



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 01/05/20) DATE: 12/9/20
FROM: Molly Marcussen, Associate Planner FILE: BLM 20-08
SUBJECT: Boundary Line Modification 20-08 (Beacon Ave) (APN 002-180-202)

REQUEST

The applicant requests approval of a Boundary Line Modification (BLM) to modify the shared property line between two lots located west of Bruce Road between Concord Avenue and Beacon Street (see Location Map, **Attachment A**, and Plat, **Attachment B**). The subject parcels are designated Special Mixed Use (SMU) on the City of Chico General Plan Diagram and are zoned Traditional Neighborhood Development (TND).

BACKGROUND/ANALYSIS

The project site consists of two parcels located on the west side of Bruce Road. Both parcels are located in the Meriam Park project site and are currently undeveloped. The proposal would decrease the size of Parcel 1 from 0.92 to 0.46 acres and increase the size of Parcel 2 from 2.21 to 2.67 acres.

Parcel 1 was originally planned for a specific individual user and was anticipated to be developed ahead of the rest of the block. As such, it was proportioned during its final mapping to include space for both a building and parking field. Subsequently, the buyer did not go through with the purchase. Meriam now proposes to create building pads and a common parking lot that would be jointly owned through the Meriam Park Parking and Transportation Association. The BLM is intended to consolidate the parking lot portion of Parcel 1 into Parcel 2 to create the shared parking field.

RECOMMENDATION

Staff recommends that the Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Land Use Limitations) and approve Boundary Line Modification 20-08 (Beacon Ave) subject to the following condition:

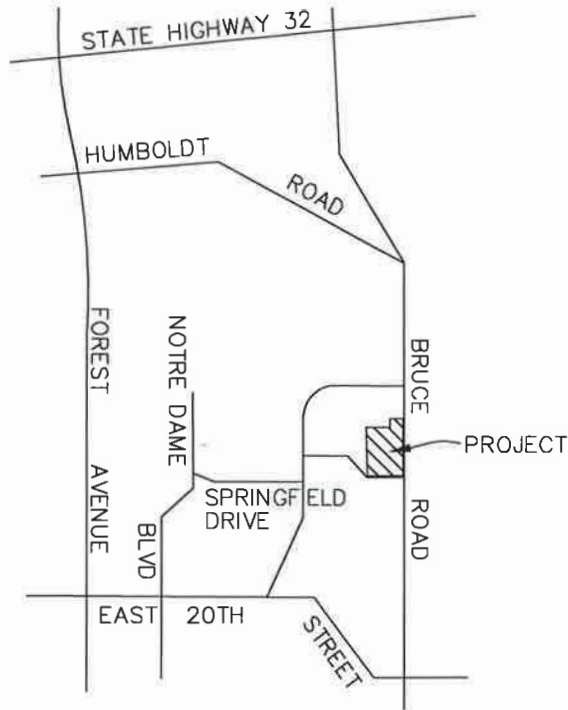
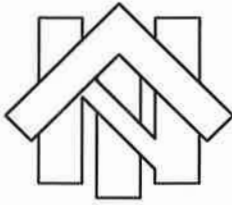
1. Prior to recordation of the Certificate of Compliance, the applicant shall provide evidence to the Planning Division of a tax deposit made to Butte County.

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

cc: Gonzales Dev. Co., LLC, P.O. Box 7063, Chico, CA, 95927
NorthStar, Attn: Mark Herrick, 111 Mission Ranch Blvd, Suite 100, Chico, CA, 95926



LOCATION MAP
NOT TO SCALE

Mark R. Herrick

12-7-2020

NORTHSTAR
MARK R. HERRICK

PLS 8323

DATE



APN. 002-180-202

ZONING: TND

PROPERTY USE: VACANT

APN. 002-180-

ZONING: TND

PROPERTY USE: VACANT



111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926

PHONE: (530) 893-1600 www.northstareng.com

JOB NO. 15-235

CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY NS. E. DATE NOVEMBER, 2020

CHECKED _____ SCALE NO SCALE

APPROVED _____
PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION
NO. 20-08
(MPH CO., LLC)

EXHIBIT
"B"

SHEET 1 OF 3

Curve Table			
Curve #	Radius	Delta	Length
C6	74.00'	26°56'29"	34.80'
C7	50.00'	26°56'25"	23.51'
C8	50.00'	20°00'00"	17.45'
C9	74.00'	20°00'00"	25.83'
C10	10.00'	110°00'00"	19.20'
C11	74.00'	13°03'23"	16.86'
C12	10.00'	83°03'23"	14.50'
C13	15.00'	83°50'18"	21.95'
C14	51.44'	33°56'51"	30.48'
C15	10.00'	090°00'00"	15.71'
C16	15.00'	090°00'00"	23.56'
C17	74.00'	026°56'25"	34.79'
C18	50.00'	026°56'29"	23.51'

Line Table		
Line #	Direction	Length
L1	N39°38'47"E	16.95'
L2	S50°21'13"E	43.63'
L3	N00°14'41"W	15.44'

<u>PARCEL</u>	<u>AREA BEFORE BLM</u>	<u>AREA AFTER BLM</u>	<u>OWNER</u>
PARCEL 1: (APN. 002-180-202)	0.92 AC ±	0.46 AC ±	MPH CO. LLC
PARCEL 2: (APN. 002-180-____)	2.21 AC ±	2.67 AC ±	MPH CO. LLC

NOTES:

1. AN EASEMENT FOR INGRESS, EGRESS, PARKING, UTILITIES, PRIVATE STORM DRAIN, AND PRIVATE SEWER FACILITIES OVER PARCEL 2 IS TO BE RESERVED IN DEEDS FOR THE BENEFIT OF PARCEL 1.



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 CHECKED _____ SCALE NO SCALE
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BOUNDARY LINE MODIFICATION
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EXHIBIT
 "B"

SHEET 3 OF 3