



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Meeting of April 9, 2020) DATE: March 9, 2020
FROM: Dexter N. O'Connell, Associate Planner FILE: MLD 20-03
SUBJECT: Minor Land Division 20-03 (Tank District) – 1935 Market Place, APN 002-690-002

REQUEST

The applicant requests approval to divide an existing 0.98 acre parcel into two parcels of 0.17 and 0.81 acres. The existing parcel is located on Market Place, about 200 feet north of East 20th Street and about 320 feet southeast of Notre Dame Boulevard (see Location Map, **Attachment A**, and Plat, **Attachment B**). The site is designated Special Mixed Use (SMU) on the City of Chico General Plan Diagram and located in the Traditional Neighborhood Development (TND) zone district. The site is currently vacant.

BACKGROUND/ANALYSIS

The site is a trapezoidal parcel within the Merriam Park development. New lots would be served by an alley to their east and an existing parking lot to the west. Proposed Lot 1, to the north, would be the 0.81 acre parcel, and to its south proposed Lot 2 would be 0.17 acres.

The proposed Minor Land Division would facilitate the development of the two parcels. The resultant parcels meet all applicable size requirements of the TND zoning district. Approval of the proposed Minor Land Division would accommodate future commercial development. Proposed projects would be required to meet all City of Chico development standards.

RECOMMENDATION

Staff recommends that the Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15315 (Minor Land Divisions), and approve Minor Land Division 20-03 (Tank District), subject to the following conditions:

1. All conditions and requirements set forth by Planning Commission resolution 16-07 for the subject site shall remain in full force and effect.
2. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorney's fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to or claim regarding the legality, validity, processing or adequacy

associated with: (i) this requested entitlement; (ii) the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall promptly notify the applicant of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government code section 66474.9.

ATTACHMENTS

- A. Location Map
- B. Plat for MLD 19-01 (Proposed Exhibit B)
- C. Legal Description

DISTRIBUTION

cc: File – MLD 20-03 (Tank District)
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