



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 03/08/2018) DATE: February 22, 2018
FROM: Shannon Costa, Assistant Planner (879-6807) FILE: BLM 18-01
SUBJECT: Boundary Line Modification 18-01 (Chico New Home Builders)
860 Clark Way and 208 Danielson Lane, Chico, CA 95926
APNs 006-350-007 and -065

REQUEST

The applicant requests approval of a Boundary Line Modification (BLM) to modify the shared property line between two parcels located at 860 Clark Way and 208 Danielson Lane (see Location Map, **Attachment A**, and Plat, **Attachment B**). The site is zoned R1-AOD (Low Density Residential with Airport Overflight Zone D overlay) and is designated Low Density Residential on the General Plan Land Use Diagram.

BACKGROUND/ANALYSIS

The project site is located at the northeast corner of Clark Way and Danielson Lane, on the north side of W. Lassen Avenue. Both parcels are developed with a single-family residence.

The proposal would shift the shared property line approximately 12.5 feet to the east, increasing the size of Parcel "A" by approximately 902 square feet, resulting in a parcel size of 24,429 square feet. Parcel "B" would decrease from 7,252 square feet to 6,350 square feet. The side yard setback for the single-family residence on Parcel "B" would be reduced to five feet. The resulting boundary line modification would provide Parcel "A" with ownership of an additional portion of the existing 50-foot common driveway easement, enhancing access to the site.

The resulting parcels would conform to the applicable requirements of the Chico Municipal Code. Staff has identified no issues with the request.

RECOMMENDATION

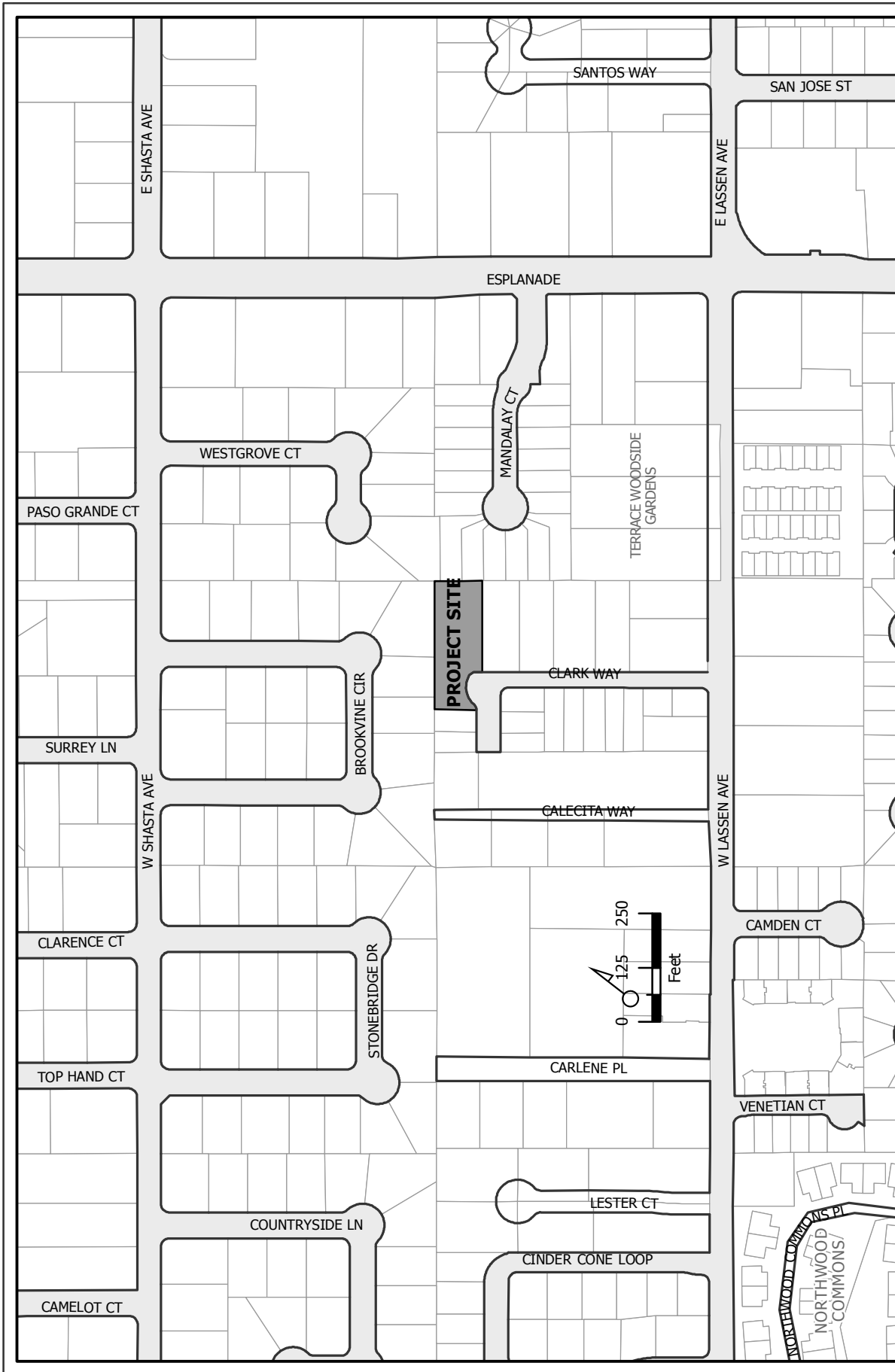
Staff recommends that the Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Land Use Limitations), and approve BLM 18-01 (Chico New Home Builders).

