommodate future development of the site with a three story multi-family housing project with a total of 18 units. Use permit (UP 18-05) and architectural review (AR 18-05) applications have been submitted to the Planning Department for the proposed multi-family residential project and will be heard by the Architectural Review and Historic Preservation Board and Zoning Administrator (respectively) at a later date. The resultant parcel would meet all applicable size requirements established for the CC 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 18-04 (Orwitz Apartments) subject to the conditions below:

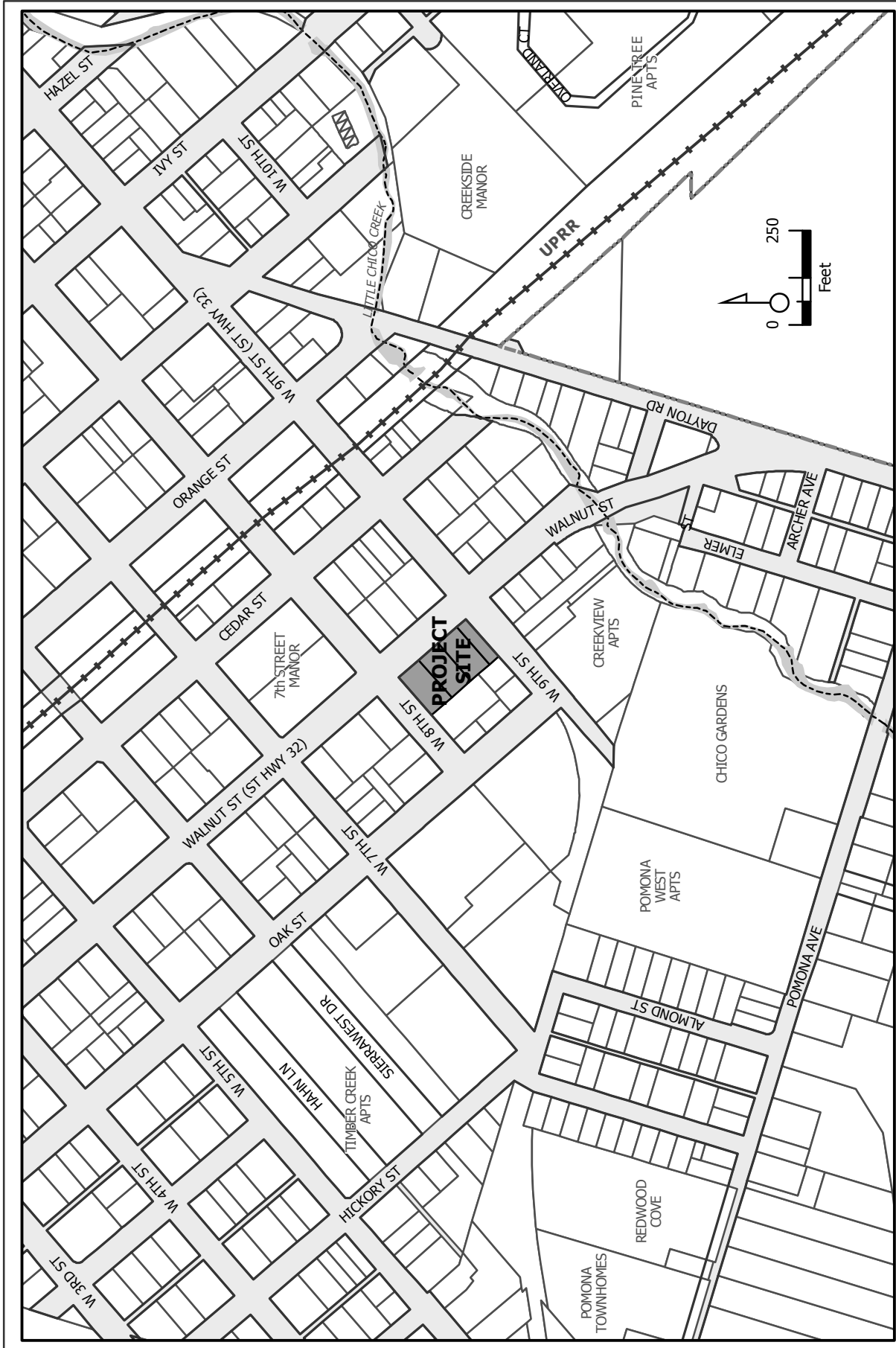
1. Recordation of the Certificate of Merger (CM 18-04) shall be contingent upon approval of Use Permit 18-05 (Orwitz Walnut Street Apartment).

