



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 2/09/2017) DATE: January 17, 2017
FROM: Shannon Costa, CDT (879-6506) FILE: BLM 16-08
SUBJECT: Boundary Line Modification 16-08 (Schuman) 3269 Esplanade (APN 006-190-045 and 006-190-046)

REQUEST

The applicant is requesting approval of a Boundary Line Modification (BLM) that would shift approximately 790 square feet from a common space parcel shared by lots 1-7 of the Landmark Subdivision to a developed parcel at 3269 Esplanade (see Location Map, **Attachment A**, and Plat, **Attachment B**). The subject parcels are designated Neighborhood Commercial on the General Plan Land Use Diagram and are located within the CN-AOD (Neighborhood Commercial with Aircraft Operations zone D overlay) zoning district.

BACKGROUND/ANALYSIS

The project site is located on the west side of Esplanade, north of Eaton Road. The proposed BLM would transfer approximately 0.018-acres (790 square feet) from Lot 8 (currently 2.55-acres), a property which is shared between lots 1-7 for ingress, egress, parking, storm drain and sanitary sewer facilities, to Lot 7 (currently .45-acres in size), a commercial property developed with a restaurant and banquet room. Modifying the property line would correct a situation in which the owner of Lot 7 constructed improvements. The minor shift property boundary would not affect the continued function of the common space parcel for the purposes listed above.

RECOMMENDATION

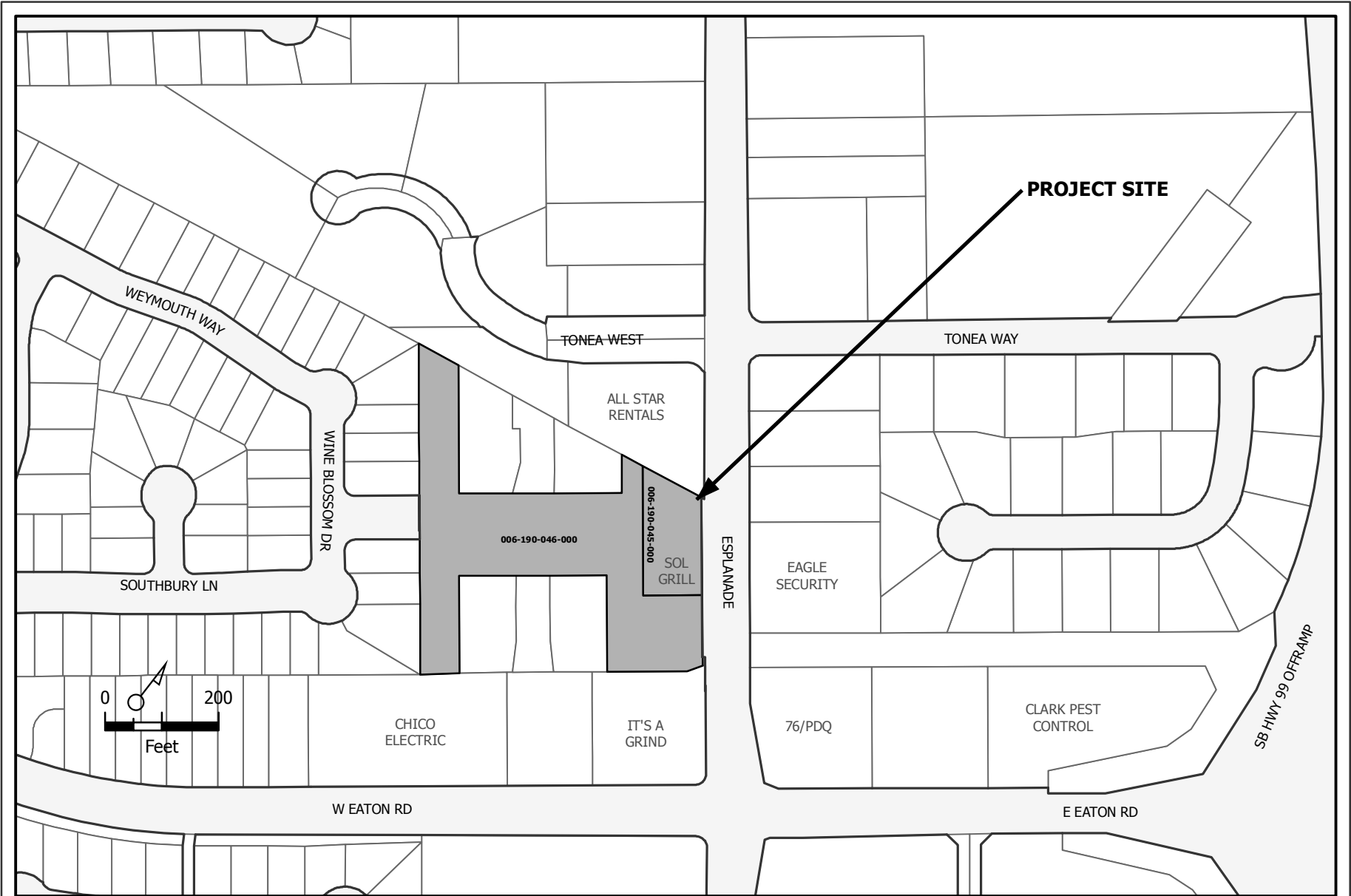
Staff recommends that the Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Land Use Limitations) and 15303 (New Construction or Conversion of Small Structures) and approve Boundary Line Modification 16-08 (Schuman).

