



CITY OF CHICO MEMORANDUM

Map Advisory Committee (Mtg. 6/22/2017)

DATE: June 9, 2017

FROM: Shannon Costa, Assistant Planner

FILE: CM 17-01

SUBJECT: Certificate of Merger 17-01 (Fountain Residential Partners) –
322, 328, 332 Nord Avenue, APNs 043-230-006, -007, -008

REQUEST

The applicant is requesting approval to merge three parcels located at 322, 328 and 332 Nord Avenue into one parcel (see Location Map, **Attachment A** and Plat, **Attachment B**). The subject parcels are designated Medium-High Density Residential on the General Plan Land Use Diagram and are located within a R3 (Medium-High Density) zoning district.

BACKGROUND/ANALYSIS

The project site is located on the east side of Nord Avenue (Hwy 32), north of Big Chico Creek. The subject parcels are currently developed with a small commercial building (322 Nord Avenue), a single-family home (328 Nord Avenue) and a multi-family housing complex comprised of several single-story buildings. The proposed merger would accommodate future development of the site with a 3-story multi-family housing project with a total of 46 units.

RECOMMENDATION

Staff recommends that the Committee determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 – Infill Development, and approve Certificate of Merger 17-01 (Fountain Residential Partners) subject to the following conditions of approval:

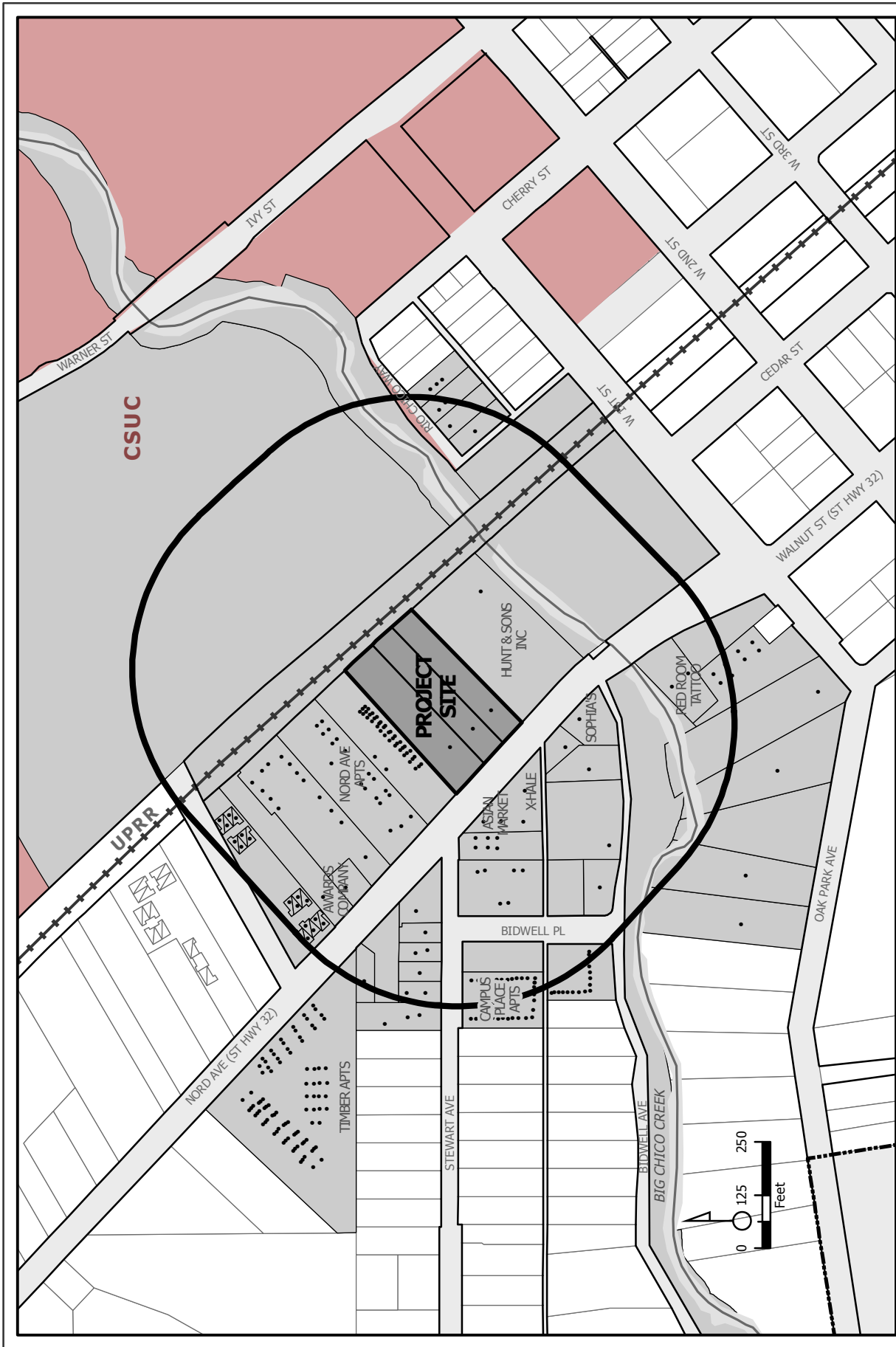
1. Prior to recording the Certificate of Compliance, the underlying properties shall be consolidated under one ownership.

