



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 02/14/2019) DATE: February 7, 2019
FROM: Shannon Costa, Assistant Planner FILE: BLM 18-07
SUBJECT: Boundary Line Modification 18-07 (Shilling Family LLC)
900 and 936 Mangrove, (APNs 003-280-017, and -021)

REQUEST

The applicant requests approval of a Boundary Line Modification (BLM) to modify the shared property line between two parcels located on the north corner of Mangrove Avenue and Palmetto Avenue (see Location Map, **Attachment A**, and Plat, **Attachment B**). The subject parcels are designated Commercial Mixed Use on the City of Chico General Plan Diagram, and zoned CC-COS (Community Commercial with an Mangrove Corridor Opportunity Site) overlay.

BACKGROUND/ANALYSIS

The two parcels are developed as a shopping center and parking area. On September 19, 2018, the Architectural Review and Historic Preservation Board approved the Site Design and Architectural Review (AR 18-13) for a new single-story bank and office building at the southern corner parcel (APN 003-280-021). The proposed BLM would accommodate a new building canopy for the approved bank building on the southern corner parcel (APN 003-280-021). The proposed BLM would reconfigure the shared property line to accommodate the proposed canopy, increasing the size of the southern corner parcel to 0.49-acre. The northern parcel would be reduced to 3.93 acres.

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 Boundary Line Modification 18-07 (Shilling Family LLC), subject to the following condition:

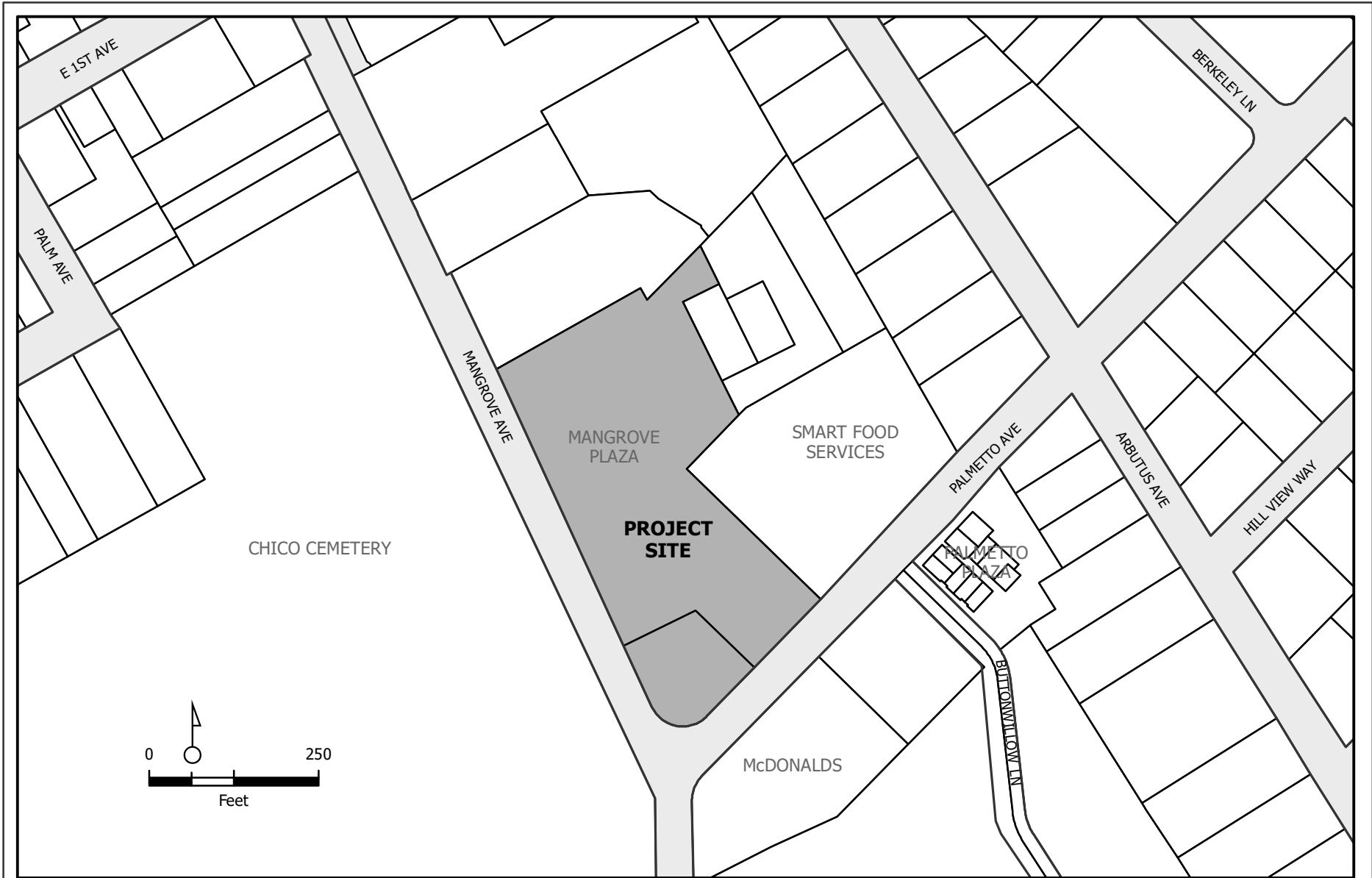
1. Immediately following or in conjunction to recording the Certificate of Compliance, the applicant shall create an access easement to ensure that APN 003-280-012 users have legal rights to use the Palmetto Avenue driveway over the new 0.49-acre corner parcel.

