



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 08/09/2018) DATE: August 3, 2018
FROM: Kimber Gutierrez, Associate Planner (530) 879-6810 FILE: CM 17-02
SUBJECT: Certificate of Merger 17-02 (Salvation Army) –
567 and 593 E 16th Street and 1620 and 1708 Elm Street, APNs 005-217-002, -003, -
005, 005-251-021, -002

REQUEST

The applicant is requesting approval to merge five parcels located at 567 and 593 E. 16th Street and 1620 and 1708 Elm Street into one parcel (see Location Map, **Attachment A** and Plat, **Attachment B**). The subject parcels are located in the R1 (Low Density Residential) zoning district and are designated Low Density Residential on the General Plan diagram.

BACKGROUND/ANALYSIS

Three of the subject parcels (APNs 005-217-002, -003, and -005) were previously developed with the existing Salvation Army community center and operations. The other two parcels (APN 005-251-021 and -002) were previously developed with single-family residences. The site is currently undergoing grading activities. Additionally, there are intervening alleyways included within the merger area. The requested merger would allow the applicant to construct a new community center and parking lot and consolidate all improvements onto a single parcel. The proposed parcel would meet all applicable development standards.

The site design and architectural review of the replacement community center was presented at the 9/6/17 Architectural Review and Historic Preservation Board meeting and was recommended for Planning Commission (PC) approval. The use permit and architectural review for the replacement community center were approved at the 10/5/17 PC hearing. The abandonment and vacation of two separate portions of the public alleyways adjacent to the five identified parcels was approved by the City Council on July 3, 2018.

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 17-02 (Salvation Army).

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

cc: Russell Gallaway and Associates, 115 Meyers Street, Suite 110, Chico, CA 95926
Email: tyler@rgachico.com
Salvation Army, P.O. Box 809, Chico, CA 95926
Robertson Erickson Attn: John Mazzone
Email: jmazzone@robertsonerickson.com
File: CM 17-02

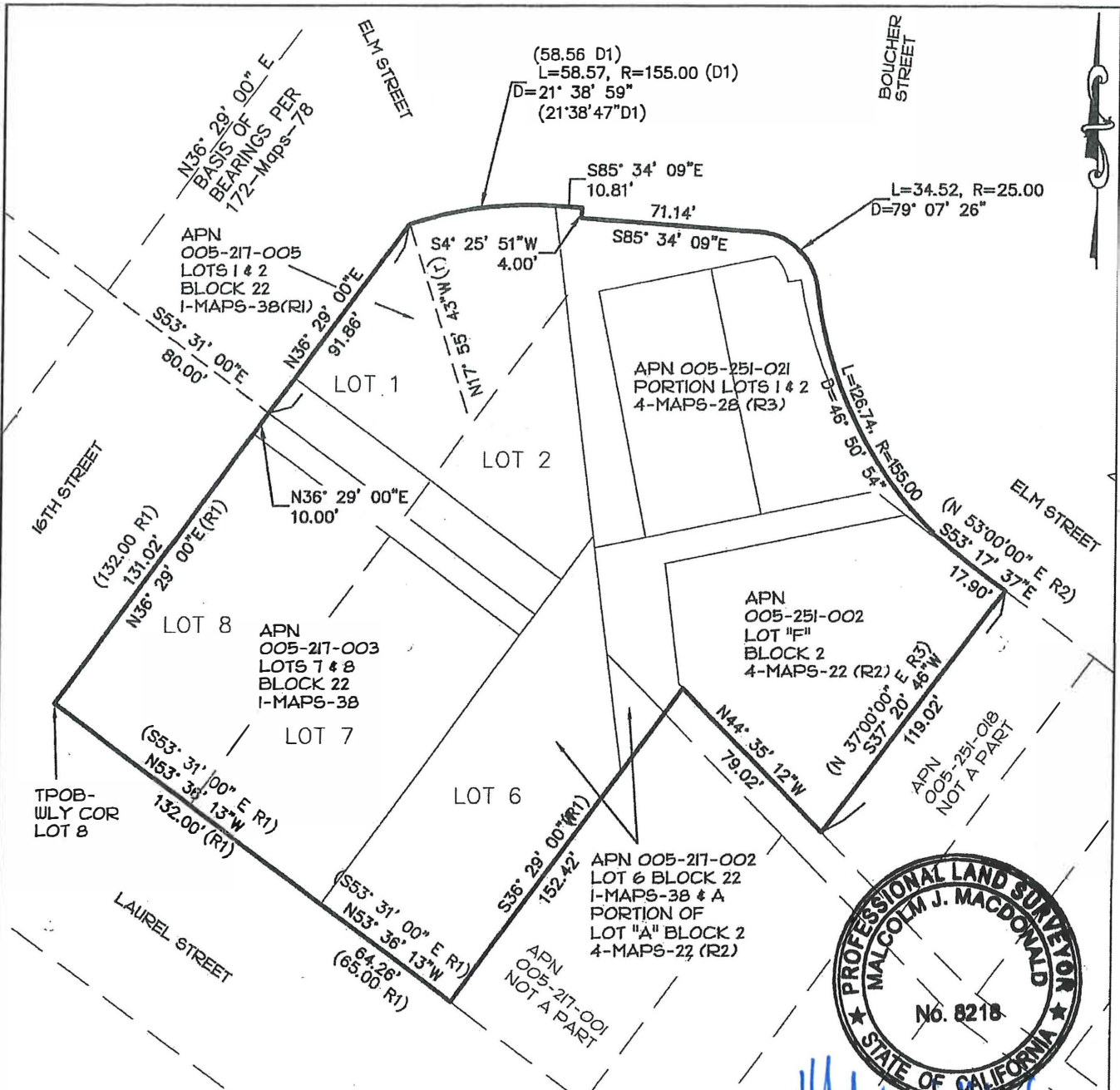


AR 17-12, UP 17-14 and CM 17-02 (Salvation Army)

567 E 16th Street

APNs 005-217-(002, 003, 005)-000 and 005-(251-002, 021)-000

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LEGEND

- | | | | |
|-------|-------------------------|------|----------------------------|
| TPOB | TRUE POINT OF BEGINNING | (DI) | DEED DATA PER 2644-O.R.-14 |
| D= | DELTA ANGLE | (RI) | RECORD DATA PER I-Maps-38 |
| (r) | RADIAL | (R2) | RECORD DATA PER 4-Maps-22 |
| LOT I | LOT NUMBER 4-MAPS-28 | (R3) | RECORD DATA PER 4-Maps-28 |
- NEW PARCEL AREA- 65,420 SF

CITY OF CHICO

PUBLIC WORKS DEPARTMENT

DRAWN BY lcm DATE 8/2/2018
 CHECKED _____ SCALE 1" = 60'
 APPROVED _____
 PUBLIC WORKS DIRECTOR

PLAT OF MERGER NO. 17-02
 FOR
 THE SALVATION ARMY

EXHIBIT
 B

SHEET 2 OF 2