



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 05/13/21) DATE: April 30, 2021
FROM: Tina Wilson, Associate Planner FILE: BLM 21-03
SUBJECT: Boundary Line Modification 21-03 (Gottman) (APNs 003-063-021 and -022)

REQUEST

The applicant requests approval of a Boundary Line Modification (BLM) to modify the shared property line between two lots located west of Magnolia Avenue between West 3rd Avenue and West 2nd Avenue, addressed as 1263 Magnolia Avenue and 221 West 3rd Avenue (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 Land Use Diagram and are zoned Low Density Residential (R1).

BACKGROUND/ANALYSIS

The project site consists of two parcels located on the west side of Magnolia Avenue. Both parcels are currently developed with existing single-family residences and accessory structures and no additional development is proposed as part of this project. The proposal would increase the size of Parcel 1 from 9,000 square feet to 12,870 square feet and decrease the size of Parcel 2 from 9,000 square feet to 5,130 square feet.

The primary reason for the proposed boundary line modification is to adjust the existing property line separating the lots to the existing fence line.

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 21-03 (Gottman) subject to the following condition:

1. Prior to recordation of the Certificate of Compliance, the applicant shall provide evidence to the Planning Division of a tax deposit made to Butte County.

ATTACHMENTS

- A. Location Map
- B. Plat

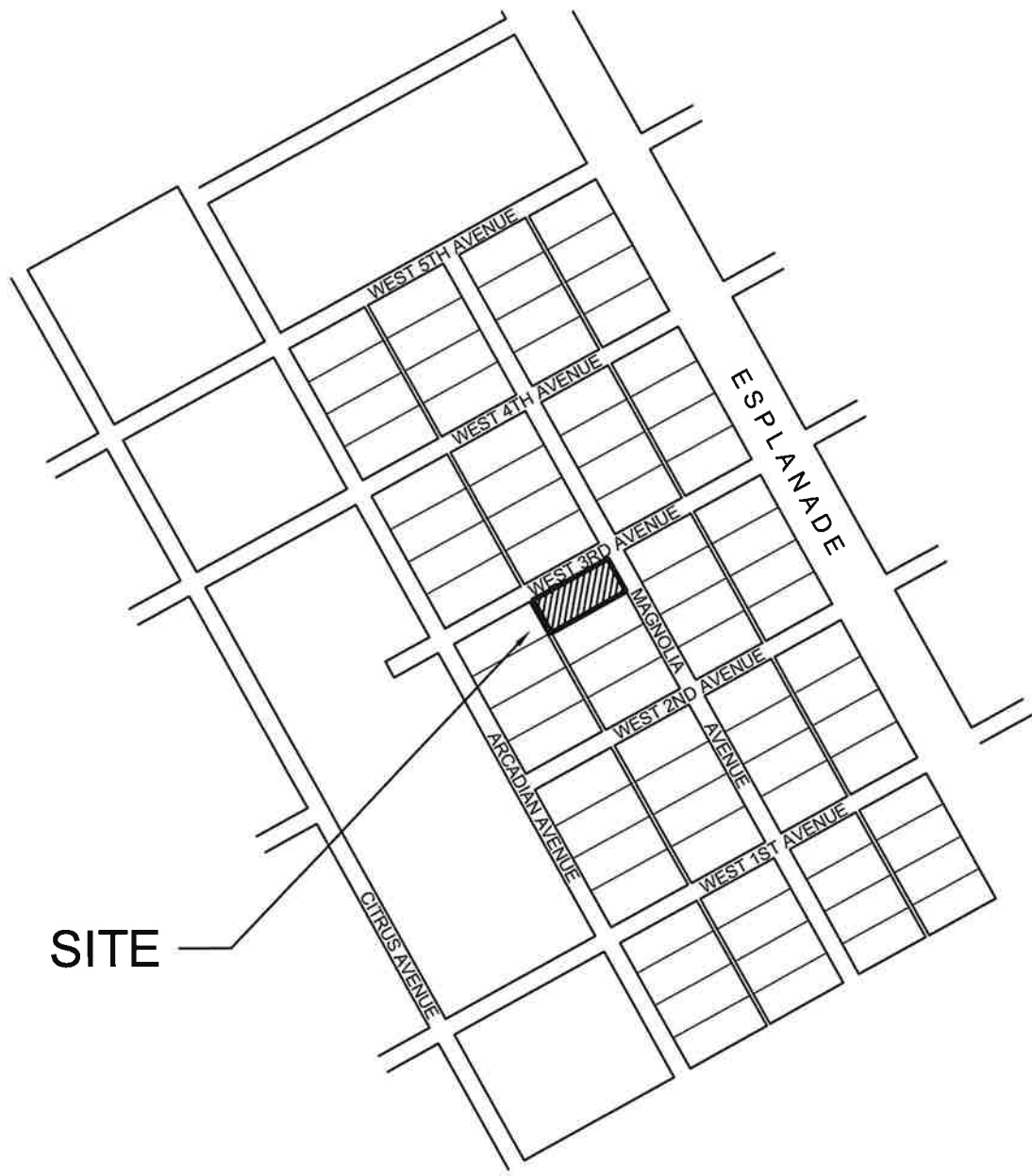
DISTRIBUTION

cc: Thomas E. Harris, 908 6th Street, Orland, CA 95963
Victor L. Gottman, 1263 Magnolia Avenue, Chico CA 95926



BLM 21-03 (Gottman)
1263 Magnolia Avenue, 221 W 3rd Avenue
APNs 003-063-021-000, 003-063-022-000





APNs 003-063-021 and 003-063-022
BOUNDARY LINE MODIFICATION 21-03 - LOCATION MAP

BEING LOT 1, BLOCK 72, AS SHOWN ON THAT CERTAIN MAP ENTITLED
"OFFICIAL REVISED MAP OF CHICO VECINO, BUTTE COUNTY,
CALIFORNIA"; SITUATE IN THE CITY OF CHICO, COUNTY OF BUTTE,
STATE OF CALIFORNIA.
FEBRUARY 2021

VICTOR GOTTMAN, Trustee

PREPARED BY:

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



03-17-2021

MAGNOLIA AVENUE



PROJECT DESCRIPTION

LOT 1:
 1263 MAGNOLIA AVENUE, CHICO, CA, 95926
 APN 003-063-021
 CURRENT SIZE - 9,000 SQ. FT.
 PROPOSED SIZE - 12,870 SQ. FT.
 EXISTING ZONING - R1, LOW DENSITY RESIDENTIAL







LOT 2:
 221 WEST 3RD AVENUE, CHICO, CA, 95926
 APN 003-063-022
 CURRENT SIZE - 9,000 SQ. FT.
 PROPOSED SIZE - 5,130 SQ. FT.
 EXISTING ZONING - R1, LOW DENSITY RESIDENTIAL

