



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 9/12/2019) DATE: August 22, 2019

FROM: Dexter O'Connell, Associate Planner FILE: BLM 19-04

SUBJECT: Boundary Line Modification 19-04 (Padova Place – Village Green)
1349 Padova Pl et al. APN 018-640-031, 018-640-032, and 018-640-033.

REQUEST

The applicant requests approval of a Boundary Line Modification (BLM) to modify the shared property lines of three parcels located on the northeast side of Padova Place between Sierra Sunrise Terrace and Via Roma (see Location Map, **Attachment A**, and Plat, **Attachment B**). The subject parcels are designated Medium Density Residential on the City of Chico General Plan Diagram and zoned R2 (Medium Density Residential).

BACKGROUND/ANALYSIS

The site's three parcels are in varying stages of residential development. The northernmost of the parcels features a fully-built home, requiring only fixtures and fittings. The southernmost features a framed-out structure over a poured foundation. The middle of the three parcels remains a vacant lot. The proposal would change the physical area of the parcels by tens of square feet. The resultant parcels would meet all applicable size requirements established for the R2 zone district.

RECOMMENDATION

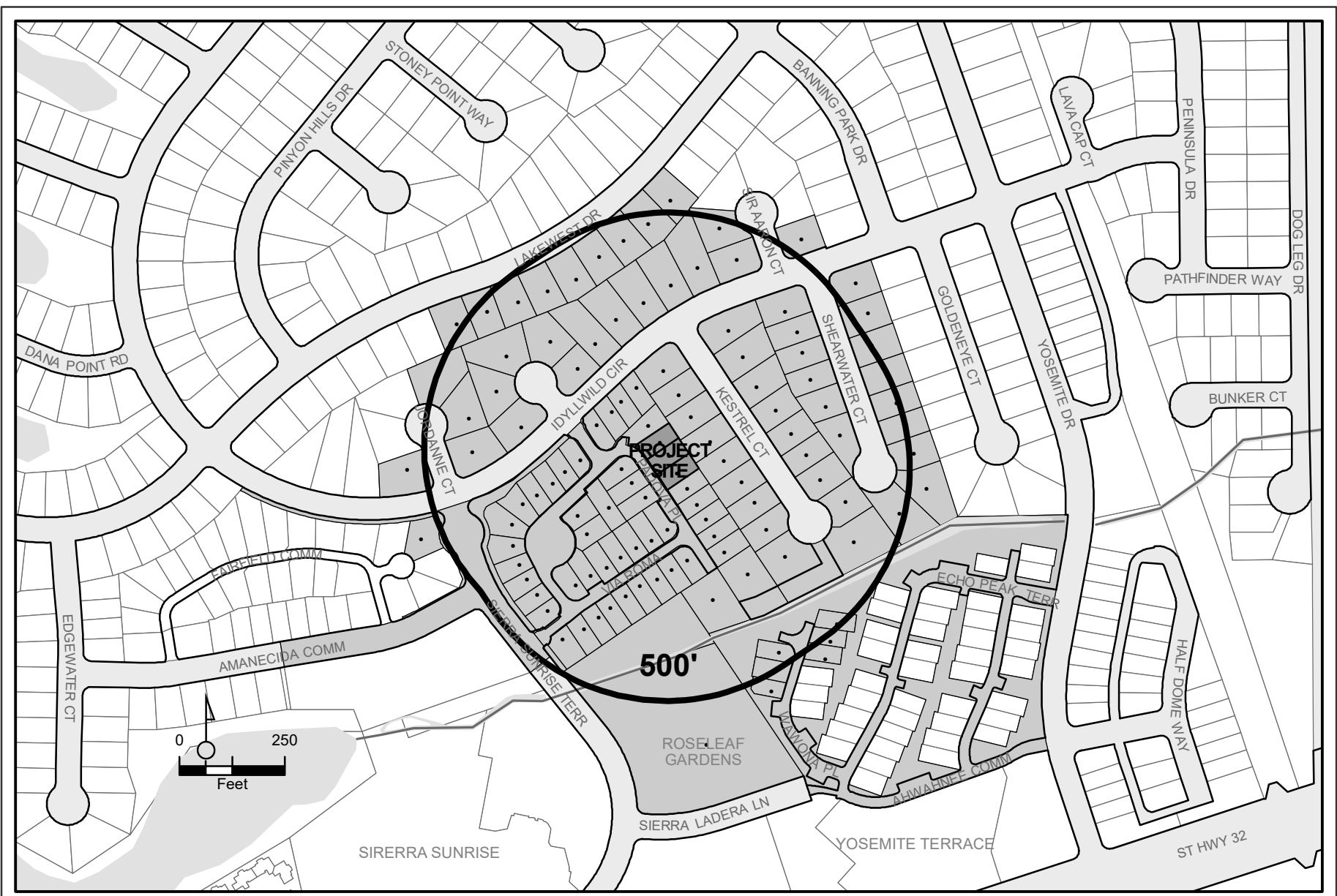
Staff recommends that the Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Land Use Limitations) and approve Boundary Line Modification 19-04 (Padova Place – Village Green).

