



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 9/12/2019) DATE: August 9, 2018
FROM: Shannon Costa, Associate Planner FILE: BLM 19-03
Parker Graham, Planning Intern
SUBJECT: Boundary Line Modification 19-03 (Conroy)
632 Cedar Street, (APN 004-206-002, -008 and -011)

BACKGROUND

The applicant requests approval of a Boundary Line Modification (BLM) to modify the shared property lines between three parcels located on the west side of Cedar Street between West 6th Street and West 7th Street (see Location Map, **Attachment A**, and Plat, **Attachment B**). The subject parcels are designated Commercial Mixed Use (CMU) on the City of Chico General Plan Land Use Diagram and are zoned CC-COS-FS (Community Commercial with Corridor Opportunity Site and Fraternity and Sorority overlay).

Parcel 2 is developed with an existing commercial building and detached storage building; Parcel 1 and Parcel 3 are undeveloped. The site has been approved for redevelopment with MFR student housing (20 units), pursuant to UP 18-03 and AR 18-03. The proposed BLM would situate each of the future residential buildings onto their own respective parcel.

ANALYSIS

The proposed BLM would shift the property lines of Parcels 2, 3, and 4 in a north westerly direction, reducing the area of Parcel 2 and Parcel 3 from 0.2 acres to 0.185 acres and would increase the size of Parcel 4 from 0.2 acres to 0.273 acres. At its 06/20/2018 meeting the Architectural Review and Historic Preservation Board approved a multi-family residential project for this site consisting of a demolition of the existing on-site structures and construction of a new 20-unit multi-family housing project. Approval of the proposed Boundary Line Modification would support the proposed project to be developed within the required density range for the CC zoning district and meet all required development standards.

RECOMMENDATION

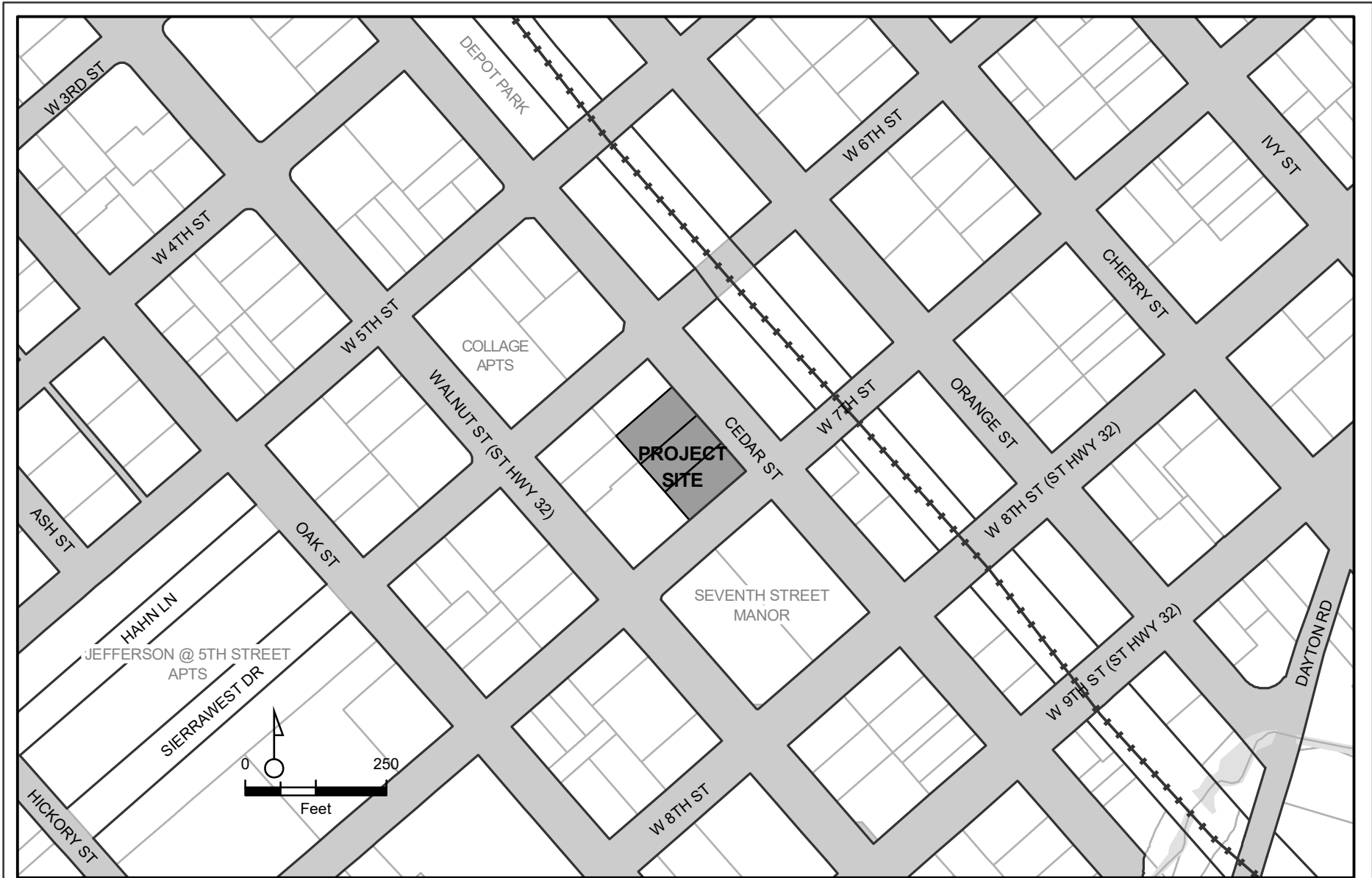
Staff recommends that the Map Advisory Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Land Use Limitations) and approve Boundary Line Modification 19-03 (Conroy).

