



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 07/13/2023) DATE: June 29, 2023
FROM: Kelly Murphy, Senior Planner (879-6535) FILE: BLM 23-05
SUBJECT: Boundary Line Modification 23-05 (Homestead): 1006 and 1020 Main Street; APN 004-431-011.

REQUEST

A request to modify the shared boundary lines between three legal lots existing under one Assessor Parcel Number (APN) located on the west side of Main Street between Humboldt Avenue and W. 11th Street (see Location Map, **Attachment A**). The site is designated Commercial Mixed Use (CMU) on the City of Chico General Plan Land Use Diagram and is zoned DS-L-COS-SD8 (Downtown South with overlay districts for Landmark, Corridor Opportunity Site, and Special Design Considerations for the Southwest Chico Neighborhood Area).

BACKGROUND/ANALYSIS

The proposal would eliminate the shared boundary lines between the three underlying lots and situate each of the existing buildings onto its own separate parcel, with the existing storefront building at 1006 Main Street on resultant Parcel "A" and the existing restaurant building at 1020 Main Street on resultant Parcel "B" (see Plat, **Attachment B**). Parcel "B" would retain the existing parking area located between the two buildings, while parking and access to Parcel "A" would be provided by the existing driveway on the north side of the site to an existing parking area at the rear of the property. Resultant Parcel "A" would be approximately 19,000 square feet (0.44 acres) in size and resultant Parcel "B" be approximately 10,000 square feet in size. Both resultant parcels would meet all applicable zoning code standards.

RECOMMENDATION

Staff recommends that the Committee determine the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Alterations in Land Use Limitations) and approve Boundary Line Modification 23-05 (Homestead) subject to the following condition:

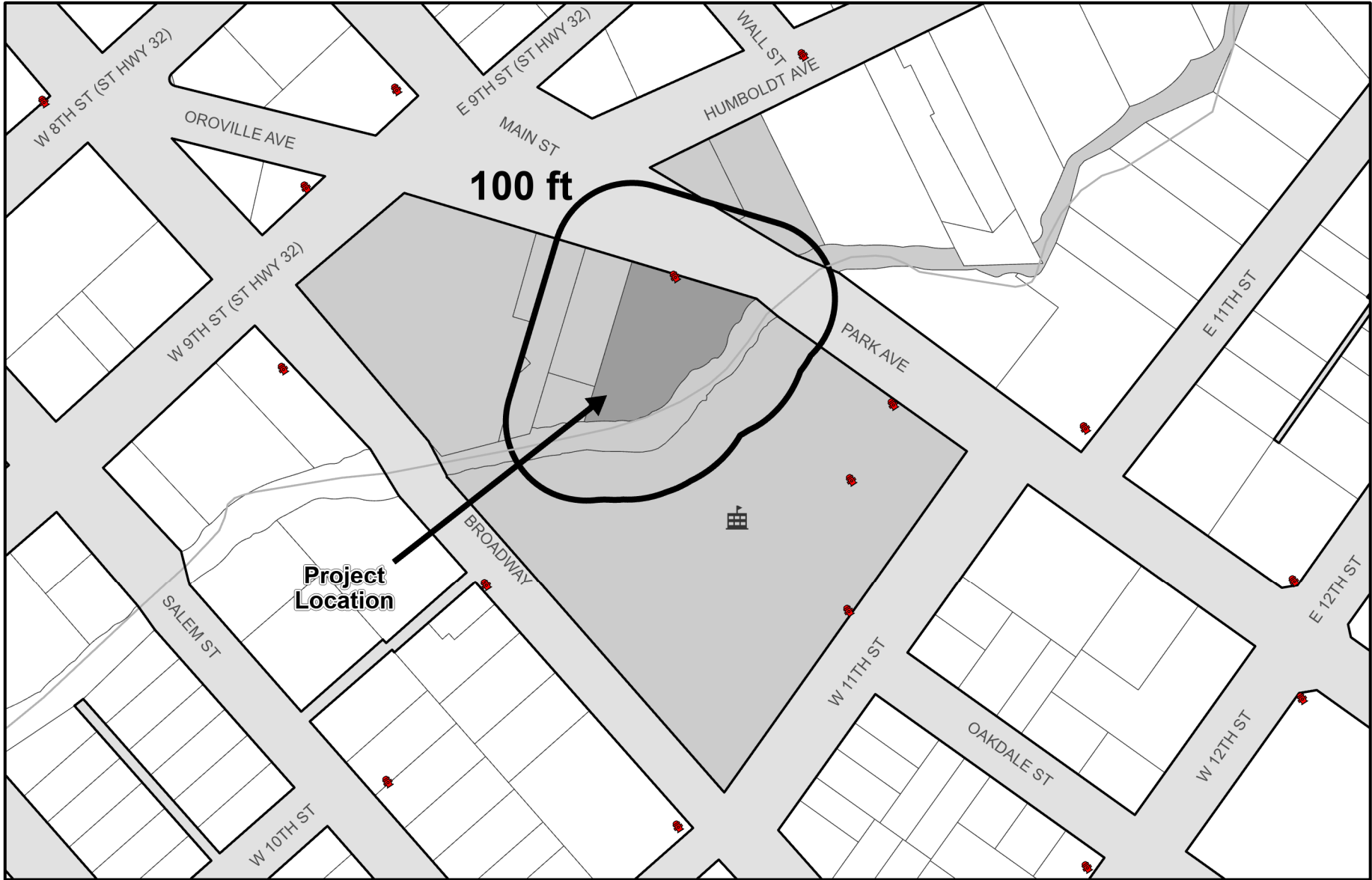
1. Prior to recordation of the Certificate of Compliance, the applicant shall provide the Recorder's office with evidence of the required tax deposit made to Butte County.