ATTACHMENTS

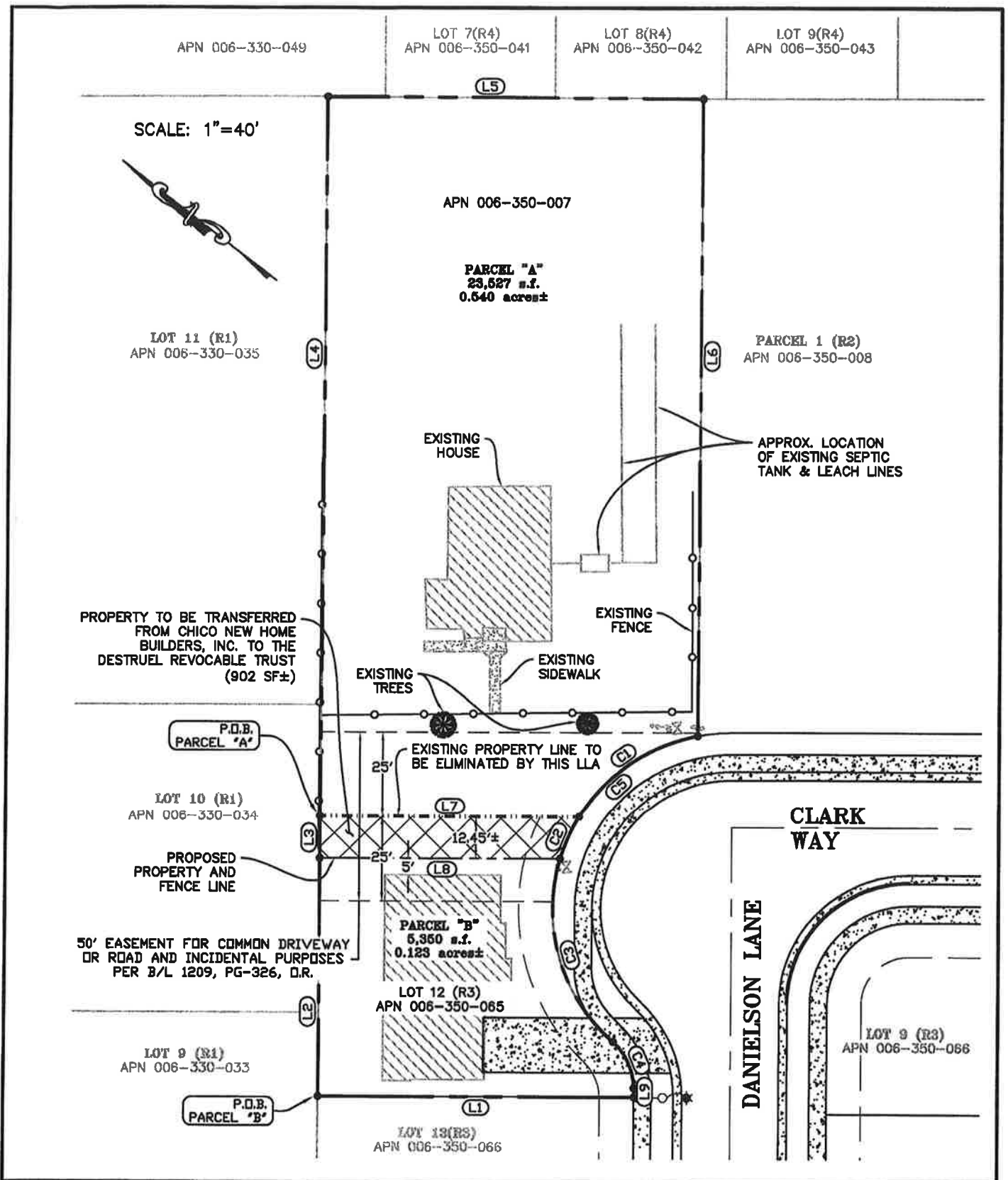
- A. Location Map
- B. Plat (2)

DISTRIBUTION

cc: W. Gilbert Engineering, 140 Yellowstone Drive, Suite 110, Chico, CA 95973
Chico New Home Builders, 1834 Mangrove Avenue, Chico CA 95926
BLM 18-01 File



BLM 18-01 (Chico New Home Builders)
 860 Clark Way and 208 Danielson Lane
 APNs 006-350-007-000 and 006-350-065-000



CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY WJN DATE JAN., 2018
CHECKED WEG SCALE 1"= 40'±

LOT LINE ADJUSTMENT NO. 18-
FOR

CHICO NEW HOME BUILDERS, INC.,
MATHIEU KEVIN DESTRUEL AND KAREN DESTRUEL
2001 REVOCABLE TRUST u/d/t DATED
SEPTEMBER 5, 2001

EXHIBIT
"B"

APPROVED _____
PUBLIC WORKS DIRECTOR

SHEET 2 OF 3