



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 2/14/2019) DATE: January 14, 2019
FROM: Shannon Costa, Assistant Planner FILE: BLM 18-08
SUBJECT: Boundary Line Modification 18-08 (Tryon), 1715 Broadway, APN 005-231-002

REQUEST

The applicant requests approval of a Boundary Line Modification (BLM) to modify the property line between two parcels located at 1715 Broadway (see Location Map, **Attachment A**, and Plat, **Attachment B**). The subject parcels are designated Low Density Residential (LDR) on the City of Chico General Plan Diagram and zoned R1-SD8 (Low Density Residential with Southwest Chico Special Design standards overlay).

BACKGROUND/ANALYSIS

The “L-shaped” site is located at the south easterly corner of Broadway Street and West 17th Street. The site is currently developed with a single-family home fronting Broadway Street and a detached garage fronting West 17th Street. The proposal would shift the shared property line such that the rear yard of Parcel 2 would be transferred to Parcel 1. The resulting Parcel 1 would be 6,635 square feet in size and the resulting Parcel 2 would be 7,016 square feet in size. The existing detached garage would be removed, and the proposed BLM would accommodate the future development of Parcel 1. The proposed parcels meet all applicable development standards.

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 BLM 18-08 (Tryon), subject to the following conditions:

1. Prior to recording of the certificate of compliance the property owner shall obtain a permit for and execute the demolition of the detached garage.

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

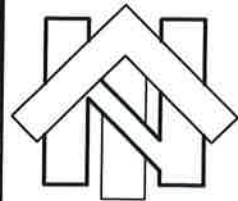
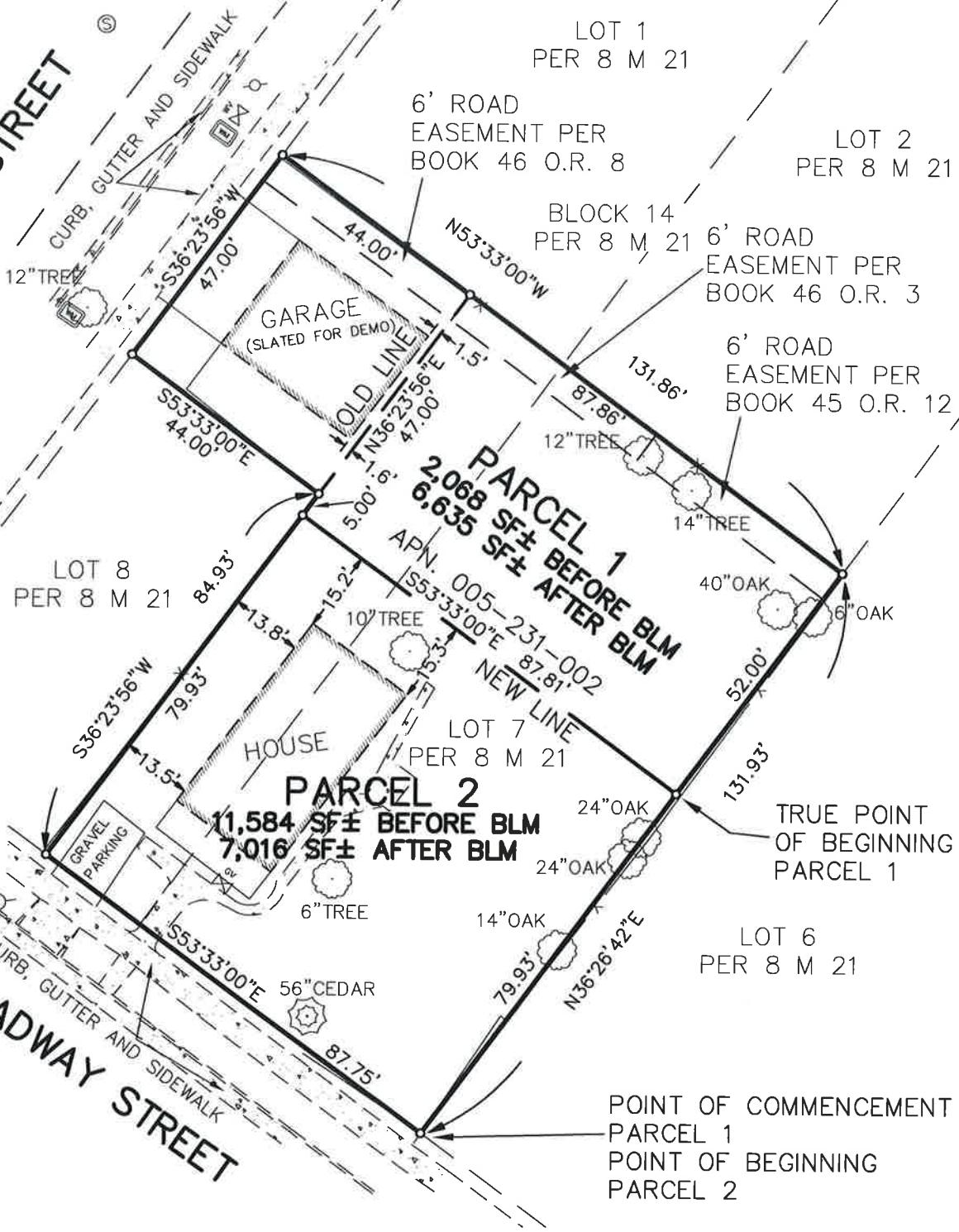
cc: Barbara Tryon, 1641 Broadway Street, Chico, CA, 95928
NorthStar, attn.: Mark Herrick (mherrick@northstareng.com)



BLM 18-08 (Tryon)
1715 Broadway Street
APN 005-231-002-000

SEVENTEENTH STREET

BROADWAY STREET



NORTHSTAR
... Designing Solutions

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

ZONING: R1
PROPERTY USE: RESIDENTIAL
NOTE - NO IMPROVEMENTS ARE PROPOSED WITH THIS APPLICATION

JOB NO. 18-052

CITY OF CHICO

ENGINEERING DIVISION

DRAWN BY NS DATE APRIL, 2018
CHECKED HJ SCALE 1" = 30'
APPROVED [Signature]
PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION
NO. 18-08
(Tryon)

EXHIBIT
"B"

SHEET 2 OF 2

Attachment B