



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 03/11/2021) DATE: February 26, 2021
FROM: Kelly Murphy, Planner (879-6535) FILE: BLM 21-01
SUBJECT: Boundary Line Modification 21-01 (Jamboree Housing)
1297 Park Avenue & 179 E. 12th Street; APNs 005-136-009, -010 and -013

REQUEST

A request to modify the boundaries of two legal parcels, comprised of three Assessor Parcel Numbers, located on the north side of Park Avenue between E. 12th and E. 13th Streets (see Location Map, **Attachment A**, and Plat, **Attachment B**). Designated Residential Mixed Use on the General Plan Land Use Diagram, Parcel 1A would be 1.01 acres comprising the existing large parcel and approximately 1,800 sq. ft. from the rear of an R1 property fronting E. 12th Street. Parcel 1A would maintain its primary zoning of RMU (Residential Mixed Use) with -SD8 (Special Design Considerations – Southwest Chico Neighborhood) overlay and its split zoning with -COS (Corridor Opportunity Site) overlay nearest Park Avenue. Parcel 2A (APN 005-136-009) would be reduced in size by approximately 1,800 sq. ft. It is designated Low Density Residential on the General Plan Land Use Diagram and zoned R1-SD8 (Residential Mixed Use with Special Design Considerations - Southwest Chico Neighborhood overlay).

BACKGROUND/ANALYSIS

The Jesus Center shelter and associated parking area located on Parcel 1A are slated to be demolished to facilitate a new 58-unit affordable housing project. Parcel 2A has been developed with a single-family residence that would remain. The proposal would move the rear yard property line of Parcel 2A, decreasing the size of Parcel 2A from approximately 7,275 square feet to 5,445 square feet. The proposed modification would increase the size of Parcel 1A from just under one acre to just over one acre.

Pursuant to Chico Municipal Code (CMC) Section 19.40.020(D) (Consolidated Lots in Two Zoning Districts), no rezone application shall be required for lot line adjustments where the transfer area is less than ten percent of the receiving parcel. This request would result in a transfer of land from Parcel 2A to Parcel 1A of 1,830 square feet, which represents 4.3 percent of the receiving parcel. Parcel 2A and its existing home would continue to meet all applicable development standards. Staff has identified no issues with the request.

RECOMMENDATION

Staff recommends that the Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Alterations in Land Use Limitations) and approve Boundary Line Modification 21-01 (Jamboree Housing), subject to the following condition:

1. Prior to recordation of the Certificate of Compliance, the applicant shall provide the Assessor's office with evidence of the required tax deposit made to Butte County.

ATTACHMENTS

- A. Location Map
- B. Plat

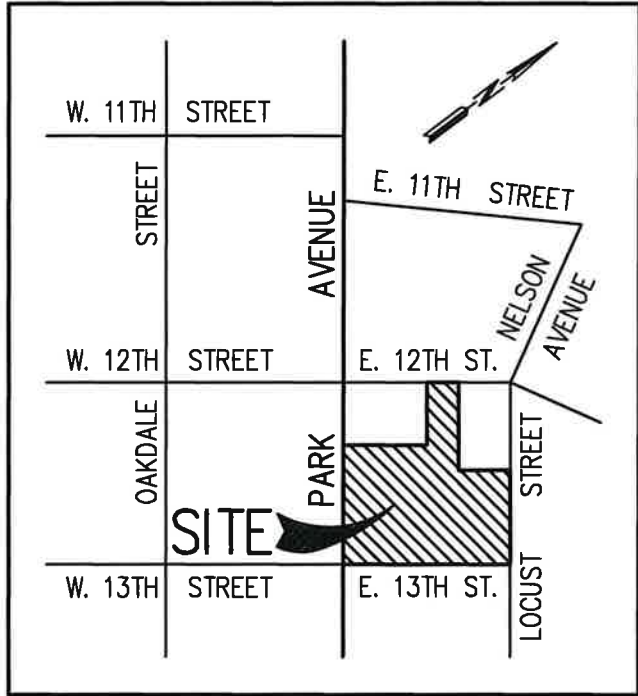
DISTRIBUTION

cc: Jamboree Housing Corporation, 770 L Street, Suite 950, Sacramento, CA 95814
Rolls Anderson & Rolls, Attn: Lauren McSwain, ljmcswain@rarcivil.com



BLM 21-01 (Jamboree Housing)
 1297 Park Avenue & 179 E 12th Street
 APNs 005-136-(009, -010 and -013)-000





LOCATION MAP

NO SCALE

LEGEND

- EXISTING PARCEL LINE
- PROPOSED PARCEL LINE
- +++++ EXISTING PARCEL LINE TO BE ELIMINATED
- P.O.B.** POINT OF BEGINNING

PROPOSED AREA SUMMARY

PARCEL 1A	1.012 ACRES ±
PARCEL 2A	0.125 ACRES ±
	<u>1.137 ACRES ±</u>

EXISTING AREA SUMMARY

A.P. NO. 005-136-011 & 013	0.970 ACRES ±
A.P. NO. 005-136-009	0.167 ACRES ±
	<u>1.137 ACRES ±</u>



2/26/21

RAR
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 CIVIL ENGINEERS
 115 YELLOWSTONE DRIVE • CHICO, CALIFORNIA 95973-5811 • TELEPHONE 530-895-1422