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

OSM Investment Co., 1516 S. Bundy Drive, Suite 300, Los Angeles, CA 90025
Keith Doglio, Email: <kdoglio@rarcivil.com>
File: CM 18-04



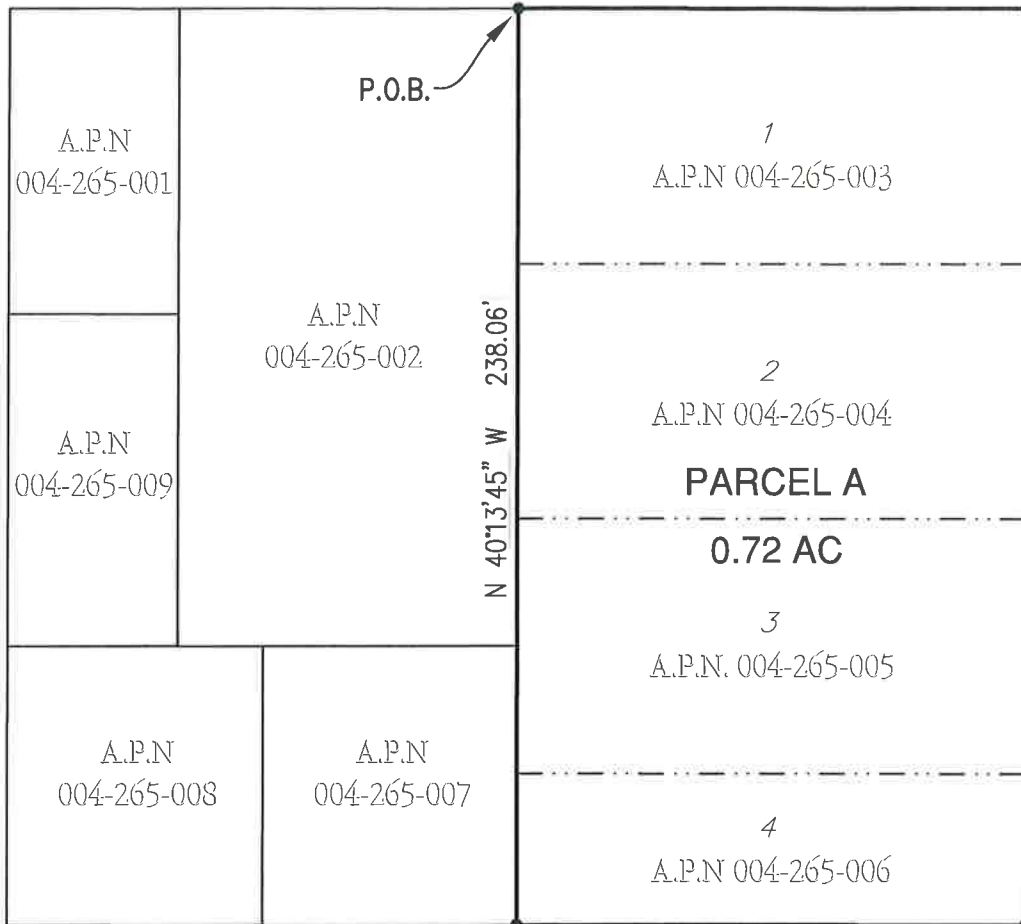
CM 18-04 (Orowitz)
808, 820, 832, 842 Walnut Street
APNs 004-265-(003, 004, 005, 006)-000

WEST 8TH STREET

N 49°45'00" E 131.88'



OAK STREET



P.O.B.

PARCEL A
0.72 AC

N 40°13'45" W 238.06'

S 40°13'45" E 238.06'

WALNUT STREET
(STATE HWY. 32)

S 49°45'00" W 131.88'

WEST 9TH STREET

LEGEND

- EXISTING PARCEL LINE
- - - PARCEL LINE TO BE ELIMINATED
- 4 LOT NUMBER PER BLOCK 119
BOOK 1 OF MAPS, PAGE 43

- PARCEL MERGER BOUNDARY
(31,395 SF)
- P.O.B. POINT OF BEGINNING

CITY OF CHICO

PUBLIC WORKS SERVICES DEPARTMENT

DRAWN BY R.A.R. DATE MAY, 2018
 CHECKED MJ SCALE 1" = 50'
 APPROVED [Signature]
 PUBLIC WORKS DIRECTOR

PARCEL MERGER 18-04
 BETWEEN W. 8TH AND W. 9TH STREETS
 AND WALNUT AND OAK STREETS
 (OSM INVESTMENT COMPANY)

EXHIBIT
"B"

SHEET 2 OF 2