ATTACHMENTS

- A. Location Map
- B. Plat


DISTRIBUTION

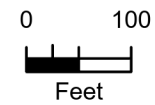
cc: Jim Stevens, jstevens@northstarae.com
Homestead and Co., LLC; 66 Fairway Drive, Chico, CA 95928
File: BLM 23-05

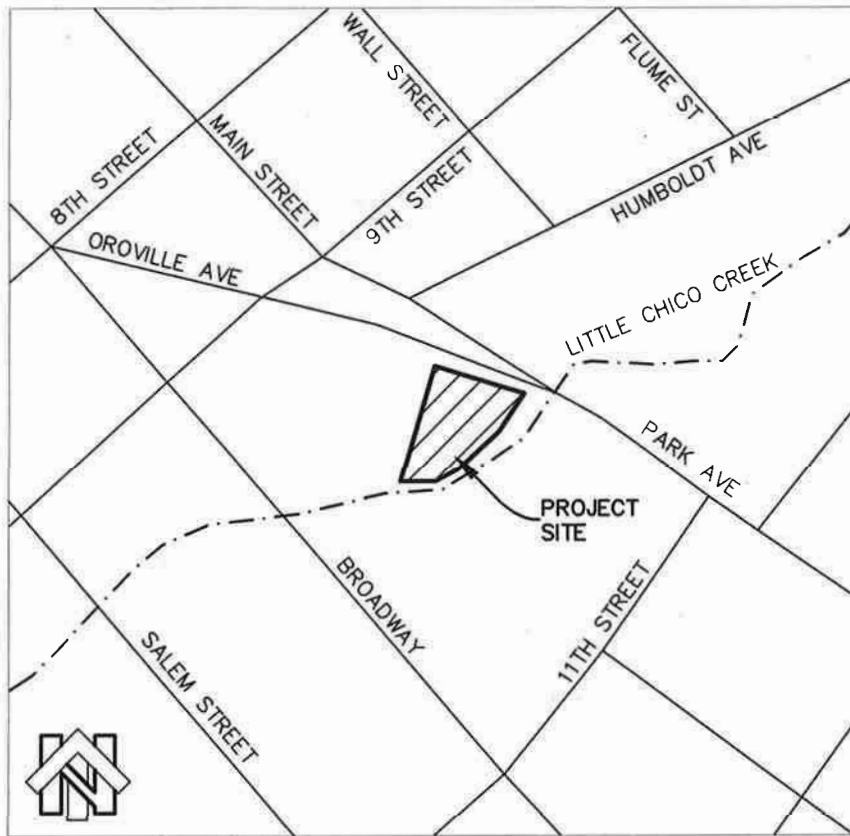


BLM 23-05 (Homestead)
 1006 and 1020 Main Street
 APN 004-431-011

Date Saved: 6/27/2023

 Noticed Parcels

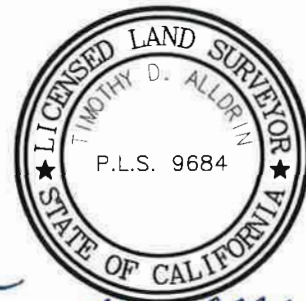




VICINITY MAP

NOT TO SCALE

- 1. APNs: 004-431-011 GP: CMU ZONING: DS
EXISTING USE: RETAIL/COMMERCIAL
- 2. OWNERS: HOMESTEAD AND CO., A CALIFORNIA LIMITED LIABILITY COMPANY
- 3. SURVEYOR: NORTHSTAR
TIMOTHY D. ALLDRIN
111 MISSION RANCH BLVD. STE 100
CHICO, CA 95926
(530) 893-1600



