



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 4/12/2018) DATE: March 28, 2018
FROM: Kimber Gutierrez, Associate Planner FILE: MLD 18-01
Christopher Smith, Planning Intern
SUBJECT: Minor Land Division 18-01 (Gonzales) 495 Ryan Avenue, APN 047-560-120

REQUEST

The applicant requests approval to divide an existing 4.6-acre parcel into two separate lots (see Location Map, **Attachment A**, and Plat, **Attachment B**). The site is designated Manufacturing and Warehousing (M&W) on the City of Chico General Plan Diagram, and located in an Airport, Manufacturing/Industrial (AM) zoning district with an Airport Overflight Zone C (AOC) overlay. The site currently contains Fifth Sun, a clothing screen-printing and design business. The proposed division would split the now undeveloped portion of the site from the developed portion.

BACKGROUND/ANALYSIS

The site is located on the south side of Ryan Avenue, between Cohasset Road and Marauder Street. Proposed Lot 1 would be 0.97-acres in size and is currently undeveloped with potential business growth by Gonzales Enterprises as discussed below. Proposed Lot 2 would be 3.65-acres in size and would continue to serve as the existing Fifth Sun building and associated parking lot.

Approval of the proposed Minor Land Division will accommodate future development of Lot 1 as a warehouse and associated parking area for Fifth Sun.

Public improvements are installed along Ryan Avenue, however, based on comments from Development Engineering, a recommended condition of approval would require the applicant to remove and/or replace any deficient public improvements to comply with current ADA and Title 24 accessibility requirements and the Chico Municipal Code prior to recordation of the Certificate of Compliance.

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 18-01 (Gonzales), subject to the following conditions:

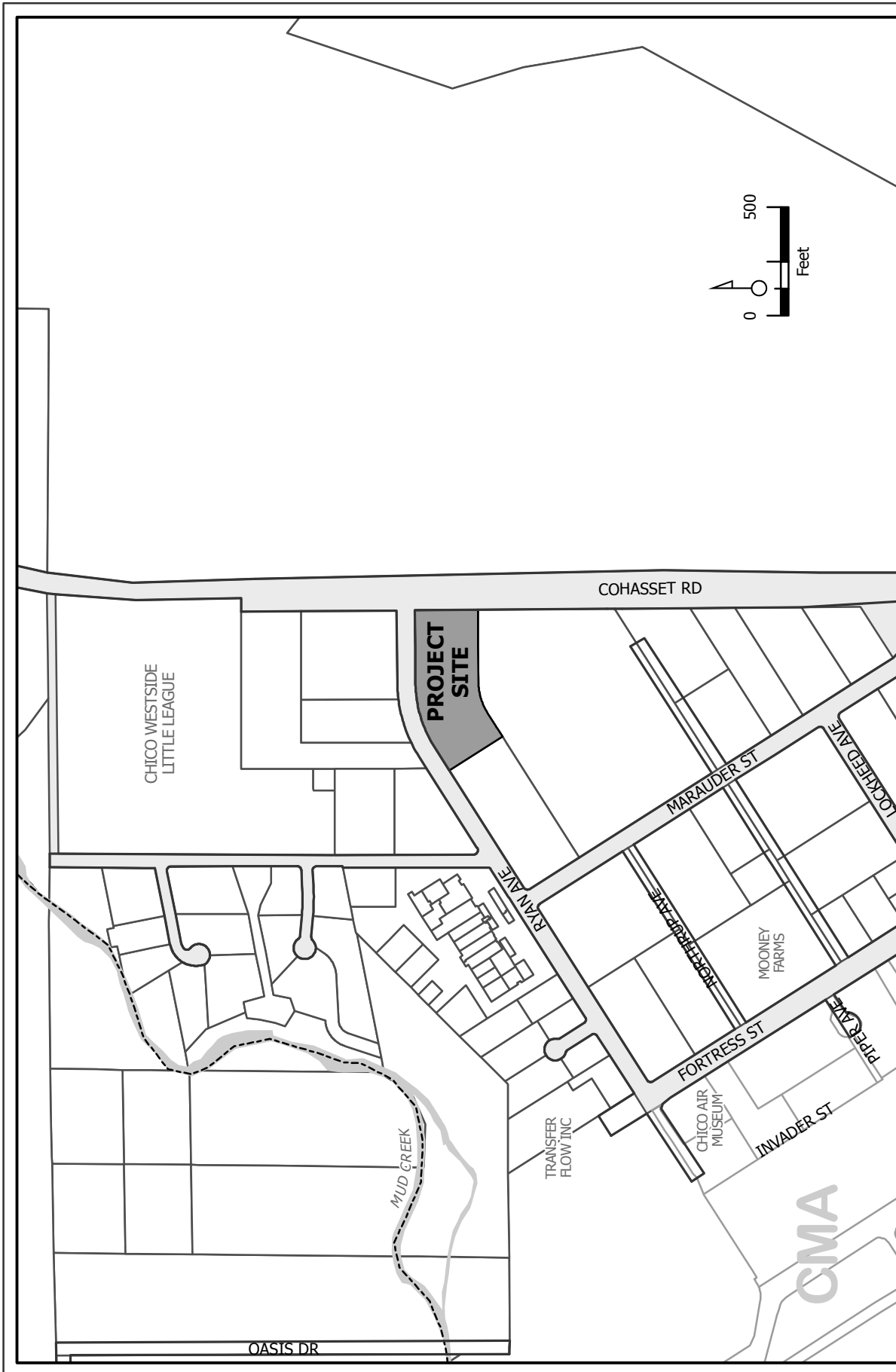
1. Prior to recordation of the Certificate of Compliance, the applicant shall complete the necessary work to satisfy the Development Engineering staff's requirement for ADA and Title 24 accessibility improvements.

