



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 10/12/2017) DATE: October 04, 2017
FROM: Shannon Costa, Assistant Planner (879-6807) FILE: BLM 17-04
SUBJECT: Boundary Line Modification 17-04 (Grove)
1279 East 8th Street and 1270 East 9th Street, 004-331-035 and 004-331-036

REQUEST

The applicant requests approval of a Boundary Line Modification (BLM) to modify the shared property line between two parcels located at 1279 E 8th Street and 1270 E 9th Street (see Location Map, **Attachment A**, and Plat, **Attachment B**). The site is zoned CC (Community Commercial) and is designated Commercial Mixed Use on the General Plan Land Use Diagram.

BACKGROUND/ANALYSIS

The project site is located between East 9th Street and East 8th Street, south of Bartlett Street. Parcel 1 (004-331-035), is developed with a single-family home and detached garage. Parcel 2 (004-331-036) is undeveloped.

The proposal would decrease the size of Parcel 1 from 16,300 square-feet to 9,600 square-feet and would transfer the existing detached garage to Parcel 2. The rear yard setback for the single-family residence of Parcel 1 would be reduced to eight feet. Pursuant to Chico Municipal Code (CMC) 19.44.030 Table 4-7, the required rear yard setback in the CC zoning district is 10 feet where the rear of the parcel abuts a residential district; none elsewhere. Parcel 2 would increase from 7,900 square-feet to 14,600 square-feet. The detached garage would be demolished to allow for the construction of a new office building for which the applicant has submitted a separate application.

The resulting parcels would conform to the applicable requirements of the Chico Municipal Code. 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 Land Use Limitations), and approve BLM 17-04 (Grove), subject to the following conditions:

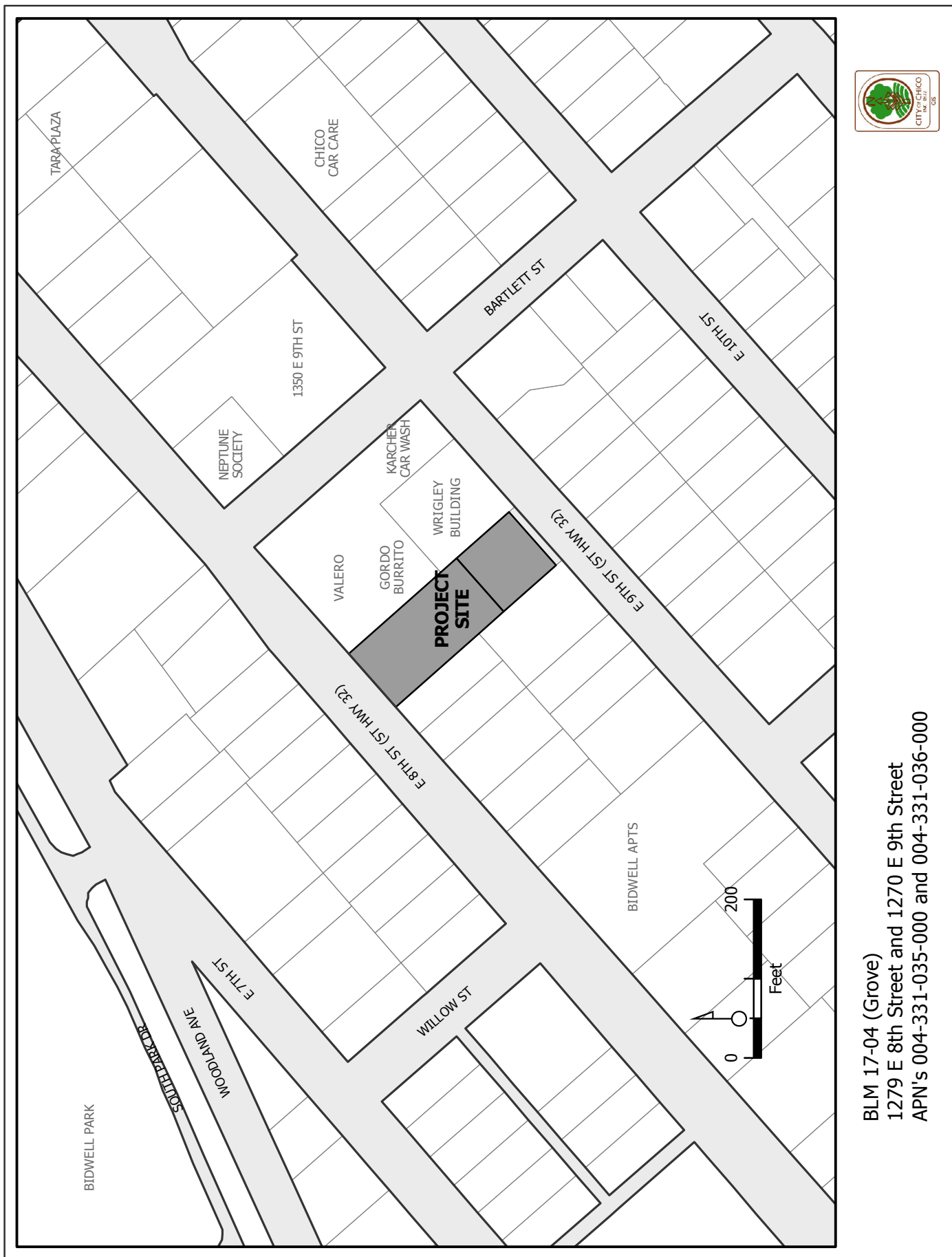
1. Prior to recording of the certificate of compliance the property owner shall obtain a permit for and execute the demolition of the detached garage.