Timothy Aldrin

6-29-23



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

CITY OF CHICO

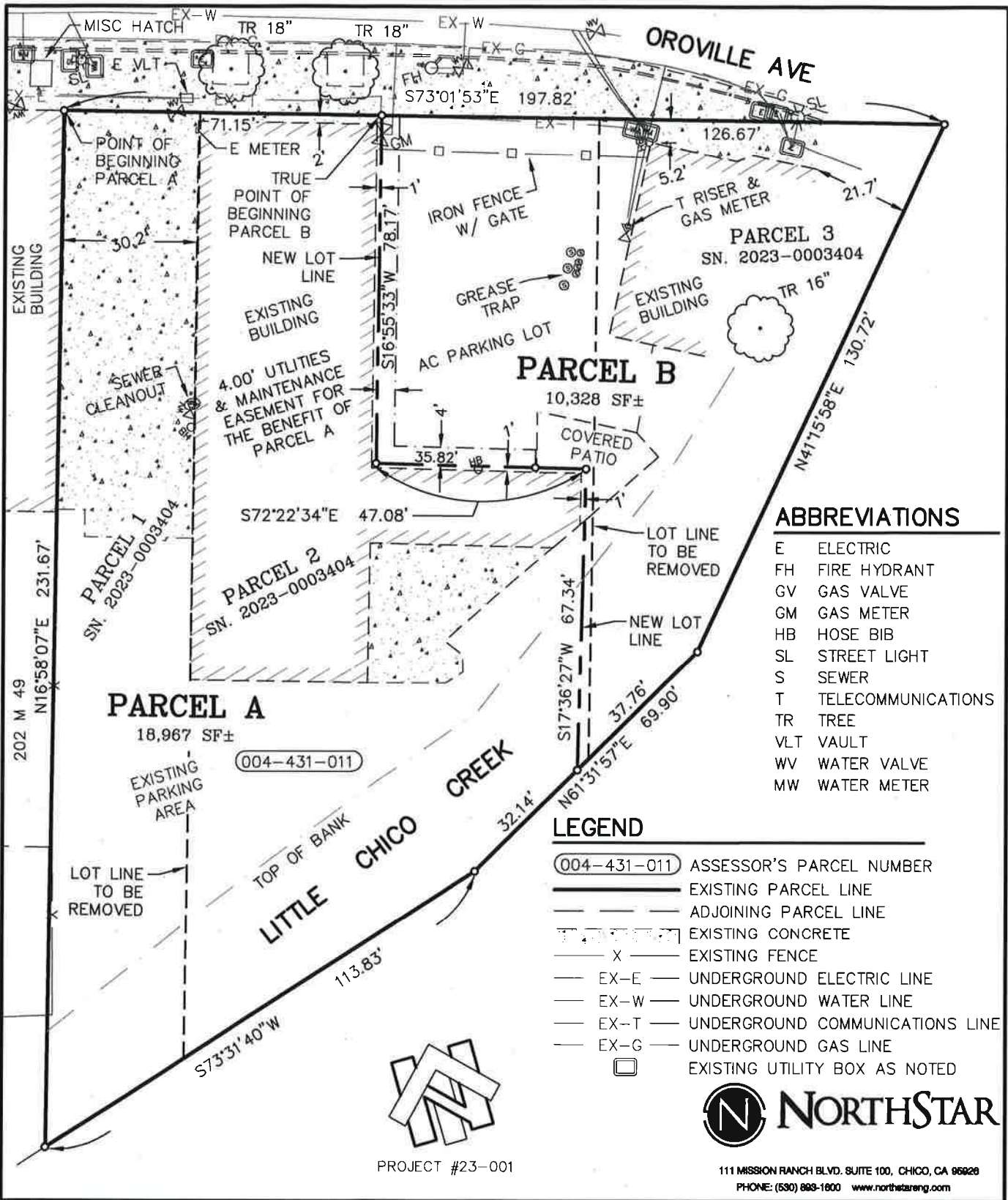
ENGINEERING DIVISION

DRAWN BY TDA DATE APRIL 2023
 CHECKED BY MRH SCALE 1"=30'
 APPROVED *Page Ott*
 PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION
 NO. 23-05
 HOMESTEAD

EXHIBIT
 "B"

SHEET 1 OF 2



ABBREVIATIONS

- E ELECTRIC
- FH FIRE HYDRANT
- GV GAS VALVE
- GM GAS METER
- HB HOSE BIB
- SL STREET LIGHT
- S SEWER
- T TELECOMMUNICATIONS
- TR TREE
- VLT VAULT
- WV WATER VALVE
- MW WATER METER

LEGEND

- (004-431-011) ASSESSOR'S PARCEL NUMBER
- EXISTING PARCEL LINE
- - - ADJOINING PARCEL LINE
- [Pattern] EXISTING CONCRETE
- X EXISTING FENCE
- EX-E — UNDERGROUND ELECTRIC LINE
- EX-W — UNDERGROUND WATER LINE
- EX-T — UNDERGROUND COMMUNICATIONS LINE
- EX-G — UNDERGROUND GAS LINE
- [Square] EXISTING UTILITY BOX AS NOTED



111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926
 PHONE: (530) 893-1800 www.northstareng.com

PROJECT #23-001

CITY OF CHICO		ENGINEERING DIVISION		
DRAWN BY TDA	DATE APRIL 2023	BOUNDARY LINE MODIFICATION NO. 23-05 HOMESTEAD		
CHECKED BY MRH	SCALE 1"=30'			EXHIBIT "B"
APPROVED <i>Be Olden</i>	PUBLIC WORKS DIRECTOR			