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

Steve Schuman, PO Box 3527, Chico, CA 95926
Wesley E. Gilbert, 140 Yellowstone Drive, suite 110, Chico, CA 95973



BLM 16-08 (Schuman)
 3269 Esplanade
 APNs 006-190-045-000, 006-190-046-000





- BOUNDARY LINE MODIFICATION NO. _____
 (APN 006-190-045 & 046)

CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

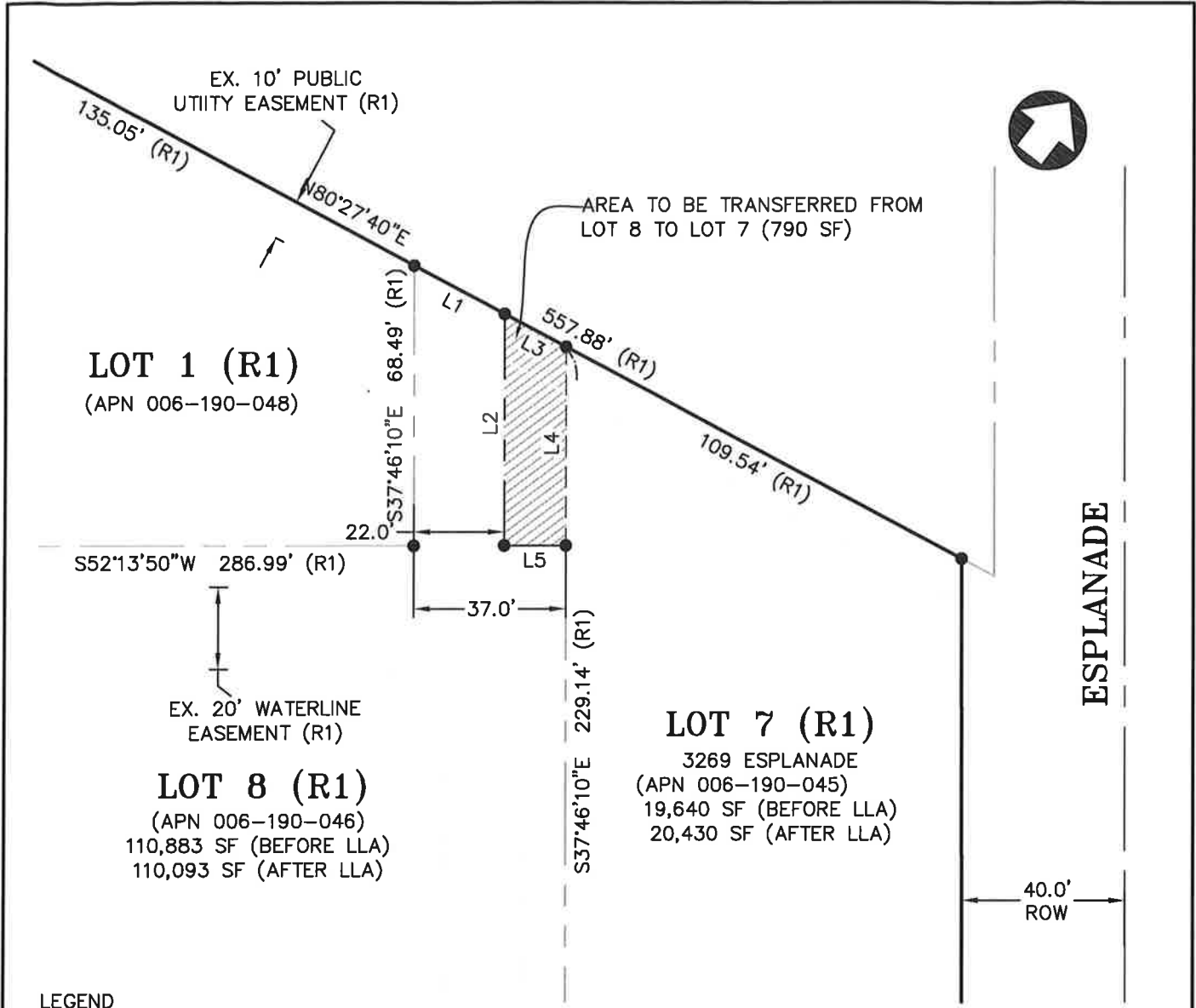
DRAWN BY AMM DATE DEC. 2016
 CHECKED WEG SCALE 1" = 500'

BOUNDARY LINE MODIFICATION NO. 16-_____
 FOR
 STACIE AND STEVEN SCHUMAN, ET. AL.

EXHIBIT "B"

APPROVED _____
 PUBLIC WORKS DIRECTOR

SHEET 1 OF 2



LOT 1 (R1)
(APN 006-190-048)

LOT 8 (R1)
(APN 006-190-046)
110,883 SF (BEFORE LLA)
110,093 SF (AFTER LLA)

LOT 7 (R1)
3269 ESPLANADE
(APN 006-190-045)
19,640 SF (BEFORE LLA)
20,430 SF (AFTER LLA)

ESPLANADE

LEGEND

- LOT 7** LOT NUMBER PER R1
- SUBDIVISION BOUNDARY
- - - - - EXISTING LOT LINE
- · - · - STREET CENTERLINE
- L1 COURSE NUMBER
- - - - - LOT LINE TO BE ELIMINATED BY THIS BLM

RECORD REFERENCES:

(R1) LOT NUMBER PER SUBDIVISION MAP,
BK. 172/MAPS/PGS. 50-53

Line Table		
Line #	Direction	Length
L1	S80°27'40"W	24.97'
L2	S37°46'10"E	56.68'
L3	S80°27'40"W	17.03'
L4	S37°46'10"E	48.62'
L5	S52°13'50"W	15.00'

CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY AMM DATE DEC. 2016
CHECKED WEG SCALE 1" = 40'

BOUNDARY LINE MODIFICATION NO. 16-_____
FOR
STACIE AND STEVEN SCHUMAN, ET. AL.

EXHIBIT
"B"

APPROVED _____
PUBLIC WORKS DIRECTOR

SHEET 2 OF 2