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

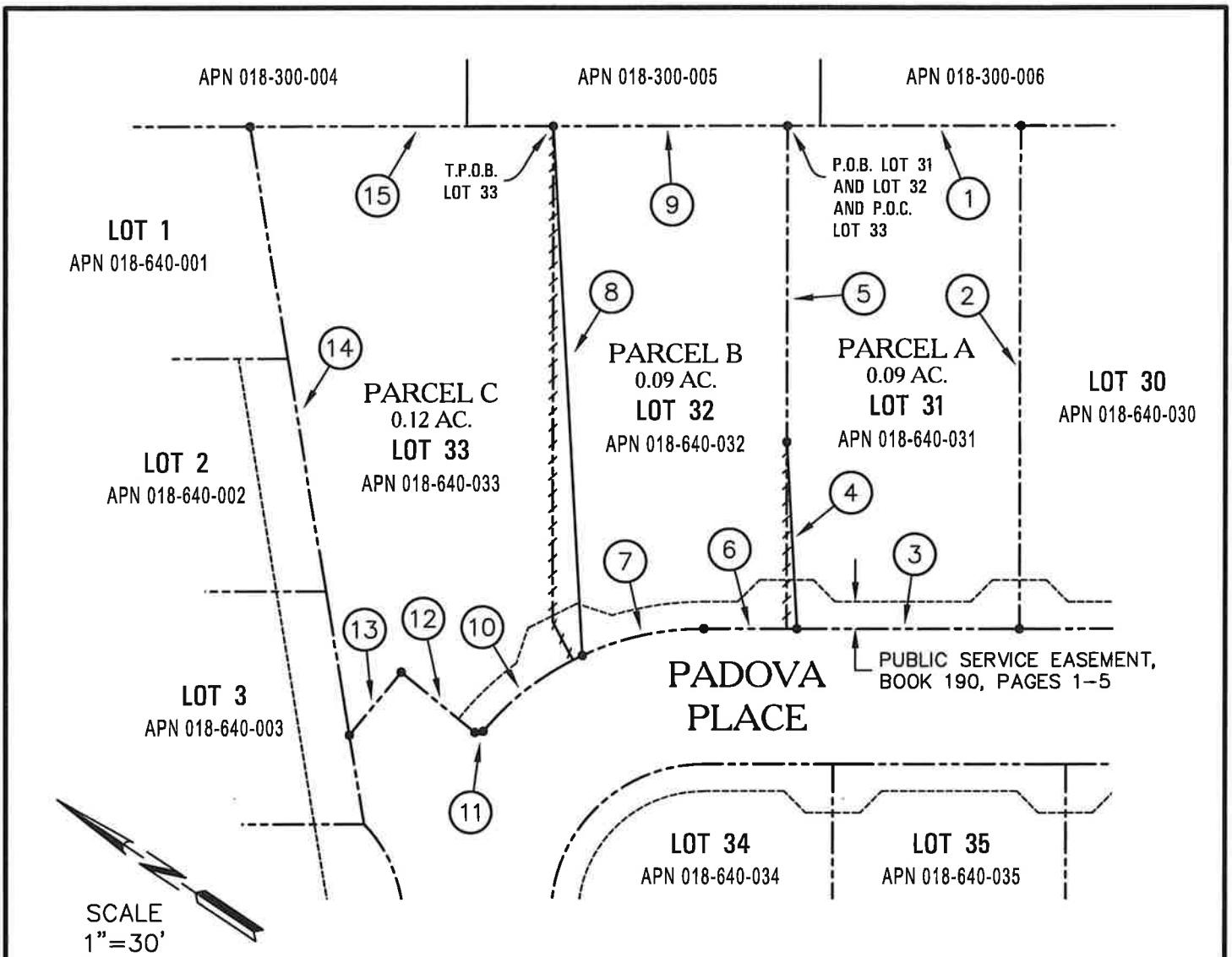
cc: SG Investment Group, attn: Tim Leete. 40 Bellarmine Ct. Chico, CA 95928
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Keith Doglio. kdoglio@rarcivil.com



BLM 19-04 (Village Green)
 1349 Padova Place
 APNs 018-640-(031, 032, 033)-000

- Notified Addresses
- Notified Parcels





LINE & CURVE DATA

① S 34°02'21" E 43.00'	⑩ R = 53.00' Δ = 25°47'00" L = 23.85'	⑬ N 84°44'36" W 14.98'
② S 55°59'50" W 93.03'	⑪ N 38°59'59" W 0.70'	⑭ N 46°45'00" E 113.99'
③ N 34°00'10" W 41.07'	⑫ N 05°15'24" E 18.16'	⑮ S 34°02'21" E 55.77'
④ N 52°47'41" E 34.57'		
⑤ N 55°59'50" E 58.50'		
⑥ N 34°00'10" W 17.17'		
⑦ R = 53.00' Δ = 24°52'07" L = 23.00'		
⑧ N 52°47'41" E 98.05'		
⑨ S 34°02'21" E 43.00'		

PRELIMINARY

EXHIBIT "B"
BOUNDARY LINE MODIFICATION 19-XX
FOR
SG INVESTMENT GROUP

RAR
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AUGUST, 2016

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SHEET 2 OF 2