



# CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 4/8/21) DATE: March 16, 2021  
FROM: Kelly Murphy, Planner (879-6535) FILE: CM 21-01  
SUBJECT: Certificate of Merger 21-01 (Perkins Glass) – 2819 Esplanade, APNs 006-350-022 and 006-350-028

---

## **REQUEST**

The applicant is requesting approval to merge two parcels located at 2819 Esplanade (see Location Map, **Attachment A**). The subject parcels are designated Commercial Mixed Use on the General Plan Land Use Diagram and zoned CC-AOD-COS (Community Commercial with Airport Overflight Zone D and Corridor Opportunity Site overlays).

## **BACKGROUND/ANALYSIS**

The project site is located adjacent to the northwest corner parcel at the intersection of E. Lassen Avenue and Esplanade. The site has been developed with a vehicle repair and maintenance land use, Perkins Auto Glass. Pursuant to Chico Municipal Code (CMC) Section 19.44.020, vehicle repair and maintenance is an allowed use in the CC zoning district with an approved use permit. The use permit associated with this site (UP 17-09) was approved by the Zoning Administrator on June 13, 2017.

A three-bay, 2,660 square foot automotive service building exists on the primary project parcel (APN 006-350-022), which has an area of 0.52 acres. An Architectural Review application (AR 20-15) was approved on September 2, 2020, authorizing the construction of an additional 3,868 square foot building with four automotive service bays, administrative offices and a customer lobby. An additional parking area is provided on the secondary parcel (APN 006-350-028), which has an area of 0.38 acres and will be developed with asphalt paving and landscaping as part of the approved development. The applicant is proposing to merge these two parcels into a single parcel having an area of 0.90 acres. The proposed parcel would meet all applicable development standards.

## **RECOMMENDATION**

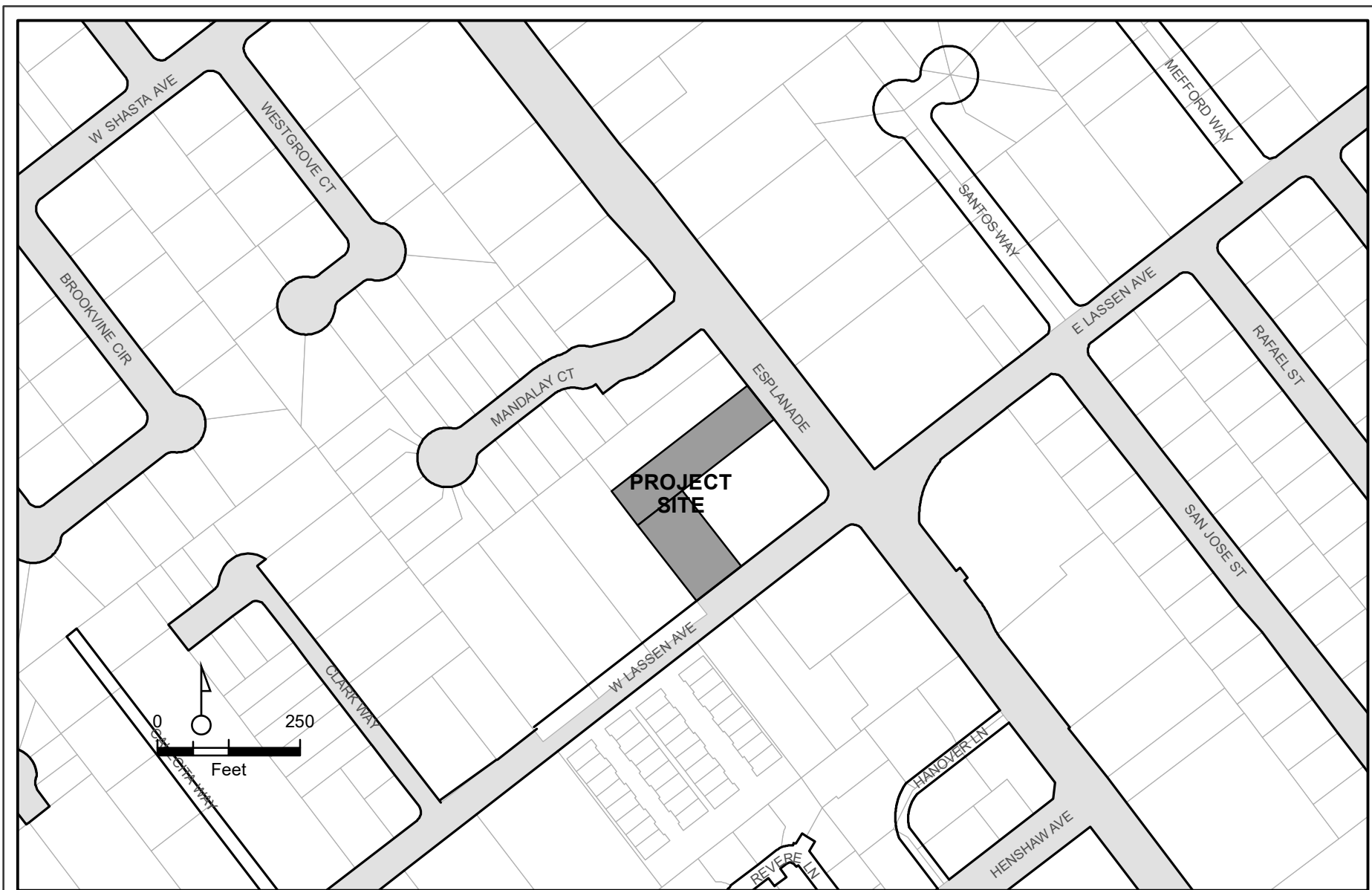
Staff recommends that the Committee determine the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations) and approve Certificate of Merger 21-01 (Perkins).

## **ATTACHMENTS**

- A. Location Map

## **DISTRIBUTION**

John and Lisa Perkins, 4014 Augusta Lane, Chico, CA 95973 ([42586lisap@gmail.com](mailto:42586lisap@gmail.com))  
Rolls, Anderson & Rolls, Attn: Lauren McSwain ([ljmcswain@rarcivil.com](mailto:ljmcswain@rarcivil.com))



CM 21-01 (Perkins Glass)  
2819 Esplanade  
APN 006-350-022-000, 006-350-028-000