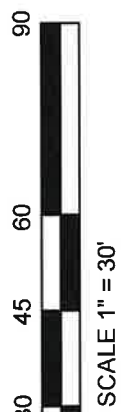
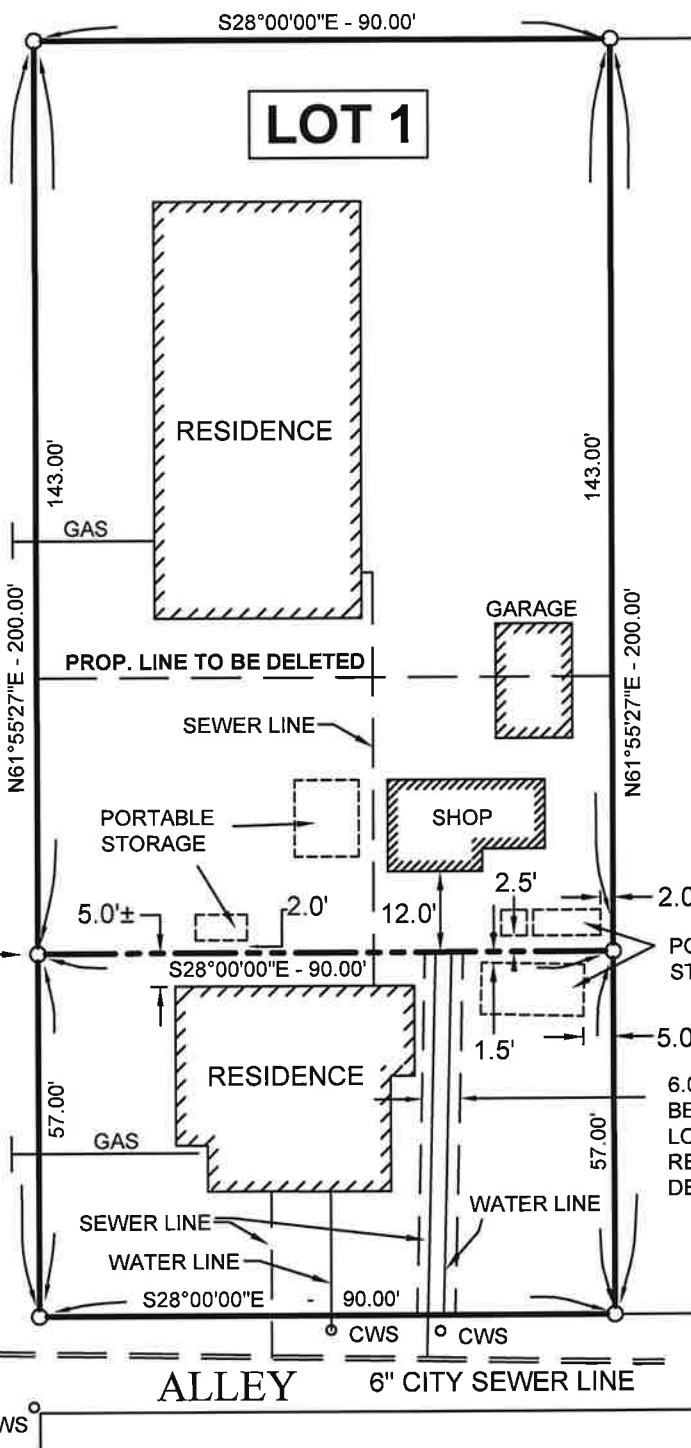
THIS APPLICATION FOR BOUNDARY LINE MODIFICATION PROPOSES:

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;
 A PUBLIC UTILITY EASEMENT IN BENEFIT OF LOT 1, AS SHOWN HEREON (TO BE RESERVED IN DEEDS)

W. 3RD AVENUE

MAP LEGEND

-  PROPERTY BOUNDARY
-  PROPOSED NEW BOUNDARY
-  BOUNDARY LINE TO BE DELETED
-  EXISTING STRUCTURE
-  PUE PUBLIC UTILITY EASEMENT
-  CWS CAL. WATER SERVICE

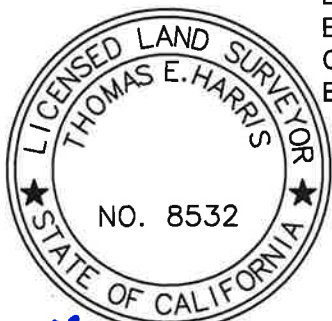


BOUNDARY LINE MODIFICATION 21-03

BEING LOT 1, BLOCK 72, AS SHOWN ON THAT CERTAIN MAP ENTITLED "OFFICIAL REVISED MAP OF CHICO VECINO, BUTTE COUNTY, CALIFORNIA"; SITUATE IN THE CITY OF CHICO, COUNTY OF BUTTE, STATE OF CALIFORNIA.

FOR

VICTOR GOTTMAN, Trustee



Thomas E. Harris

THOMAS E. HARRIS, LS
 908 6th STREET, ORLAND, CA. 95963
 SHEET 1 OF 1

03-17-2021