



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 7/13/2023) DATE: June 21, 2023
FROM: Molly Marcussen, Associate Planner FILE: BLM 23-04
SUBJECT: Boundary Line Modification 23-04 (Campos Properties) –1059 Salem Street and 232 West 11th, APNs 005-094-009 & 005-094-011

REQUEST

A request to modify the shared property lines of two parcels located at 232 West 11th Street and 1059 Salem Street, between Salem and Broadway Streets (see Location Map, **Attachment A**). The subject parcels are designated Low Density Residential on the City of Chico General Plan Land Use Diagram and are zoned R1 (Low Density Residential).

BACKGROUND/ANALYSIS

The proposed Boundary Line Modification would shift the common property line and increase the size of Lot 1 (see Plat, **Attachment B**). Lot 1 would increase in size from 6,397 square feet to 7,000 square feet and decrease the size of Lot 2 from 6,097 square feet to 5,494 square feet. The modified property line would conform to the existing fence line separating lots as currently occupied. The resultant parcels would meet all applicable zoning code standards.

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 23-04 (Campos Properties) 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.

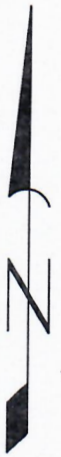
ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

cc: Thomas Harris tom@harrislandsurveying.com
File: BLM 23-04

SITE



05-08-2023

PREPARED BY:

Thomas E. Harris

THOMAS E. HARRIS, LS
908 6th STREET, ORLAND, CA. 95963



PORTION, LOT 19 & LOT 20
SHEARER AND ALLEN
SUBDIVISION
APNs 005-094-009 AND 011

CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY: TEH DATE: 03-28-23
CHECKED: _____ SCALE: 1"=300'
APPROVED: _____
PUBLIC WORKS DIRECTOR

CITY OF CHICO
BOUNDARY LINE MODIFICATION
BLM 23-00004
CAMPOS PROPERTIES LIMITED PARTNERSHIP

EXHIBIT
"B"
SHEET 1 OF 2

PROJECT DESCRIPTION

LOT 1:

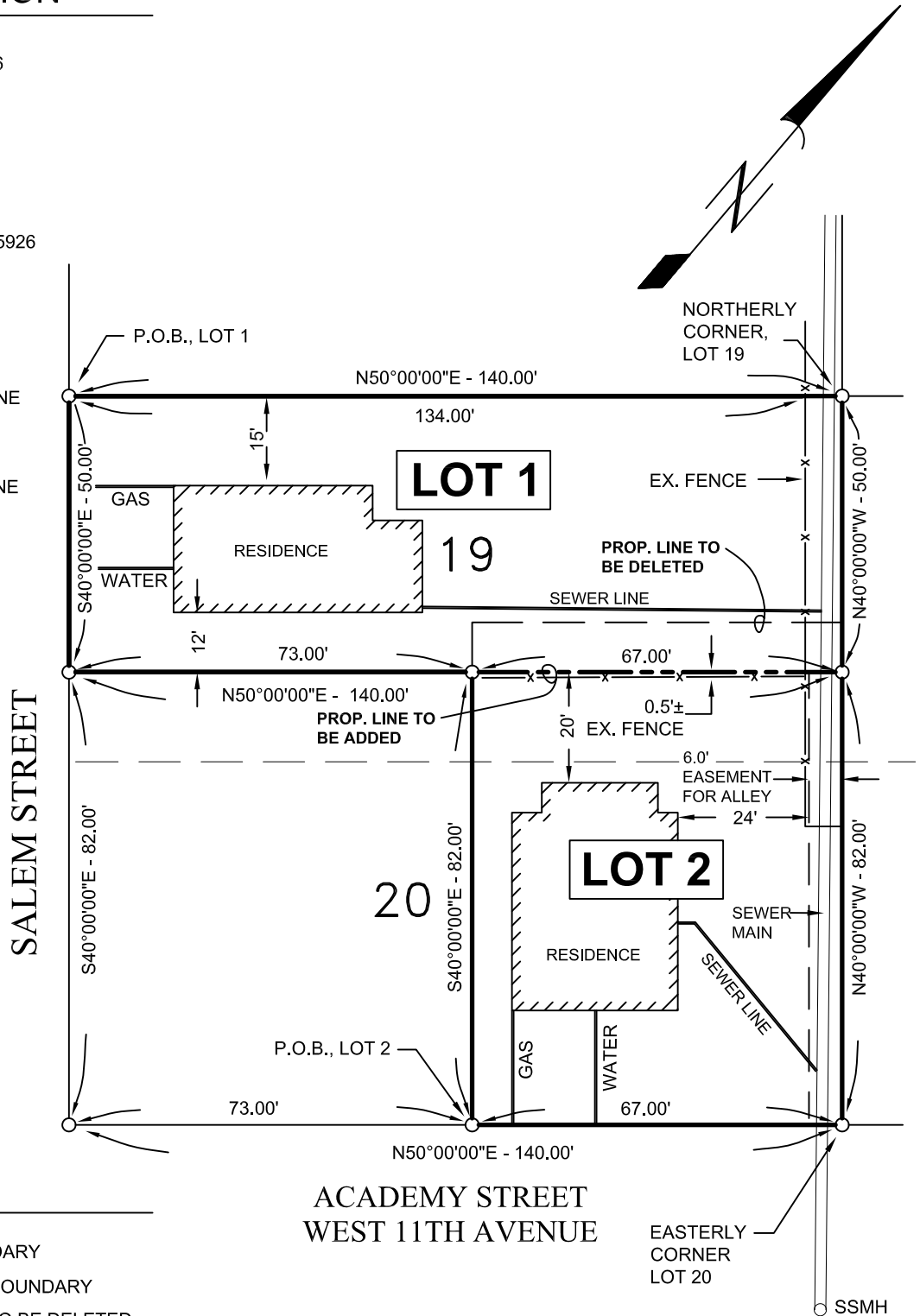
1059 SALEM STREET, CHICO, CA, 95926
 APN 005-094-011
 CURRENT SIZE - 6,397± SQ. FT.
 PROPOSED SIZE - 7,000± SQ. FT.
 EXISTING ZONING - R1,
 LOW DENSITY RESIDENTIAL

LOT 2:




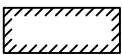

232 WEST 11TH STREET, CHICO, CA, 95926
 APN 005-094-009
 CURRENT SIZE - 6,097± SQ. FT.
 PROPOSED SIZE - 5,494± SQ. FT.
 EXISTING ZONING - R1,
 LOW DENSITY RESIDENTIAL

THIS APPLICATION FOR BOUNDARY LINE MODIFICATION PROPOSES:

THE MODIFIED PROPERTY LINE WILL CONFORM TO THE EXISTING FENCELINE SEPARATING LOTS AS CURRENTLY OCCUPIED;
 NO NEW IMPROVEMENTS;
 NO TREES TO BE REMOVED;
 NO CHANGES TO ZONING;
 NO CHANGES TO USE OF EITHER LOT



MAP LEGEND

-  PROPERTY BOUNDARY
-  PROPOSED NEW BOUNDARY
-  BOUNDARY LINE TO BE DELETED
-  EXISTING STRUCTURE
-  POINT OF BEGINNING

CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY: TEH DATE: 03-28-23
 CHECKED: _____ SCALE: 1"=30'
 APPROVED: _____
 PUBLIC WORKS DIRECTOR

CITY OF CHICO
 BOUNDARY LINE MODIFICATION
 BLM 23-00004
 CAMPOS PROPERTIES LIMITED PARTNERSHIP

EXHIBIT
 "B"

SHEET 2 OF 2