CITY OF CHICO

PUBLIC WORKS DEPARTMENT

DRAWN BY R.A.R. DATE FEBRUARY 2021

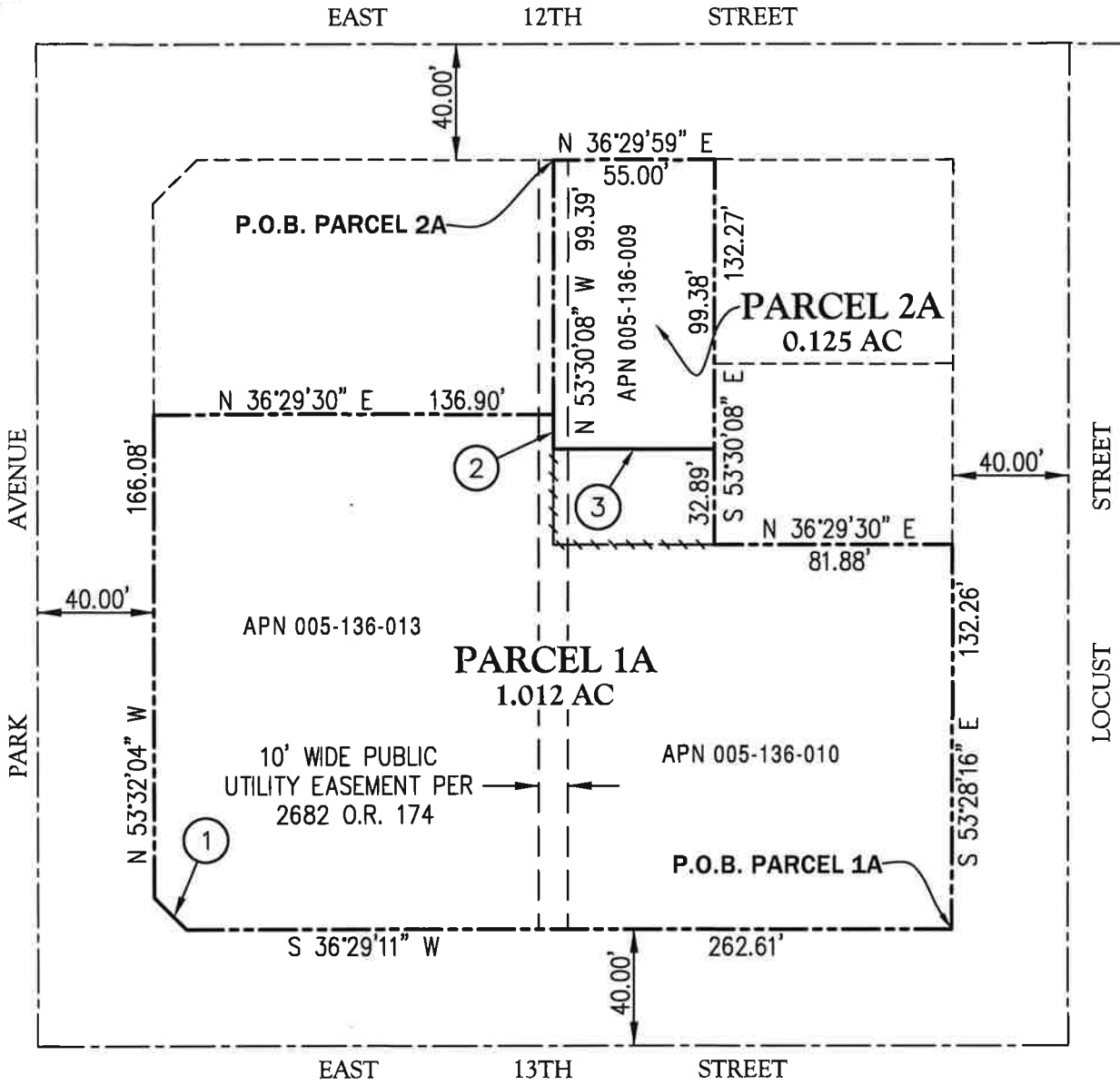
CHECKED HJ SCALE 1/4" = 100'

APPROVED [Signature]
 for PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION
 BLM 21-01
 JAMBOREE HOUSING CORPORATION

EXHIBIT
"B"

SHEET 1 OF 2



LINE & CURVE DATA

- ① S 81°28'33" W 15.56'
- ② S 53°30'08" E 11.90'
- ③ N 36°29'30" E 55.00'


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CITY OF CHICO

PUBLIC WORKS DEPARTMENT

DRAWN BY R.A.R. DATE FEBRUARY 2021
 CHECKED RJ SCALE 1" = 60'
 APPROVED 
 PUBLIC WORKS DIRECTOR

BOUNDARY LINE MODIFICATION
 BLM 21-01
 JAMBOREE HOUSING CORPORATION

EXHIBIT
"B"
 SHEET 2 OF 2