



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 08/10/2017) DATE: July 20, 2017
FROM: Mike Sawley, Senior Planner (879-6812) FILE: BLM 16-05
SUBJECT: Boundary Line Modification 16-05 (Coulter)
4 and 8 Valley Court, APNs 006-550-008, 006-550-009 and 006-550-010

REQUEST

The applicant requests approval of a Boundary Line Modification (BLM) to affecting three parcels located on the east side of Esplanade between Leora Court and Valley Court (see Location Map, **Attachment A**, and Plat, **Attachment B**). The properties on Valley Court are designated Manufacturing and Warehousing on the General Plan diagram and zoned ML, Light Manufacturing/Industrial. The property on Leora Court (APN 006-550-010) is designated Neighborhood Commercial and Medium-High Density Residential on the General Plan diagram and zoned CN (Neighborhood Commercial) and R3 (Medium-High Density Residential).

BACKGROUND/ANALYSIS

The proposal would move the shared property line approximately 11 feet south to eliminate encroachment of buildings located at 4 Valley Court and 8 Valley Court onto the undeveloped property located at the northeast corner of Esplanade and Leora Court (APN 006-550-010). Property at 4 Valley Court would increase by 0.02 acres and property at 8 Valley Court would increase by 0.03 acres.

Recent Municipal Code amendments enable approval of a BLM between different zoning districts that result in split-zoning, so long as *“the transfer area is less than ten percent of the receiving parcel”* (CMC 19.40.020.D). In this case the transfer areas comprise 3.5 percent (4 Valley Court) and 4.6 percent (8 Valley Court) of the receiving parcels.

Since the BLM would eliminate the larger issue of existing industrial buildings encroaching onto the undeveloped site located on Leora Court, staff supports the BLM despite the creation of minor split-zoning.

RECOMMENDATION

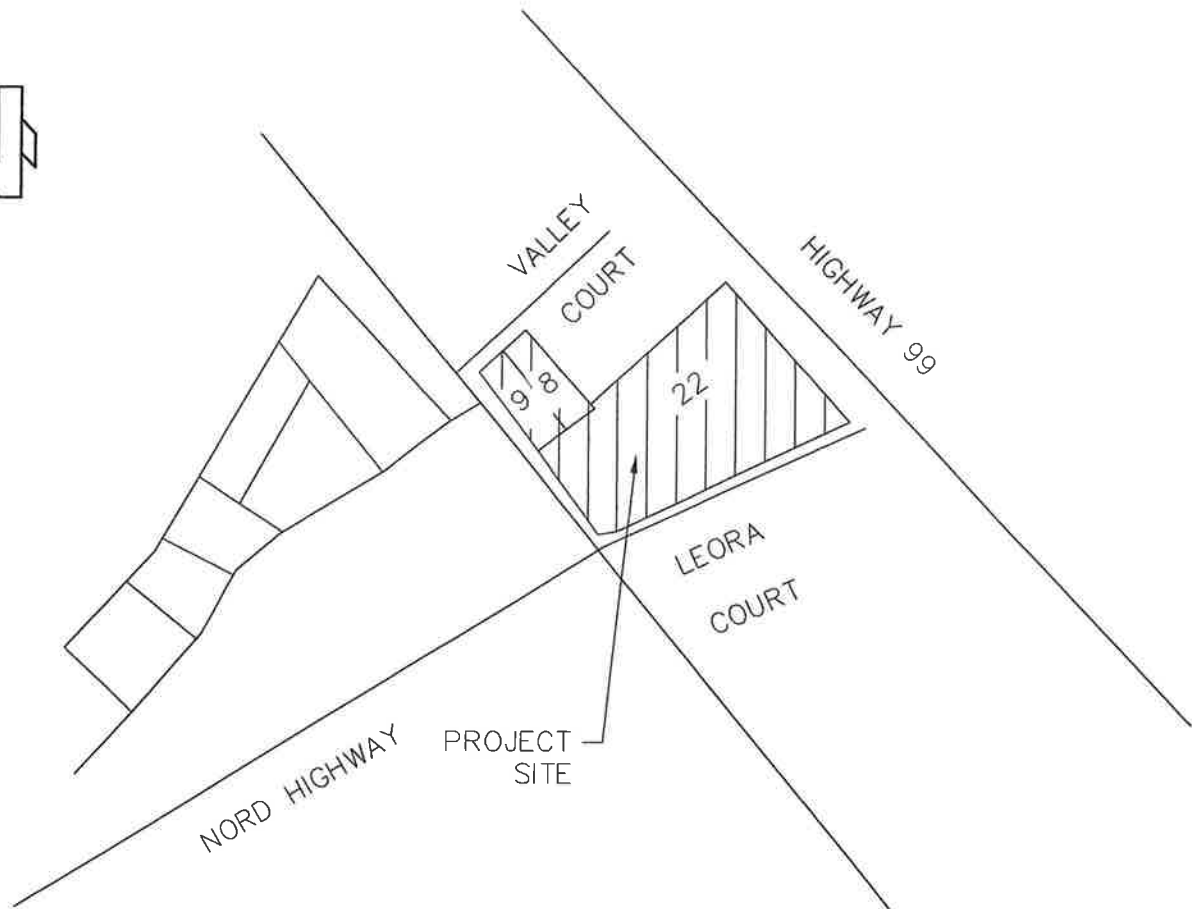
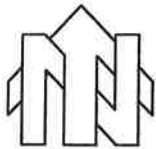
Staff recommends that the Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Land Use Limitations), and approve Boundary Line Modification 16-05 (Coulter).

