



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 04/13/2017) DATE: March 28, 2017
FROM: Kelly Murphy, Assistant Planner (879-6535) FILE: BLM 17-02
SUBJECT: Boundary Line Modification 17-02 (Roycroft)
1318, 1322, and 1326 Roycroft Lane, APNs 042-790-017, -018, -019.

REQUEST

The applicant requests approval of a Boundary Line Modification (BLM) to modify the shared property lines between three parcels located at 1318, 1322 and 1326 Roycroft Lane (see Location Map, **Attachment A**, and Plat, **Attachment B**). The subject parcels are designated Medium Density Residential on the General Plan Land Use Diagram and located within the R2-AOD-COS-SD5 (Medium Density Residential with Aircraft Operations Compatibility Zone D, Corridor Opportunity Site and Special Design Considerations 5 overlays) zoning district.

BACKGROUND/ANALYSIS

The three parcels that compose the project site are currently undeveloped and located on the west side of Roycroft Lane. The subject parcels are within the Westside Place subdivision (Lots 108, 109 and 110), which was approved in 2006. The proposed boundary line modification would move the shared property lines between the parcels to create three equal sized parcels. Parcel "A" (APN 042-790-019) would be reduced from 5,616 square feet to 4,368 square feet. Parcel "B" (APN 042-790-018) and Parcel "C" (APN 042-790-017) would be increased from 3,744 square feet to 4,368 square feet. The resulting parcels would conform to the applicable requirements of the Chico Municipal Code.

RECOMMENDATION

Staff recommends that the Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Land Use Limitations), and approve BLM 17-02 (Roycroft), subject to the following conditions:

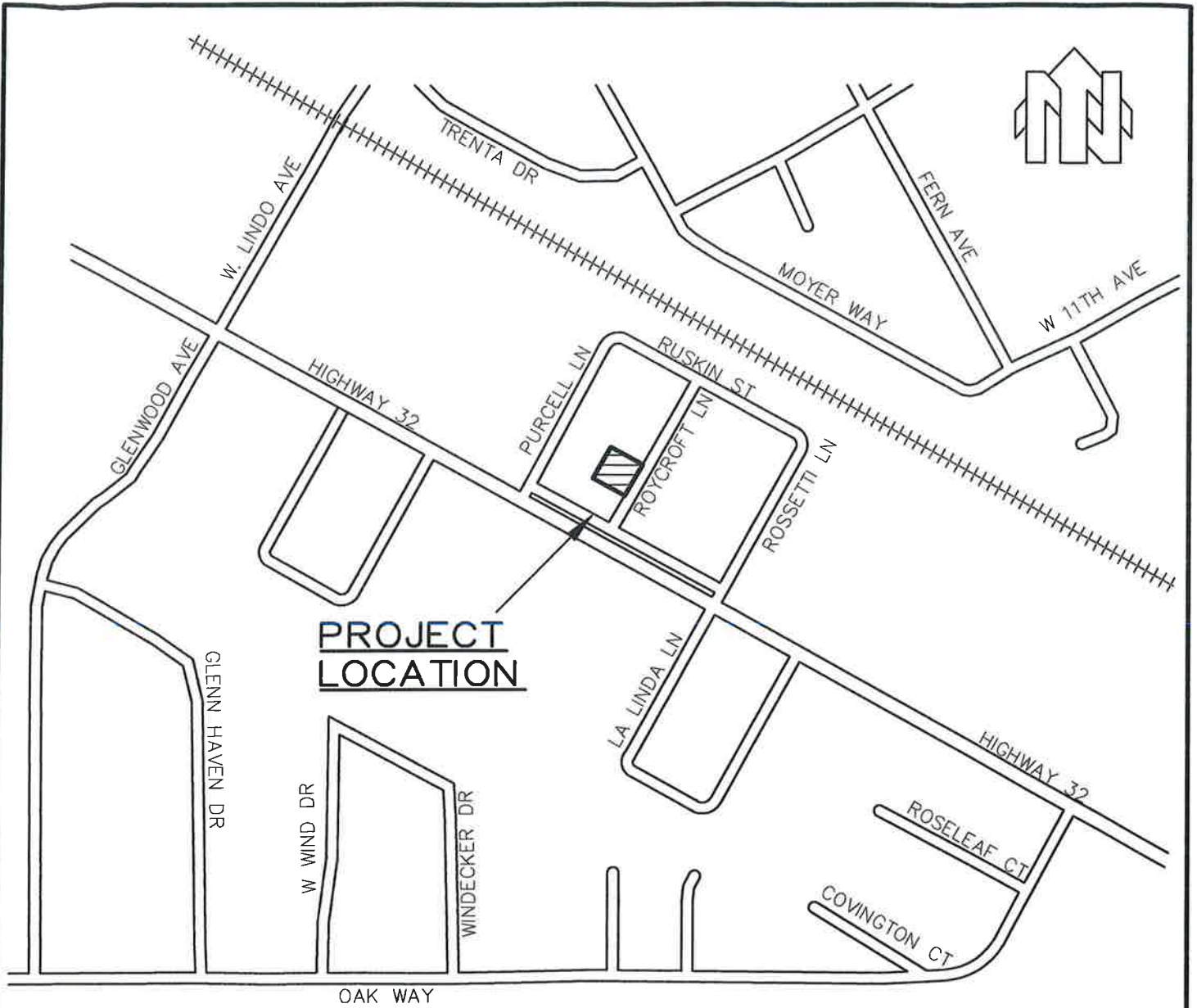
1. Prior to the recording of the certificate of compliance for BLM 17-02, the property owner shall document to the satisfaction of the Director of Public Works that existing monumentation is adequate. In the absence of such, the property owner shall have the new boundaries monumented in accordance with the applicable provisions of Title 18 of the Chico Municipal Code and as required by the Professional Land Surveyors Act.
2. No easement abandonment is enacted by this approval. Any abandonment or quitclaim of existing easements needed to accommodate future development of the site shall be done by separate instrument.
3. Any existing utility service connection points for the resulting lots shall be relocated by the developer, if deemed necessary by the subject service provider.
4. All conditions and approval documents for Westside Place Subdivision and Planned Development Permit (S/PDP 03-02), shall remain in full force and effect upon the approved parcels.