ATTACHMENTS

- A. Location Map
- B. Plat (2)

DISTRIBUTION

cc: Feeney Engineering & Surveying, Inc. Attn.: Lauren McSwain, 236 W. East Avenue, Suite A,
Chico, CA 95926
Krista Grove, 3151 Canyon Oaks Terrace, Chico, CA 95928
BLM 17-04 File



BLM 17-04 (Grove)
1279 E 8th Street and 1270 E 9th Street
APN's 004-331-035-000 and 004-331-036-000

LEGEND:

- PROPERTY BOUNDARY
- OLD PROPERTY LINE
- NEW PROPERTY LINE
- ADJACENT BOUNDARY CENTERLINE
- EASEMENT
- PARCEL PER PM BK 160 PG 43
- POINT OF BEGINNING
- PROPERTY MONUMENT



SCALE:
1"=40'

NOTES:

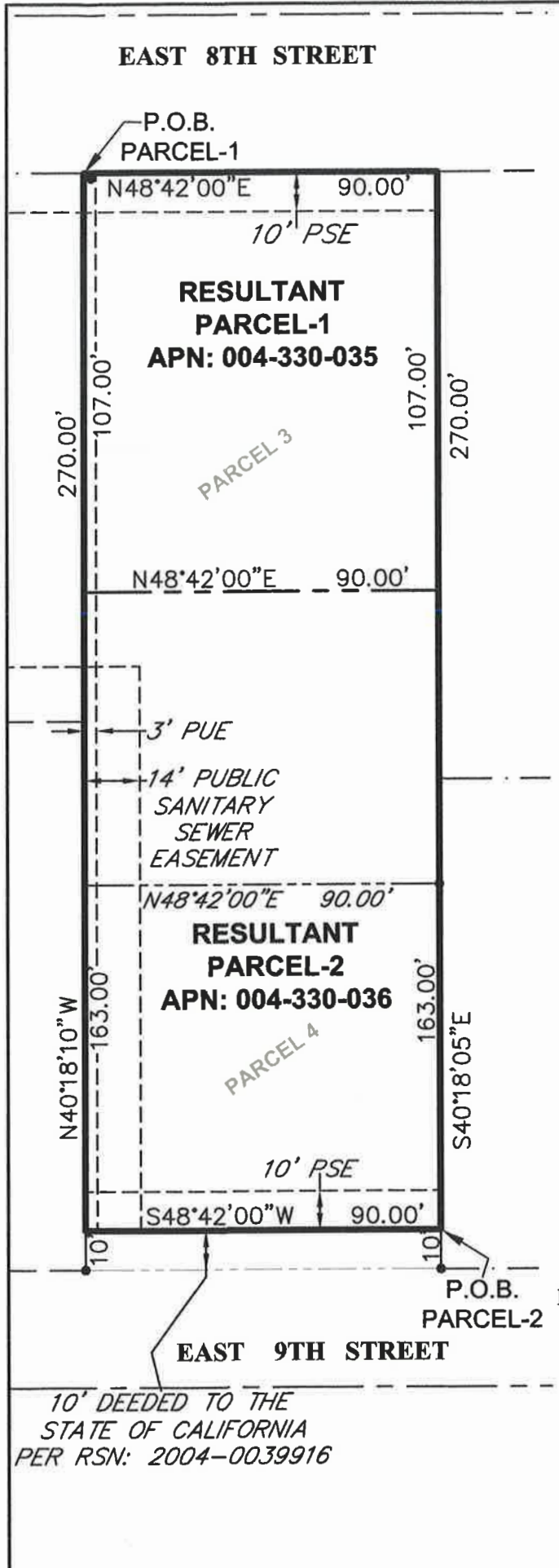
- 1.) ZONING=CC GENERAL PLAN=CMU
- 2.) EXISTING RESIDENTIAL AND PROPOSED OFFICE BUILDING WITH PARKING LOT
- 3.) RESULTANT PARCEL-1
EXISTING AREA=0.375 AC
PROPOSED AREA=0.221 AC
- 4.) RESULTANT PARCEL-2
EXISTING AREA=0.182 AC
PROPOSED AREA=0.336 AC

