



# CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 10/13/2022) DATE: September 27, 2022  
FROM: Madison Driscoll, Assistant Planner (879-6810) FILE: BLM 22-08  
SUBJECT: Boundary Line Modification 22-08 (Peterson)  
121 W. 21<sup>st</sup> Street; APNs 005-281-018

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## **REQUEST**

A request to modify a shared boundary line between two legal parcels located on the south side of W. 21<sup>st</sup> Street between Salem Street and Park Avenue (see Location Map, **Attachment A**). The subject parcel is designated Low Density Residential (LDR) on the City of Chico General Plan Land Use Diagram and is zoned R1-SD8 (Low Density Residential within the -SD8 overlay zone).

## **BACKGROUND/ANALYSIS**

The proposed Boundary Line Modification would shift the common property line and increase the size of Parcel 1A (see Plat, **Attachment B**). Parcel 1A would increase from 0.16 acres to 0.17 acres and decrease the size of Parcel 2A from 0.16 acres to 0.14 acres. The proposed shift would bring Parcel 1A into compliance by providing a four-foot side yard setback for the main residence, where virtually no side yard setback currently exists.

## **RECOMMENDATION**

Staff recommends that the Committee determine the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Alterations in Land Use Limitations) and approve Boundary Line Modification 22-08 (Peterson) subject to the following condition:

1. Prior to recordation of the Certificate of Compliance, the applicant shall provide the Recorder's office with evidence of the required tax deposit made to Butte County.

## **ATTACHMENTS**

- A. Location Map
- B. Plat

## **DISTRIBUTION**

cc: Michael Peterson, 121 W. 21<sup>st</sup> Street, Chico, CA 95928  
Rolls, Anderson & Rolls, Attn: Lauren J. McSwain 115 Yellowstone Drive, Chico, CA 95973.  
Email: [ljmcswain@rarcivil.com](mailto:ljmcswain@rarcivil.com)  
File: BLM 22-08



**LOCATION MAP**

NO SCALE

**PROPOSED AREA SUMMARY**

PARCEL 1A	0.172 ACRES ±
PARCEL 2A	0.142 ACRES ±
	<u>0.314 ACRES ±</u>

**EXISTING AREA SUMMARY**

A.P. NO. 005-281-018	0.157 ACRES ±
	<u>0.157 ACRES ±</u>
	0.314 ACRES ±



 **RAR**  
**ROLLS ANDERSON & ROLLS**  
 CIVIL ENGINEERS  
115 YELLOWSTONE DRIVE - CHICO, CALIFORNIA 95973-5811 - TELEPHONE 530-895-1422  
 (22066)

**CITY OF CHICO**

**COMMUNITY DEVELOPMENT DEPARTMENT**

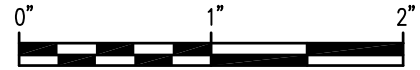
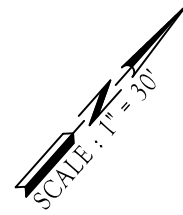
DRAWN BY R.A.R. DATE SEPTEMBER, 2022  
 CHECKED \_\_\_\_\_ SCALE N/A  
 APPROVED \_\_\_\_\_  
 PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION  
 BLM 22-08  
 (MICHAEL PETERSON)

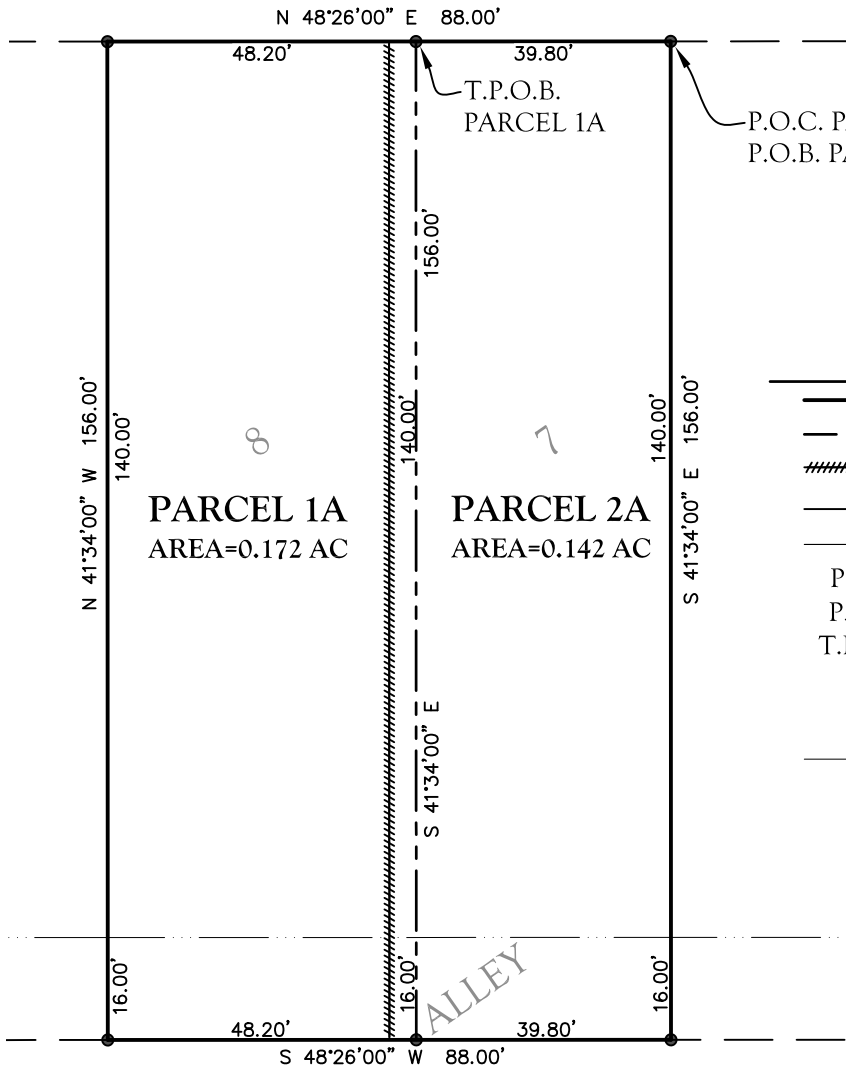
**EXHIBIT**  
**"B"**

SHEET 1 OF 2

W 21ST STREET



THIS BAR ON THE ORIGINAL IS 2 INCHES LONG



8  
PARCEL 1A  
AREA=0.172 AC

7  
PARCEL 2A  
AREA=0.142 AC

LEGEND

- PARCEL BOUNDARY LINE
- PROPOSED PARCEL LINE
- EXISTING PARCEL LINE TO BE ELIMINATED
- ADJACENT PARCEL LINE
- RIGHT-OF-WAY CENTERLINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- 7 PARCEL LABEL PER CRADDOCK ADDITION TO BARBER IN BOOK 4 OF MAPS AT PAGE 35
- OLD LOT LINE PER CRADDOCK ADDITION TO BARBER

CROUCH DITCH

**RAR**  
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(22066)

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COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY R.A.R. DATE SEPTEMBER, 2022  
 CHECKED \_\_\_\_\_ SCALE 1" = 30'  
 APPROVED \_\_\_\_\_  
 PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION  
 BLM 22-08  
 (MICHAEL PETERSON)

EXHIBIT  
 "B"

SHEET 2 OF 2