



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 9/13/18) DATE: August 22, 2018
FROM: Shannon Costa, Assistant Planner (879-6807) FILE: CM 18-06
SUBJECT: Certificate of Merger 18-06 (5th Street Steakhouse)
345 W. 5th Street & 331 W. 5th Street, APNs 004-221-001 & -002

REQUEST

The applicant is requesting approval to merge two parcels located at 345 W. 5th Street & 331 W. 5th Street into one parcel (see **Attachment A**, Location Map). The subject parcels are designated Residential Mixed Use on the General Plan Land Use Diagram and are located within the RMU (Residential Mixed Use) zoning district.

BACKGROUND/ANALYSIS

The project site is located on the southeast corner of the intersection at W. 5th Street and Normal Avenue. The proposal involves two parcels currently developed with a restaurant (5th Street Steakhouse) and retail building (formally Grace Jr.). The proposal would merge the parcels into a single parcel, approximately 11,761 square feet in size. The proposed merger would facilitate the expansion of the outdoor dining area for the existing restaurant onto the adjacent site (see **Attachment B**, Site Plan). Final site design for the outdoor patio will be heard by the Architectural Review and Historic Preservation Board at a future date.

The resultant parcel would meet all applicable size requirements established for the RMU zoning district and would bring two non-conforming parcels which do not meeting the minimum lot size requirement for the RMU zoning district (7,500 square feet) into conformance.

RECOMMENDATION

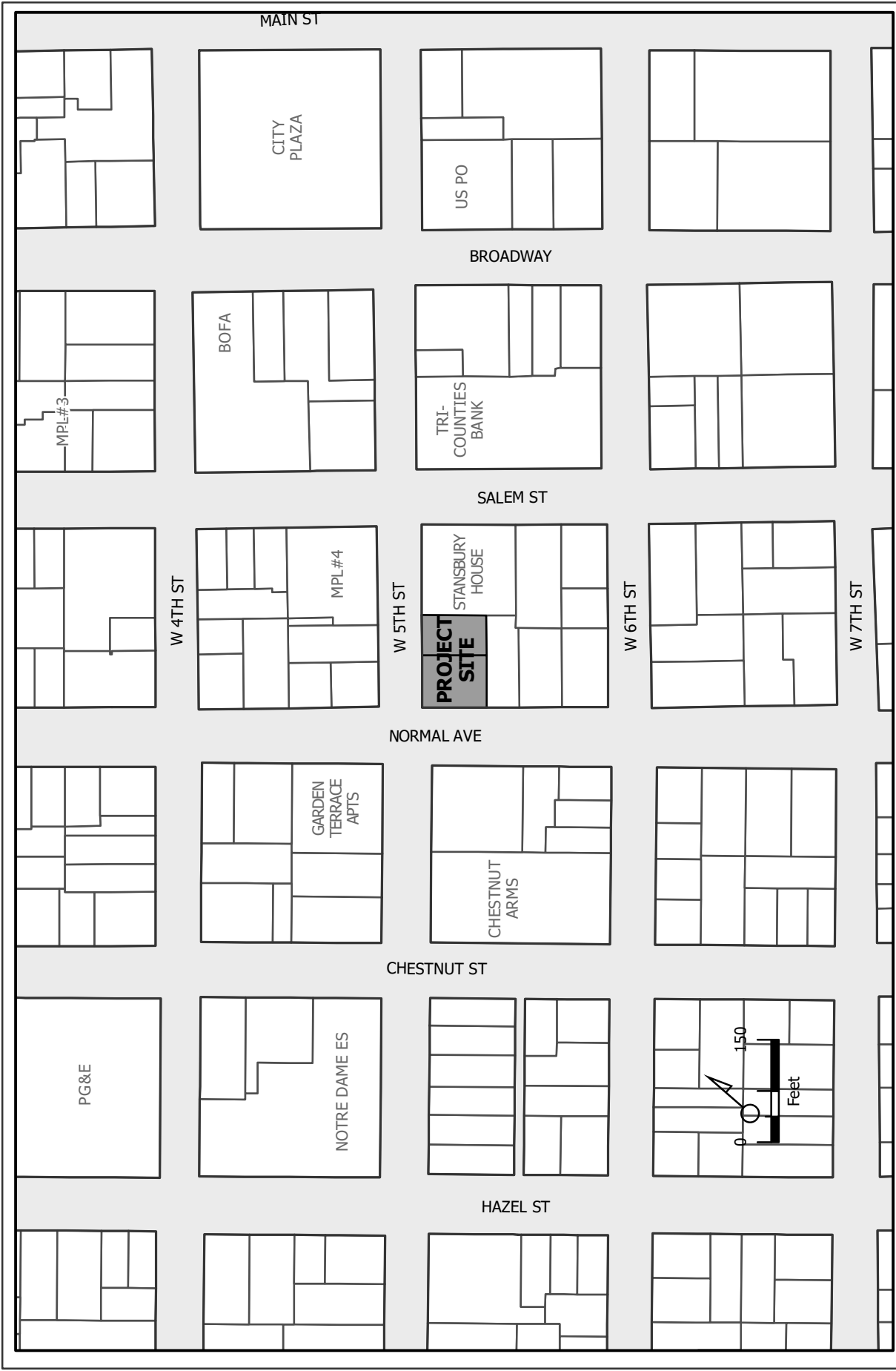
Staff recommends that the Committee determine that the project is exempt from further review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(e), New Construction or Conversion of Small Structures.

ATTACHMENTS

- A. Location Map
- B. Site Plan

DISTRIBUTION

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Kevin Riley, 3410 Bell Road, Chico, CA 95973
File: CM 18-06



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