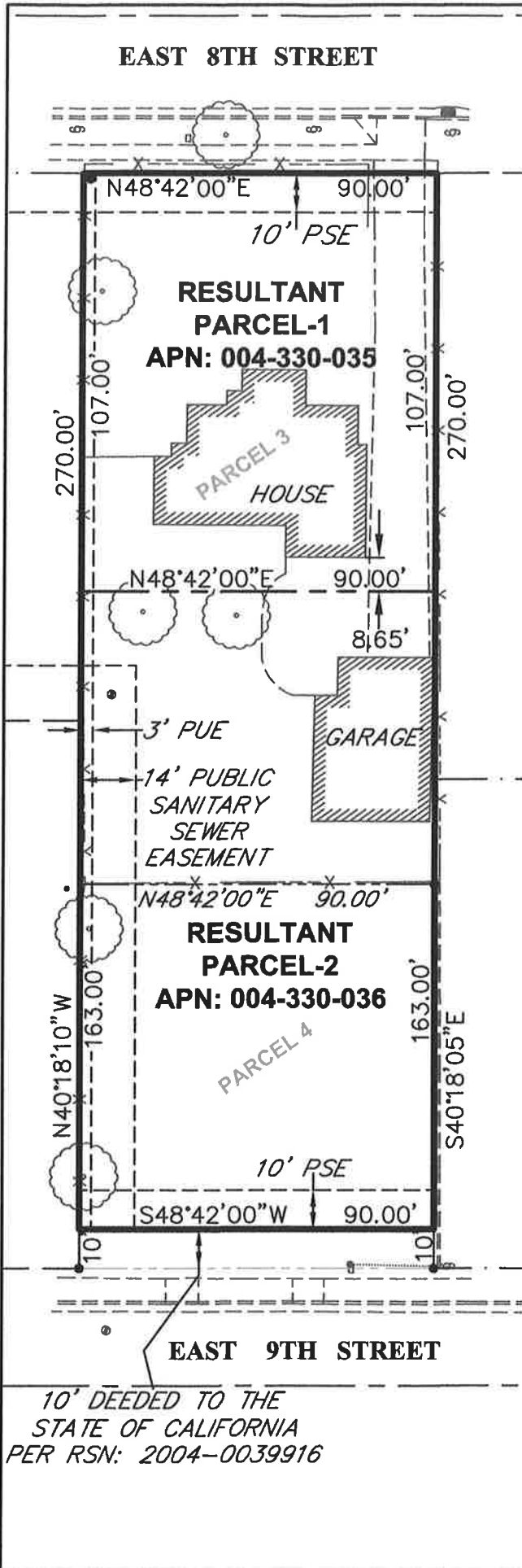
BOUNDARY LINE MODIFICATION
BLM - -

PARCELS 3 & 4 OF PARCEL MAP BOOK 160 PAGE 43,
CITY OF CHICO, COUNTY OF BUTTE,
STATE OF CALIFORNIA

1279 E. 8TH ST & 1270 E. 9TH STREET
FOR
ROBERT NEAL GROVE ETAL
BY

FEENEY ENGINEERING & SURVEYING, INC.
MAY 12, 2017 SHEET 2 OF 2



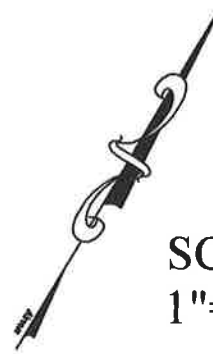


LEGEND:

- PROPERTY BOUNDARY
- OLD PROPERTY LINE
- NEW PROPERTY LINE
- ADJACENT BOUNDARY
- CENTERLINE EASEMENT
- EASEMENT
- PARCEL PER PM BK 160 PG 43

NOTES:

- 1.) ZONING=CC GENERAL PLAN=CMU
- 2.) RESULTANT PARCEL-1
 - EXISTING RESIDENTIAL HOUSE TO REMAIN AND GARAGE TO BE DEMOLISHED.
 - EXISTING AREA = 0.375 AC
 - PROPOSED AREA = 0.221 AC
- 3.) RESULTANT PARCEL-2
 - PROPOSES TO HAVE AN OFFICE BUILDING AND PARKING LOT.
 - EXISTING AREA = 0.182 AC
 - PROPOSED AREA = 0.336 AC
- 4.) PARCELS ARE OR PROPOSED TO BE ON PUBLIC WATER AND SEWER.
- 5.) EXISTING TREES TO REMAIN



SCALE:
1"=40'

**BOUNDARY LINE MODIFICATION
SITE PLAN**

PARCELS 3 & 4 OF PARCEL MAP BOOK 160 PAGE 43,
CITY OF CHICO, COUNTY OF BUTTE,
STATE OF CALIFORNIA

1279 E. 8TH ST & 1270 E. 9TH STREET
FOR

ROBERT NEAL GROVE ETAL
BY

FEENEY ENGINEERING & SURVEYING, INC.
MAY 12, 2017 SHEET 1 OF 1