



# CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 04/08/2021) DATE: March 23, 2021  
FROM: Mike Sawley, Principal Planner (879-6812) FILE: BLM 21-02  
SUBJECT: Boundary Line Modification 21-02 (Pajouh)  
13320, 13330 and 13340 Garner Lane; APNs 006-400-061, -063, -064 & -065

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## **REQUEST**

A request to modify the boundaries of four legal parcels located on the east side of Garner Lane, between Esplanade and Highway 99 in North Chico (see Location Map, **Attachment A**, and Plat, **Attachment B**). Consistent with Development Agreement 18-01, the resulting lots would range from 1.33 acres to 4.58 acres in size. The subject parcels are designated Commercial Mixed Use and Manufacturing & Warehousing on the City of Chico General Plan Land Use Diagram and zoned CC (Community Commercial) and ML (Light Manufacturing).

## **BACKGROUND/ANALYSIS**

Currently vacant, the proposed Boundary Line Modification (BLM) would accommodate development of a new automotive center for Courtesy Automotive on the project site. The proposed property configuration would not align with the underlying General Plan Designations and zoning district boundaries; however, the proposed configuration is generally consistent with the applicable development agreement (DA 18-01) approved by the Chico City Council on 3/16/2021. A future BLM or merger application is anticipated to avoid conflicts with improvements associated with the second phase of development of the automotive center. Staff has identified no issues with the request.

## **RECOMMENDATION**

Staff recommends that the Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Alterations in Land Use Limitations) and approve Boundary Line Modification 21-02 (Pajouh), subject to the following condition:

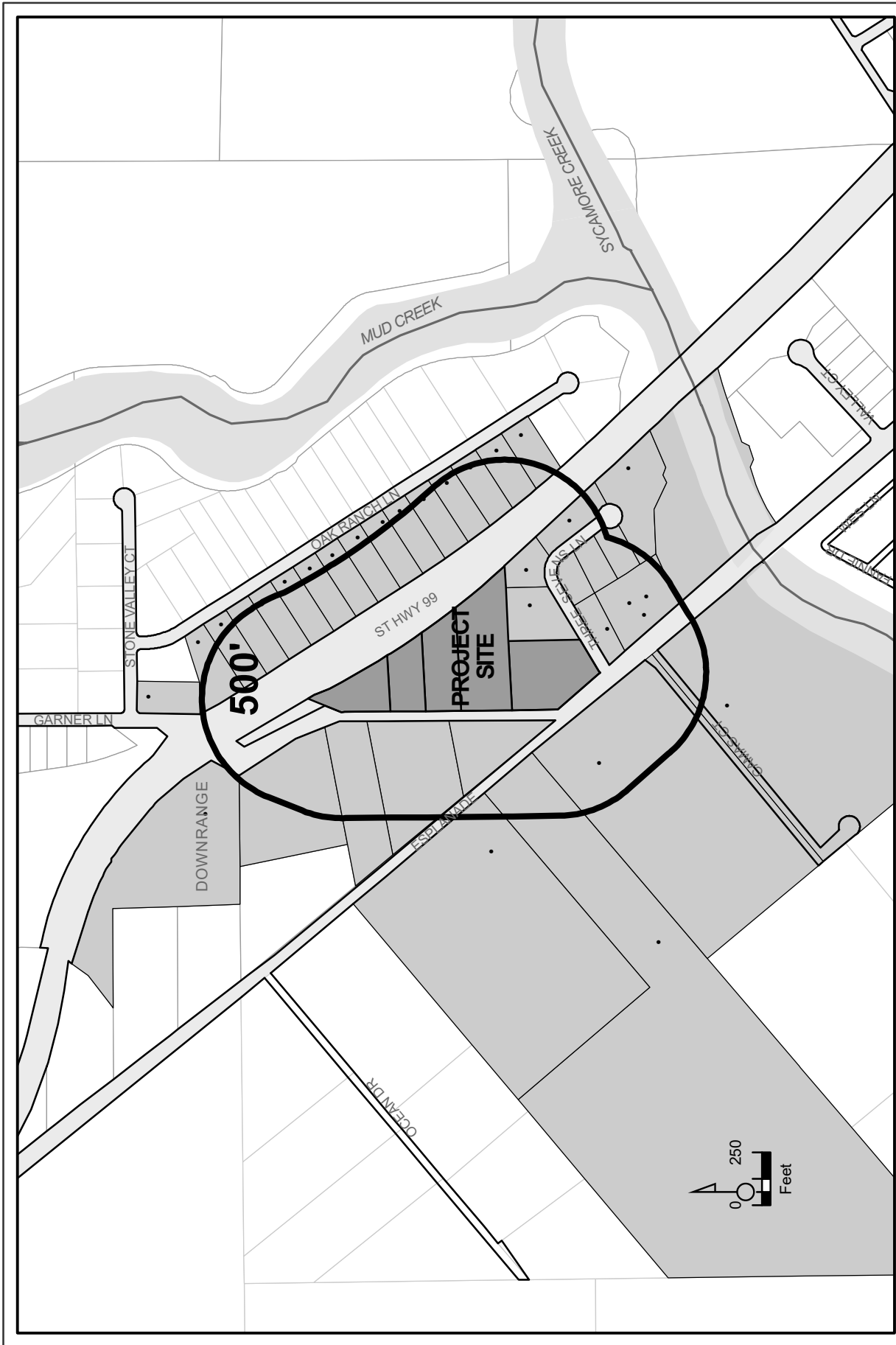
1. Prior to recordation of the Certificate of Compliance, the applicant shall provide the Recorder's office with evidence of the required tax deposit made to Butte County.

## **ATTACHMENTS**

- A. Location Map
- B. Plat

## **DISTRIBUTION**

cc: Jerry Pajouh via email (jpajouh@me.com)  
Russ Erickson via email (Russ@robertsonerickson.com)



- Notified Addresses
- ▭ Notified Parcels

AR 20-11 (Courtesy Automotive Center)  
 East side of Garner Lane  
 APNs 006-400-(061, 063 through 066)-000



APN  
006-400-066  
Pcl. 4 132-PM-27  
NOT A PART

GARNER LANE

LOT "4"  
2.27 Ac. NEW

LOT LINE TO  
BE DELETED

LOT LINE TO  
BE DELETED

LOT "3"  
1.33 Ac. NEW

NEW  
PROPERTY  
LINE  
(TYP.)

LOT "1"  
4.58 Ac. NEW

LOT "2"  
1.64 Ac. NEW

HIGHWAY 99

LOT LINE TO  
BE DELETED

APN  
006-400-073  
Pcl. 2 77-M-31  
NOT A PART

ESPLANADE

THREE  
LANE SEVENS



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CITY OF CHICO

PUBLIC WORKS DEPARTMENT

DRAWN BY jcm DATE 3/22/2021  
CHECKED \_\_\_\_\_ SCALE NTS

BOUNDARY LINE MODIFICATION  
21-02  
FOR  
JP Real Estate Investments

EXHIBIT  
B

APPROVED \_\_\_\_\_  
PUBLIC WORKS DIRECTOR

SHEET 2 OF 7

**Attachment B**