ATTACHMENTS

- A. Location Map
- B. Plat

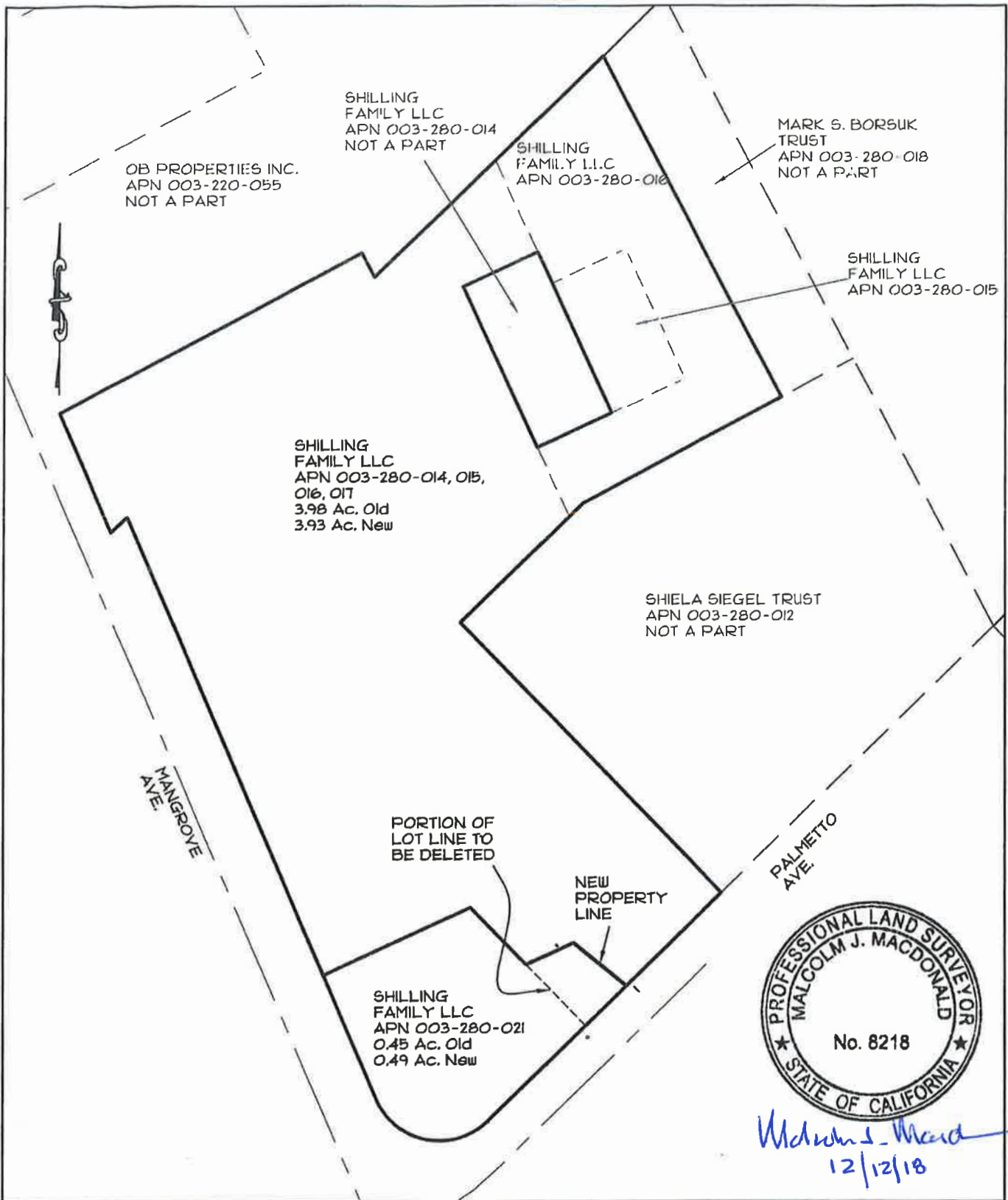
DISTRIBUTION

cc: Robertson Erickson Engineers, Attn: Russ Erickson 888 Manzanita Court, Suite 101,
Chico, CA, 95926, Email: russ@robertsonerickson.com



BLM 18-07 (Shilling Family LLC)
900, 936 Mangrove Avenue
APNs 003-280-(017 and -021)-000





Malcolm J. Macdonald
12/12/18

CITY OF CHICO		PUBLIC WORKS DEPARTMENT	
DRAWN BY <u>lcm</u>	DATE <u>12/12/2018</u>	BOUNDARY LINE MODIFICATION 18-07 FOR THE SHILLING FAMILY LLC	EXHIBIT B
CHECKED <u>MO</u>	SCALE <u>1" = 100'</u>		
APPROVED <u>[Signature]</u>	PUBLIC WORKS DIRECTOR		
		SHEET 2 OF 5	