



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 6/10/21) DATE: May 28, 2021
FROM: Madison Driscoll, Assistant Planner (879-6810) FILE: CM 21-03
SUBJECT: Certificate of Merger 21-03 (Tatreau) – 123 W 14th Street, APNs 005-176-001 and 005-176-002

REQUEST

The applicant is requesting approval to merge two parcels located at 123 W 14th Street into one parcel (see Location Map, **Attachment A** and Plat, **Location B**). The subject parcels are designated Commercial Mixed Use on the General Plan Land Use Diagram and zoned CC -COS-SD8 (Community Commercial with Corridor Opportunity Site and Special Design Considerations Southwest Chico Neighborhood overlays).

BACKGROUND/ANALYSIS

The project site is located on the southeast corner of West 14th Street and Oakdale Street (See Location Map, **Attachment A**). The proposed merger would accommodate future development of multi-family housing. Pursuant to Chico Municipal Code (CMC) Section 19.44.020, multi-family housing is an allowed use in the CC zoning district with an approved use permit. The use permit associated with this site (UP 19-20) was approved by the Planning Commission on 8/6/2020. The design of a two-story apartment building with eight residential units was previously approved by the Architectural Review and Historical Preservation Board on 8/19/2020. The applicant is proposing to merge these two parcels into a single parcel which would be 0.24 acres in size. 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 21-03 (Tatreau).

ATTACHMENTS

- A. Location Map
- B. Plat

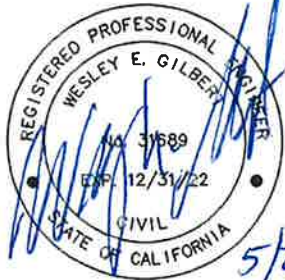
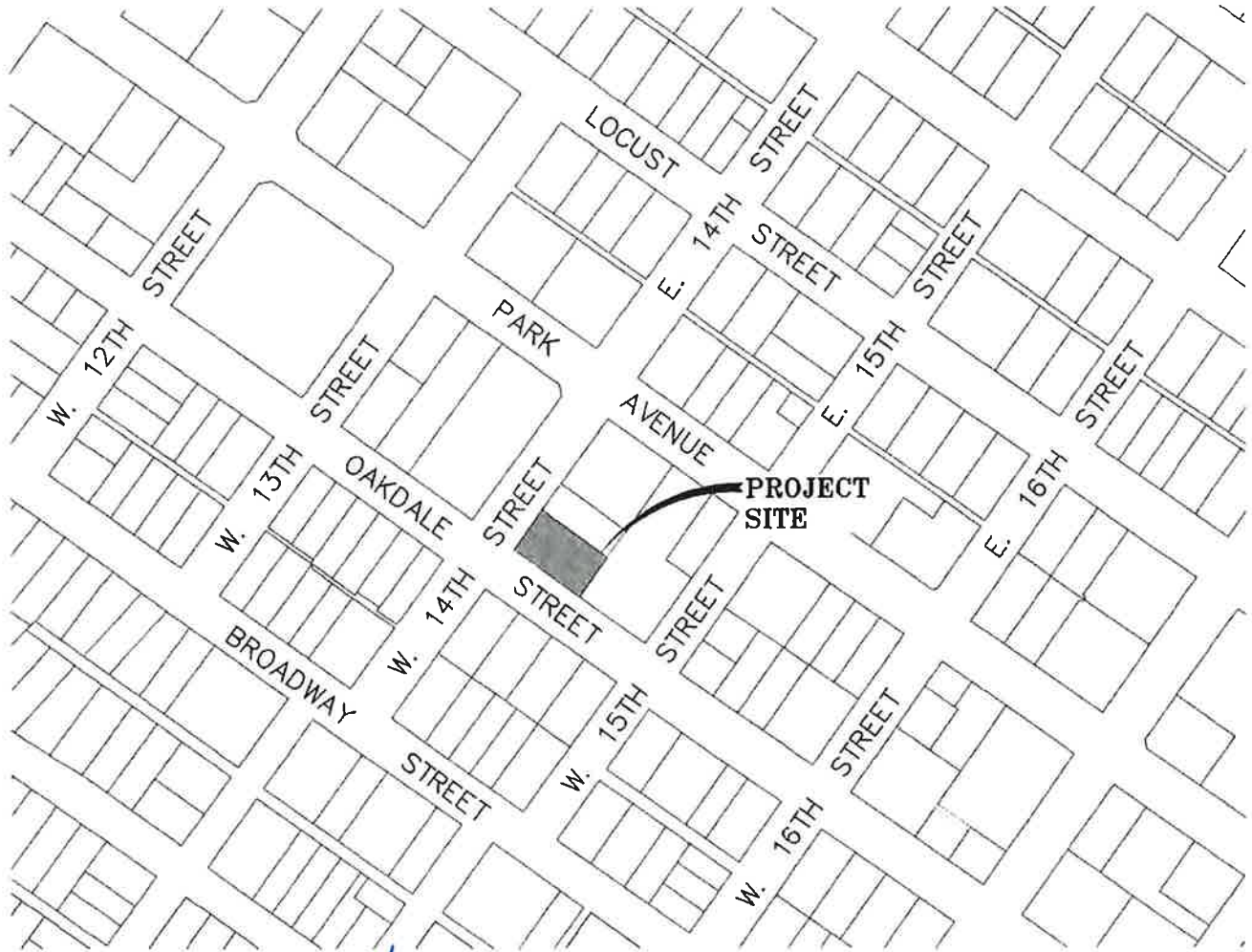
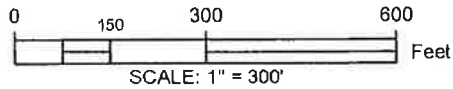
DISTRIBUTION