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

cc: Pat Conroy, 1350 E. 9th Street #100, Chico, CA, 95928
Bill McGuire, 4026 Spyglass Road, Chico, CA, 95973
Lauren J. McSwain, Feeney Engineering & Surveying, Inc., PMB 301, 236 W. East
Ave, Suite A, Chico, CA, 95926

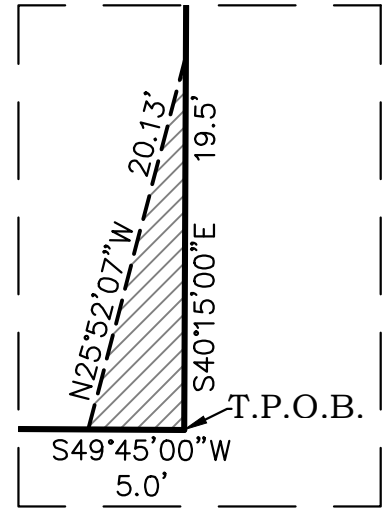


BLM 19-03 (Conroy)
 632 Cedar Street
 APN 004-206-(002, 008 and 011)-000



LEGEND:

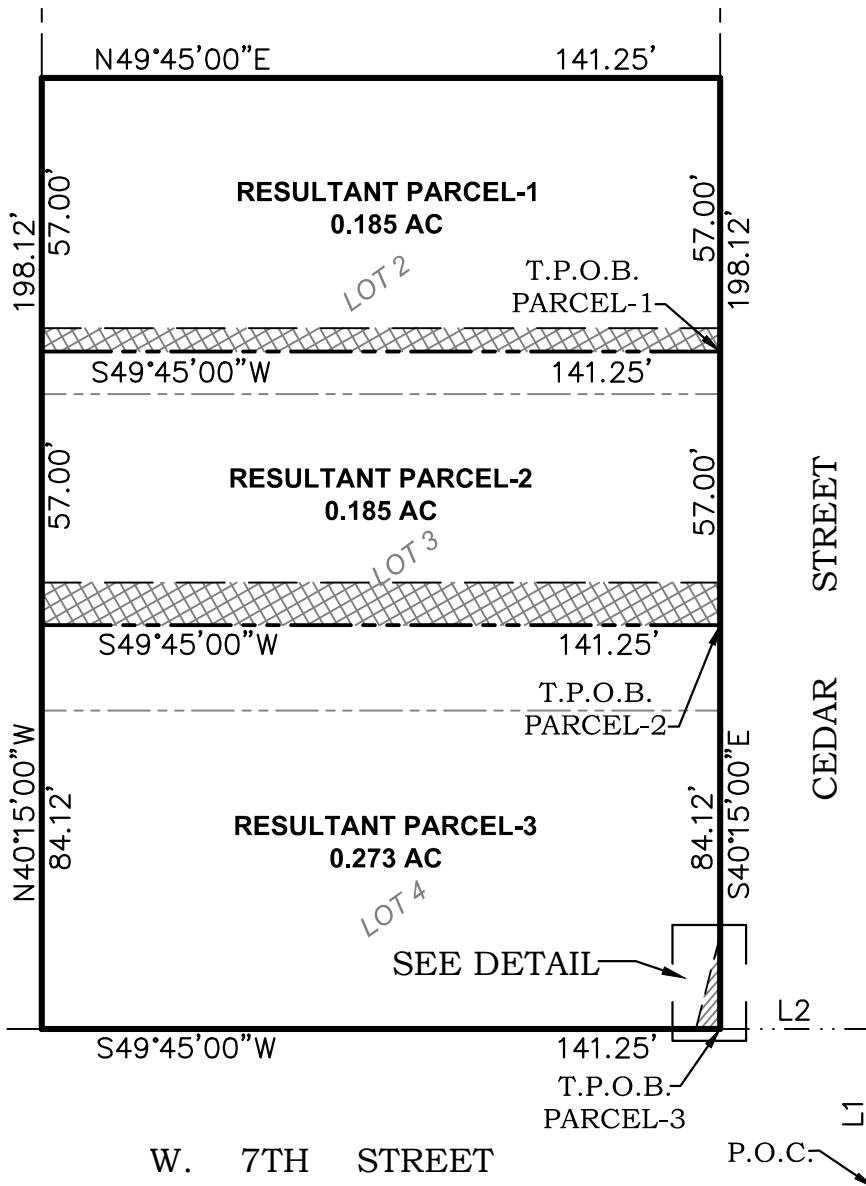
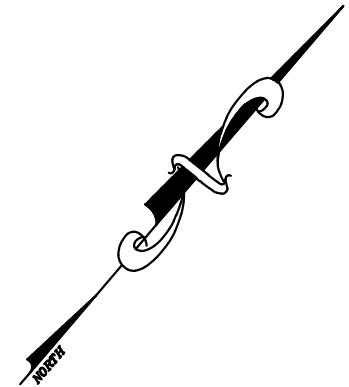
PROPERTY BOUNDARY	
NEW BOUNDARY LINE	
OLD BOUNDARY LINE	
ADJACENT PROPERTY LINE	
CENTERLINE	
NO-BUILD EASEMENT	
PUBLIC UTILITY EASEMENT	
POINT OF COMMENCEMENT	P.O.C.
TRUE POINT OF BEGINNING	T.P.O.B.
LOT PER CITY OF CHICO	
WALL MAP NO. 11	



DETAIL
1"=10'

LINE TABLE:

LINE	LENGTH	BEARING
L1	33.00'	N40°15'00"W
L2	32.00'	S49°45'00"W



CITY OF CHICO

PUBLIC WORKS DEPARTMENT

DRAWN BY: LJM DATE: 7/9/2019
 CHECKED: _____ SCALE: 1"=40'
 APPROVED: _____
 FOR PUBLIC WORKS DIRECTOR

PLAT FOR BOUNDARY LINE MODIFICATION
 (19-03)
 632 CEDAR STREET

EXHIBIT
 "B"

SHEET 1 OF 1