ATTACHMENTS

- A. Location Map
- B. Plat

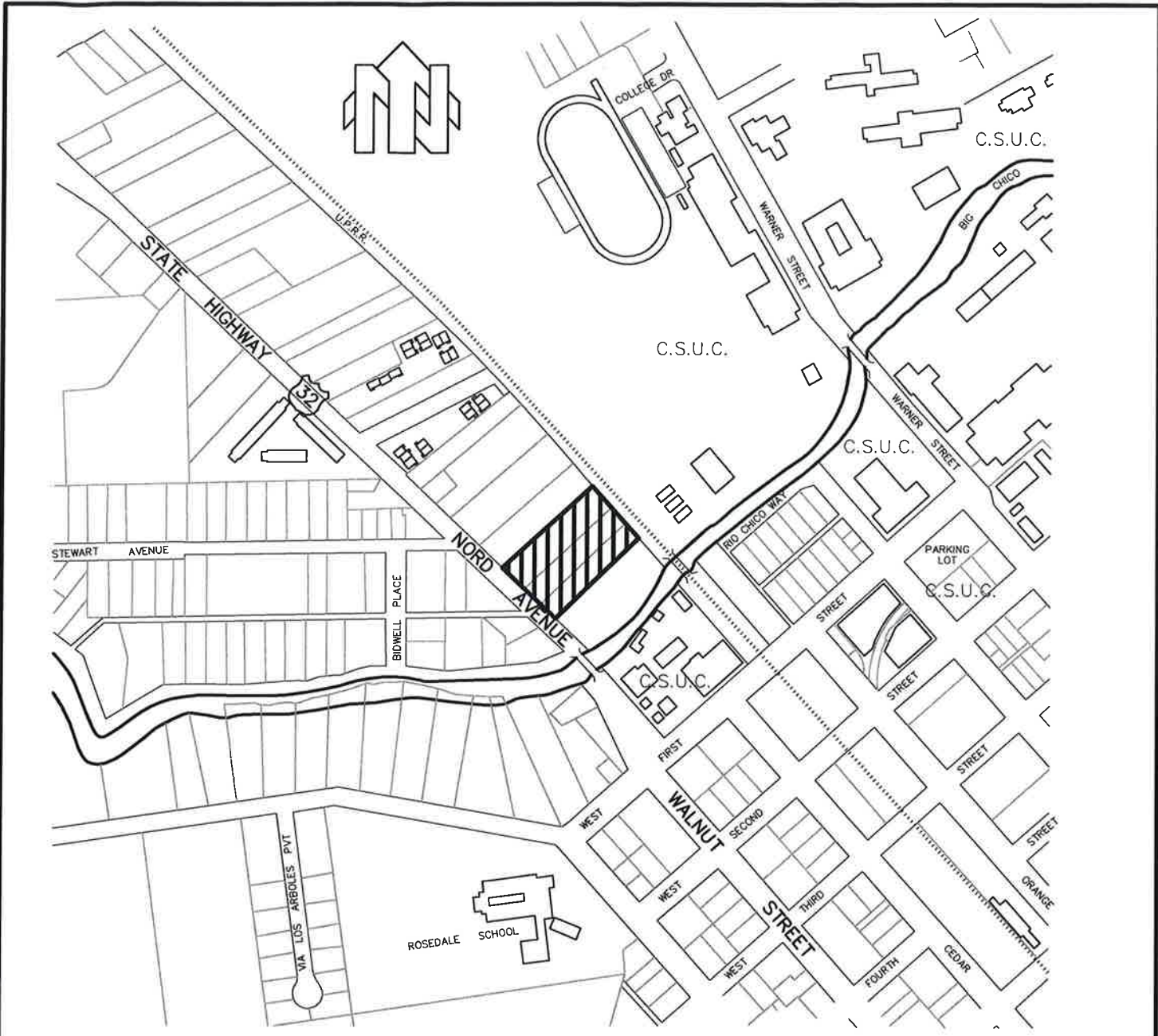
DISTRIBUTION

Fountain Residential Partners, 2626 Cole Avenue, suite 620, Dallas, TX 75204
Huber Inter Vivos Trust, 787 Silverado Estates Court, Chico, CA 95973
Baker Family Trust, 116 North Sacramento Street, Willows, CA 95988
Dalke Family Trust, 2701 Sierra Sunrise, #533, Chico, CA 95926
Frank Condon, 1101 El Monte Avenue, Chico, CA 95928
NorthStar, Attn: Michael Mays, 111 Mission Ranch Blvd, suite 100, Chico, CA 95926



- Notified Addresses
- ◻ Notified Parcels

AR 17-08 (Fountain Residential Partners)
 322, 328, 332 Nord Avenue
 APNs 043-230-(006, -007, -008)-000



LOCATION MAP

NOT TO SCALE



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

JOB NO. 16-257

CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY MLM DATE 6-5-17