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

cc: NorthStar Engineering, Nicole Ledford, 111 Mission Ranch Blvd., Suite 100, Chico, CA, 95926
Mary Coulter, 2608 North Avenue, Chico, CA 95973
BLM 16-05 File



LOCATION MAP

LEGEND

- EXISTING PROPERTY LINE FOR SURROUNDING PARCELS
- PROPERTY BOUNDARY
- PROPOSED PARCEL LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING BUILDING
- EXISTING FENCE



Michael L. Mays
7/11/17



111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926
PHONE: (530) 893-1600 www.northstareng.com

LOT	APN	PRE-BLM	POST BLM
8	006-550-008	0.56 ACRES	0.58 ACRES
9	006-550-009	0.62 ACRES	0.65 ACRES
22	006-550-010	9.98 ACRES	9.93 ACRES

JOB NO. 16-188

CITY OF CHICO

PLANNING SERVICES

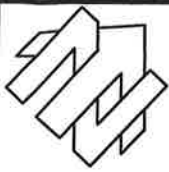
DRAWN BY NS. E. DATE NOV 2016
 CHECKED MJ SCALE N/A
 APPROVED [Signature]
 PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION
 NO. 16-05
 COULTER

EXHIBIT
 "B"

SHEET 1 OF 2

Attachment A



POINT OF BEGINNING PARCEL 8

VALLEY COURT

N40°58'26"W
51.97'
N40°58'26"W
193.00'

TRANSFER PARCEL 9 AREA = 0.03 AC

TRANSFER PARCEL 8 AREA = 0.02 AC
EXISTING LINE TO BE REMOVED

SEE DETAIL "A"

EAST AVENUE

EXISTING BUILDING TO REMAIN

NEW LINE
EXISTING BUILDING TO REMAIN

POINT OF BEGINNING PARCEL 9 AND 22
POINT OF COMMENCEMENT FOR PARCEL 8

N40°58'26"W
425.21'

R=20.00'
L=25.41'
Δ=72°47'22"

S49°01'34"W
551.92'

S43°45'36"E
594.90'

S66°14'12"W
618.82'

S46°06'20"W
70.00'

S29°53'20"W
123.73'

COURSE NUMBER COURSE INFORMATION

COURSE NUMBER	COURSE INFORMATION
1	N49°01'34"E 12.00'
2	R=999.33' L=32.85' Δ=01°53'01"
3	N47°08'33"E 61.15'
4	N47°08'33"E 97.00'
5	S42°51'27"E 10.92'
6	S49°01'34"W 97.05'
7	S49°01'34"W 114.46'
8	N40°58'26"W 10.91'

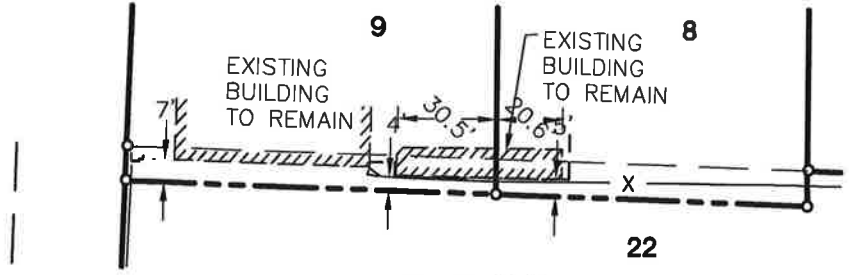
Δ=01°53'01"

LEORA COURT

CURRENT GENERAL PLAN: MW
CURRENT ZONING: ML (-AOD)



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DETAIL "A"
1"=60'

JOB NO. 16-188

CITY OF CHICO

PLANNING SERVICES

DRAWN BY NS. E. DATE NOV 2016
CHECKED *MJ* SCALE 1"=150'
APPROVED *[Signature]*
for PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION
NO. 16-05
COULTER

EXHIBIT
"B"

SHEET 2 OF 2