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

cc: Westside Stories Investments, LLC, 721 West 11th Street, Apt. #18, Chico, CA 95928
Northstar, Attn: Michael Mays, 111 Mission Ranch Blvd., Suite 100, Chico, CA 95926
BLM 17-02 File



**PROJECT
LOCATION**

[Signature]

NORTHSTAR
MICHAEL L. MAYS, PLS 6967

3/23/17
DATE



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

JOB NO. 09-143

CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY NS. E. DATE JAN, 2017
CHECKED MJ SCALE NO SCALE
APPROVED [Signature]
PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION
NO. 17-02
(WESTSIDE STORIES INVESTMENTS, LLC)

Attachment A

EXISTING HOUSE

111

EXISTING HOUSE

5' EXCLUSIVE USE EASEMENT PER SN. 2015-0038150

S60°49'46"E

104.00'

10.00'

5' EXCLUSIVE USE EASEMENT TO BE QUITCLAIMED BY SEPARATE INSTRUMENT

PARCEL 'A'

4368 SF± AFTER B.L.M.
5616 SF± BEFORE B.L.M.

APN. 042-790-019

110

VACANT

4' PSE
PER 169 M 61-72

NEW LINE

S60°49'46"E

104.00'

5' EXCLUSIVE USE EASEMENT TO BE QUITCLAIMED BY SEPARATE INSTRUMENT

S60°49'46"E

104.00'

109

VACANT
APN. 042-790-018

PARCEL 'B'

4368 SF± AFTER B.L.M.
3744 SF± BEFORE B.L.M.

36.00'

36.00'

JOINT TRENCH UTILITY STUBS (TYP)

NEW LINE

S60°49'46"E

104.00'

12.00'

12.00'

S60°49'46"E

104.00'

5' EXCLUSIVE USE EASEMENT TO BE QUITCLAIMED BY SEPARATE INSTRUMENT

PARCEL 'C'

4368 SF± AFTER B.L.M.
3744 SF± BEFORE B.L.M.

APN. 042-790-017

108

VACANT

SANITARY SEWER LATERAL STUB (TYP)

36.00'

36.00'

S60°49'46"E

104.00'

APN. 042-790-016

107

APN. 042-790-015

106

PROPERTY ZONING: R2
PROPOSED USE: RESIDENTIAL

JOB NO. 09-143

CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY NS. E. DATE JAN, 2017
CHECKED *MS* SCALE 1" = 20'
APPROVED *for* PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION
NO. 17-02 ATTACHMENT B
(WESTSIDE STORIES INVESTMENTS, LLC)

SHEET 2 OF 2

PUBLIC ALLEY

(CONCRETE ALLEY) N29°10'14"E

ROYCROFT LANE

(CONCRETE SIDEWALK) N29°10'14"E



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