



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 6/9/22) DATE: May 23, 2022
FROM: Madison Driscoll, Assistant Planner (879-6810) FILE: CM 22-01
SUBJECT: Certificate of Merger 22-01 (Olson Family Trust) – 254 and 266 Humboldt Avenue,
APNs 004-426-007 and 004-426-008

REQUEST

The applicant is requesting approval to merge two parcels located at 254 & 266 Humboldt Avenue into one parcels (see Location Map, **Attachment A** and Plat, **Attachment B**). The subject parcels are designated Residential Mixed Use on the General Land Use Diagram and zoned RMU, -L, -COS (Residential Mixed use with Corridor Opportunity Site and Landmark overlays)

BACKGROUND/ANALYSIS

The project site is located on the southwest corner of Wall Street and Humboldt Avenue. Currently, there are two residential buildings on each parcel. The proposed merger would accommodate for future development. The applicant is proposing to merge these two parcels into a single parcel which would be 0.355 acres. The resultant parcel meets all applicable size requirements established for the RMU zoning district.

RECOMMENDATION

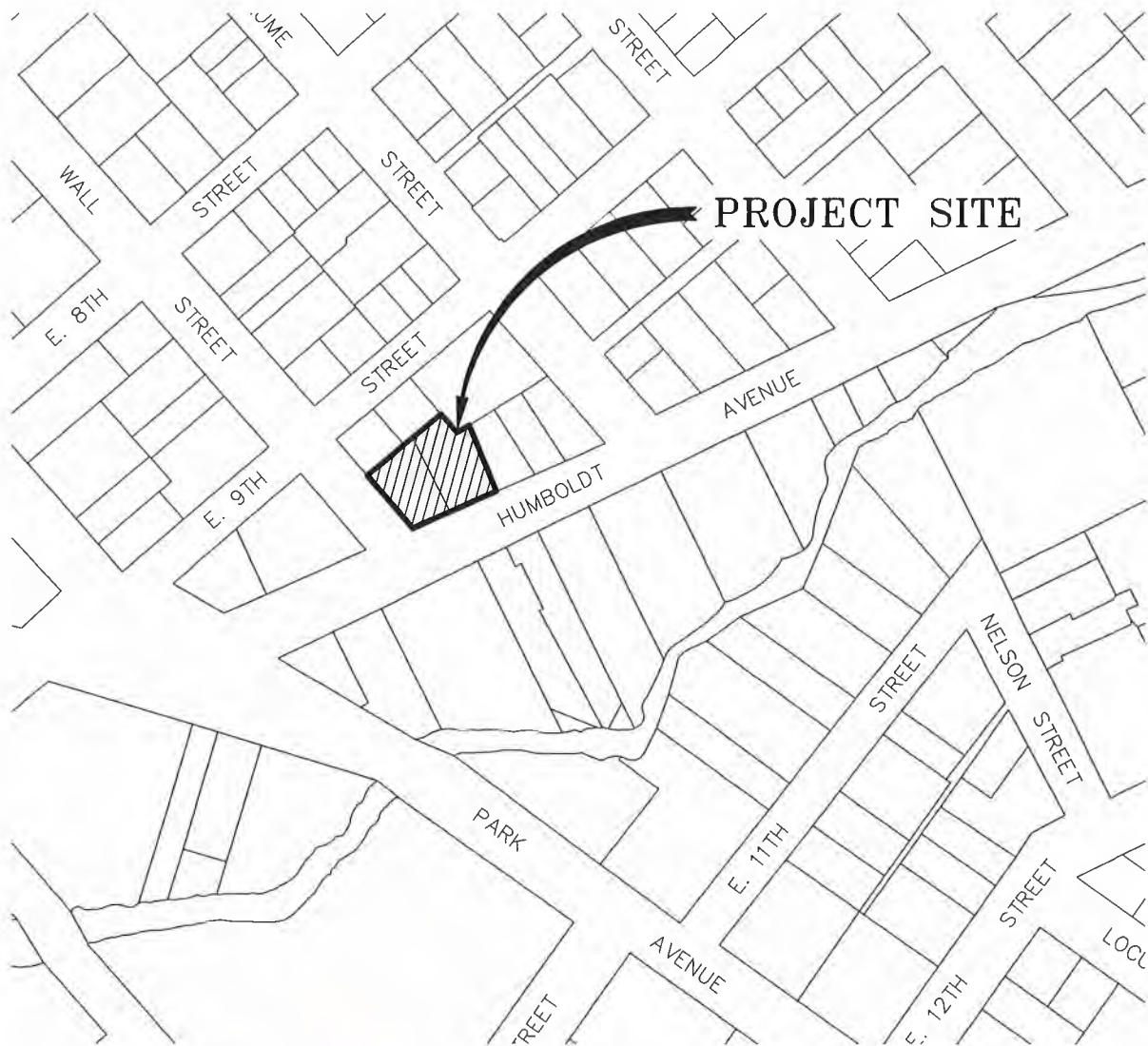
Staff recommends that the Committee determine the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations) and approve Certificate of Merger 22-01 (Olson).