ATTACHMENTS

- A. Location Map
- B. Plat for MLD 18-01

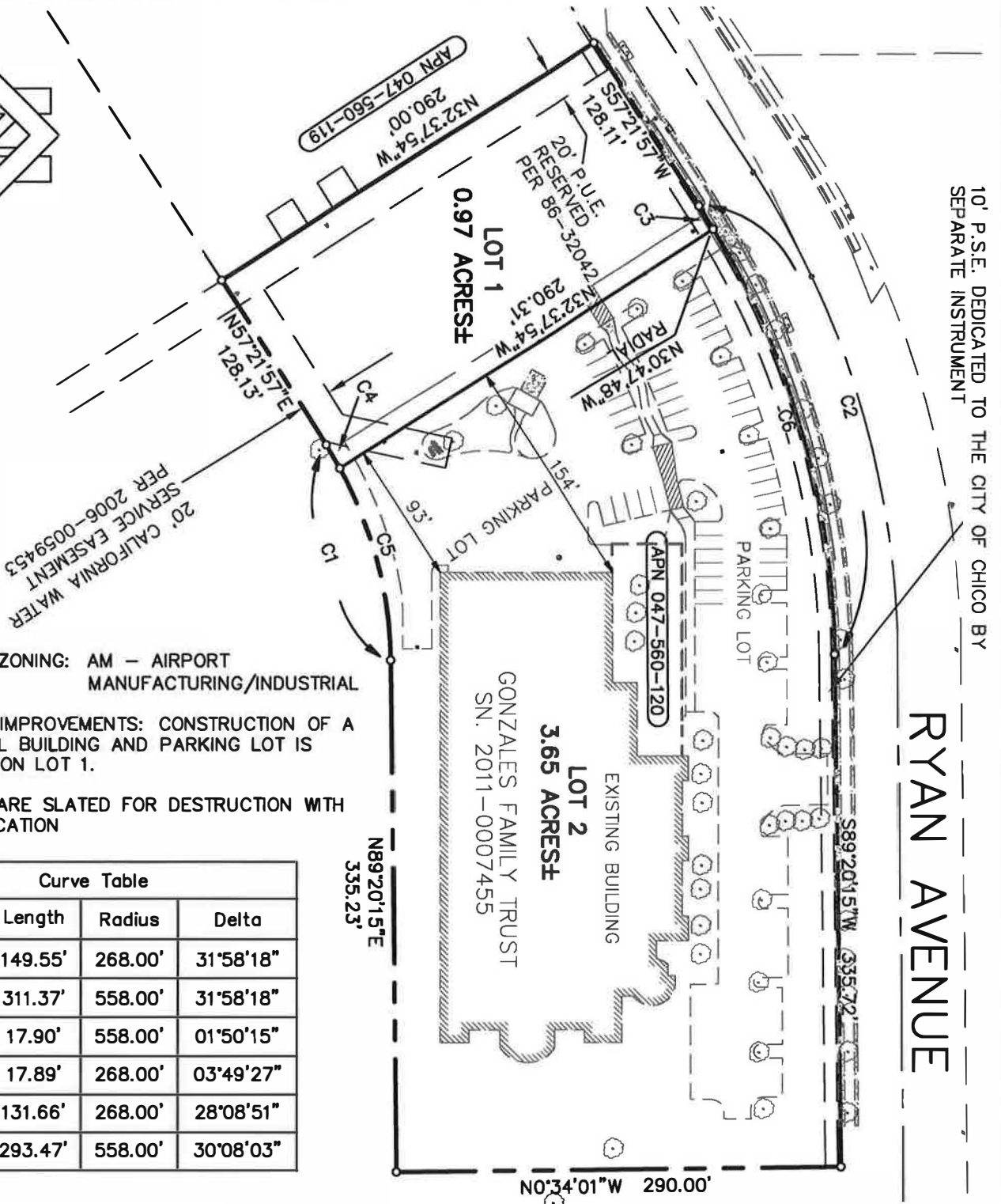
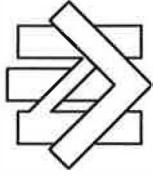
DISTRIBUTION

cc: Dan Gonzales, P.O. Box 7063, Chico, CA, 95927
NorthStar, attn.: Mark Herrick, 111 Mission Ranch BLVD., STE 100, Chico, CA, 95926



CMA

MLD 18-01 (Gonzales)
 495 Ryan Avenue
 APN 047-560-120-000



PROPERTY ZONING: AM – AIRPORT
MANUFACTURING/INDUSTRIAL

PROPOSED IMPROVEMENTS: CONSTRUCTION OF A
COMMERCIAL BUILDING AND PARKING LOT IS
PROPOSED ON LOT 1.

NO TREES ARE SLATED FOR DESTRUCTION WITH
THIS APPLICATION

Curve Table			
Curve #	Length	Radius	Delta
C1	149.55'	268.00'	31°58'18"
C2	311.37'	558.00'	31°58'18"
C3	17.90'	558.00'	01°50'15"
C4	17.89'	268.00'	03°49'27"
C5	131.66'	268.00'	28°08'51"
C6	293.47'	558.00'	30°08'03"



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

COHASSET ROAD

JOB NO. 17-168

CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY NS. DATE FEB., 2018
 CHECKED _____ SCALE 1" = 100'
 APPROVED _____
 PUBLIC WORKS DIRECTOR

MINOR LAND DIVISION
 NO. 18-01
 (GONZALES FAMILY TRUST)

Attachment
 "B"

SHEET 2 OF 2

10' P.S.E. DEDICATED TO THE CITY OF CHICO BY
 SEPARATE INSTRUMENT

RYAN AVENUE