Chuck Tatreau, 9 Blackstone Court, Chico, CA 95928, Email: chuck.tatreau@yahoo.com
Deepika Tandon, 117 W. 14th Street, Chico, CA, 95928
File: CM 21-03



CM 21-03 (Tatreau)
123 W 14th Street
APN 005-176-001-000 and 005-176-002-000





- CERTIFICATE OF MERGER CM 21-03
(APNS 005-176-001 AND 002)

5/21/21

CITY OF CHICO

DEPARTMENT OF PUBLIC WORKS

DRAWN BY NMQ DATE MAY 2021
CHECKED WEG SCALE 1" = 300'





APPROVED *[Signature]*
for PUBLIC WORKS DIRECTOR

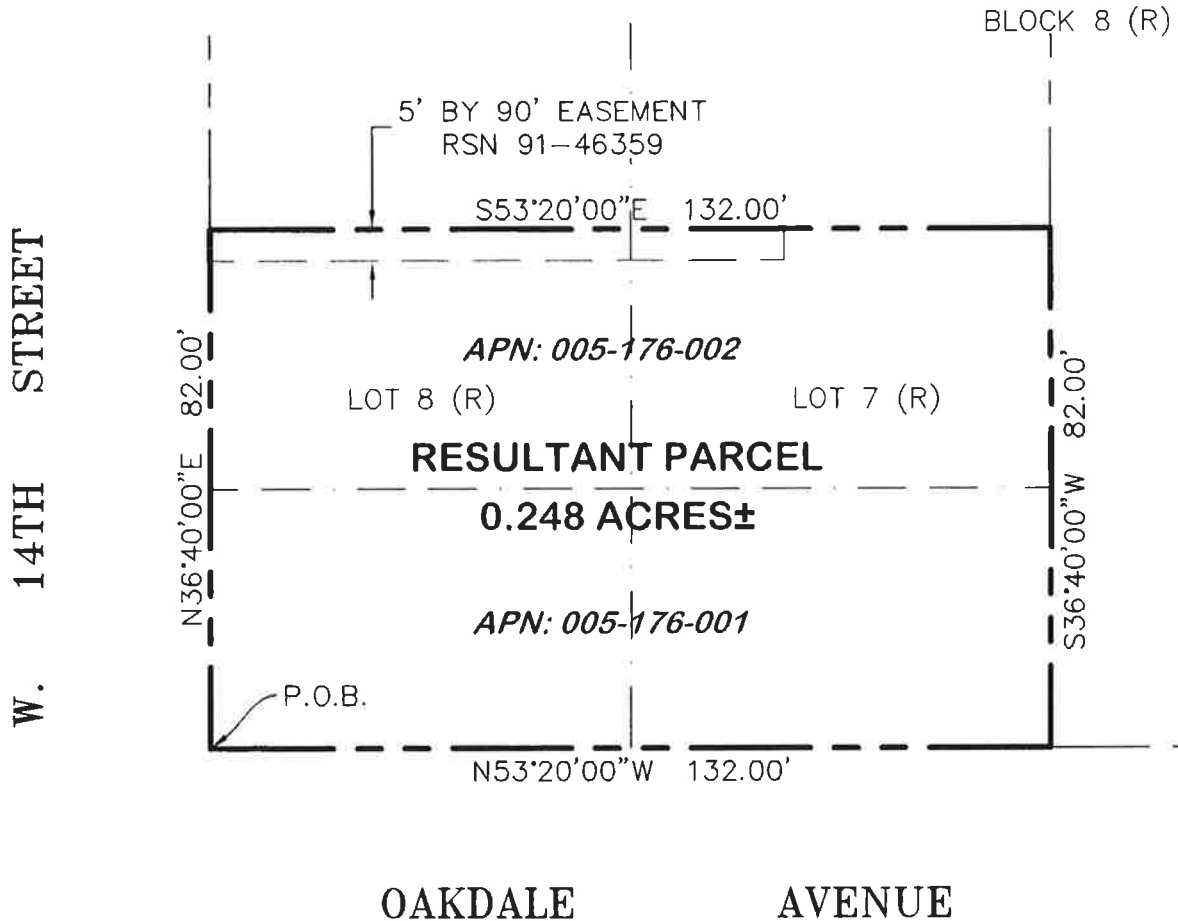
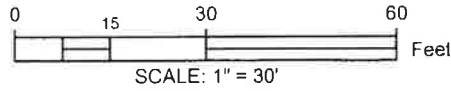
PLAT FOR MERGER
CM 21-03
W. 14TH STREET AND OAKDALE AVENUE

EXHIBIT
"B"

SHEET 1 OF 2

LEGEND:

-  PROPERTY BOUNDARY
-  OLD PROPERTY LINE
-  CENTERLINE
-  LOT LINE PER (R)
- P.O.B. POINT OF BEGINNING



RECORD REFERENCES:

(R) – OAKDALE SUBDIVISION BOOK 8 OF MAPS, PAGE 21

CITY OF CHICO

DEPARTMENT OF PUBLIC WORKS

DRAWN BY NMQ DATE MAY 2021
CHECKED WEG SCALE 1" = 30'

APPROVED 
for PUBLIC WORKS DIRECTOR

PLAT FOR MERGER
CM 21-03
W. 14TH STREET AND OAKDALE AVENUE

EXHIBIT
"B"

SHEET 2 OF 2