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

Wesley E. Gilbert, 140 Yellowstone Drive, Suite 110, Chico, CA 95927,
Email: wes@wgilbertengineering.com
Ryan T. Olson and Stefanie M. Olson, P.O. Box 7861, Chico CA 95927
File: CM 22-01



 - CM 22-01 (Olson)

CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY WJN DATE APRIL, 2022
 CHECKED WEG SCALE 1" = 250'

APPROVED _____
 PUBLIC WORKS DIRECTOR

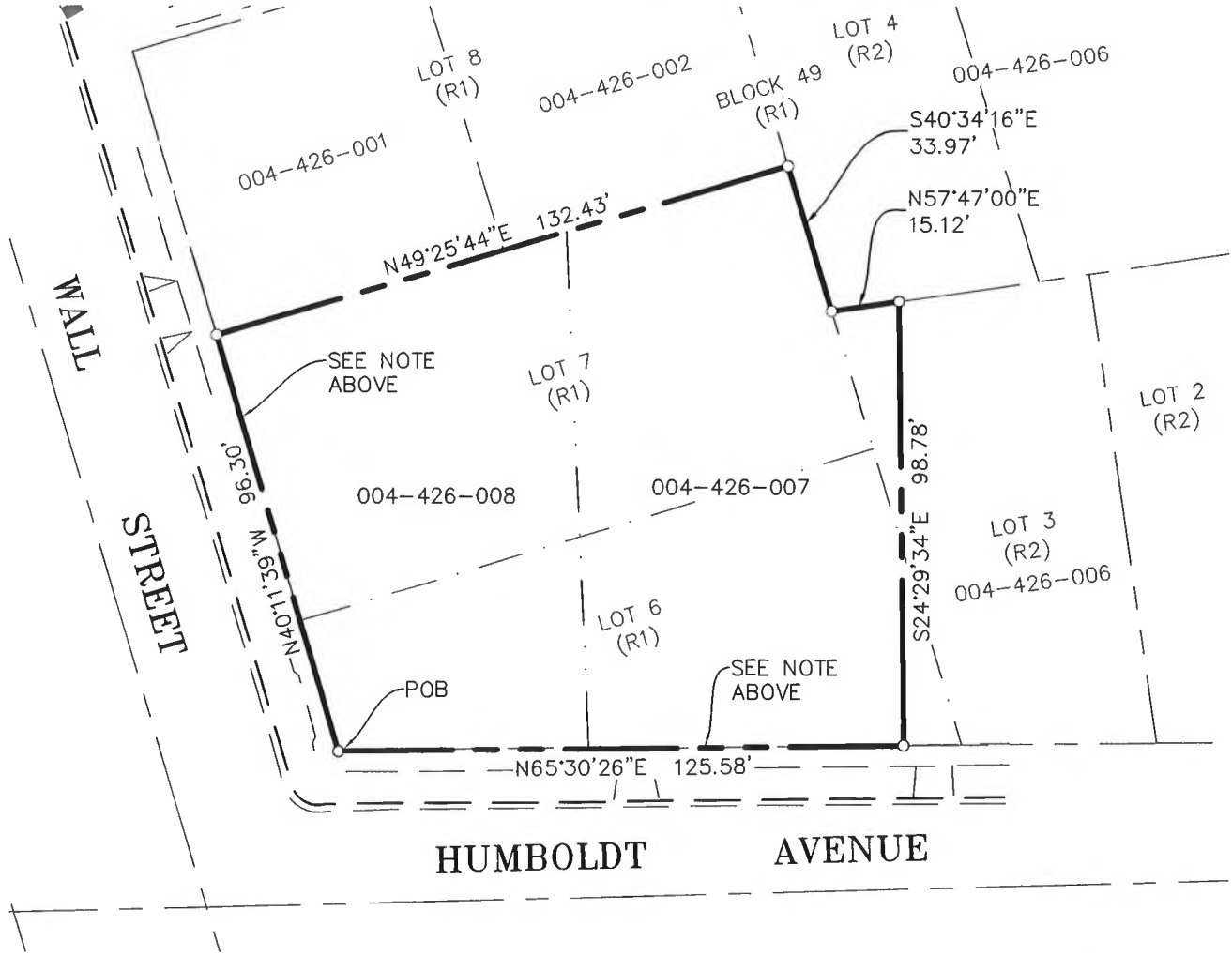
CM 22-01 (OLSON)
 FOR
 RYAN T. OLSON AND STEFANIE M. OLSON,
 TRUSTEES, THE OLSON FAMILY TRUST

EXHIBIT
 "B"

SHEET 1 OF 2

LEGEND:

POB	POINT OF BEGINNING	018-250-001	ASSESSOR'S PARCEL NUMBER
---	LOT LINE PER (R1)	(R)	RECORD REFERENCE
---	PROPERTY LINE TO BE ELIMINATED BY THIS MERGER	NOTE: PROPERTY LINE ALONG HUMBOLDT AVENUE AND WALL STREET FOLLOWS ALONG BACK OF SIDEWALK	



RECORD REFERENCES:

- (R1) - CITY OF CHICO WALL MAP
- (R2) - WARREN AND VADNEY SUBDIVISION, BOOK 6 OF MAPS, PAGE 32

MERGED PARCEL AREA = 0.355 Acres ±



CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY WJN DATE APRIL, 2022
 CHECKED WEG SCALE 1" = 40'

APPROVED _____
 PUBLIC WORKS DIRECTOR

CM 22-01 (OLSON)
 FOR
 RYAN T. OLSON AND STEFANIE M. OLSON,
 TRUSTEES, THE OLSON FAMILY TRUST

EXHIBIT
 "B"

SHEET 2 OF 2