 CHECKED [Signature] SCALE NO SCALE
 APPROVED [Signature]
 PUBLIC WORKS DIRECTOR

MERGER APPLICATION
NO. 17-01

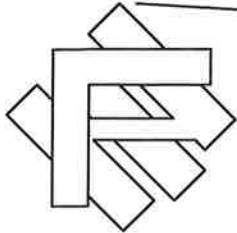
EXHIBIT
"B"

Attachment B

UNION PACIFIC RAILROAD

16' ALLEY PER 1 M 56

S41°35'15"E 213.95'



LOT 8

LOT 5
PER 1 M 56

LOT 4
PER 1 M 56

LOT 3

APN 043-230-007

APN 043-230-008

1.91± ACRES
TOTAL AFTER
MERGER

APN 043-230-006

PER 1 M 56

S45°17'54"E 382.50'

S42°59'15"W

365.30'

10' WIDE PG&E AND PAC
BELL EASEMENT PER
BOOK 2455 O.R. 684

N46°09'20"W 231.02'
NORD AVENUE

POINT OF BEGINNING



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JOB NO. 16-257

CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY MLM DATE 6-5-17
CHECKED [Signature] SCALE 1" = 60'
APPROVED [Signature]
PUBLIC WORKS DIRECTOR

MERGER APPLICATION
NO. 17-01

EXHIBIT
"B"

SHEET 2 OF 2

Attachment B