



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 09/13/2018) DATE: July 24, 2018
FROM: Shannon Costa, Assistant Planner FILE: BLM 18-06
Christopher Smith, Planning Intern
SUBJECT: Boundary Line Modification 18-06 (Hart)
3252 Canyon Oaks Drive, 5 Hill Oak Commons (APNs 018-060-003, -006)

REQUEST

The applicant requests approval of a Boundary Line Modification (BLM) to modify the shared property line between two parcels located on the north side of Canyon Oaks Terrace and the west side of Hill Oak Commons (see Location Map, **Attachment A**, and Plat, **Attachment B**). The subject parcels are designated Very Low-Density Residential (VLDR) on the City of Chico General Plan Diagram and zoned Suburban Residential (RS-20) with Planned Development (PD) and Foothill Development Special Design (FDSD) Overlays.

BACKGROUND/ANALYSIS

The westerly parcel (Parcel A) of the project site is currently developed with a single-family home, while the easterly parcel (Parcel B) is undeveloped. The proposed BLM would move the shared property line to the east, shifting nearly 9,000 square feet to Parcel A. The size of Parcel A would be increased to 49,052 square feet, decreasing Parcel B to 30,765 square feet. Both resulting parcels would meet the minimum lot size of 20,000 square feet.

RECOMMENDATION

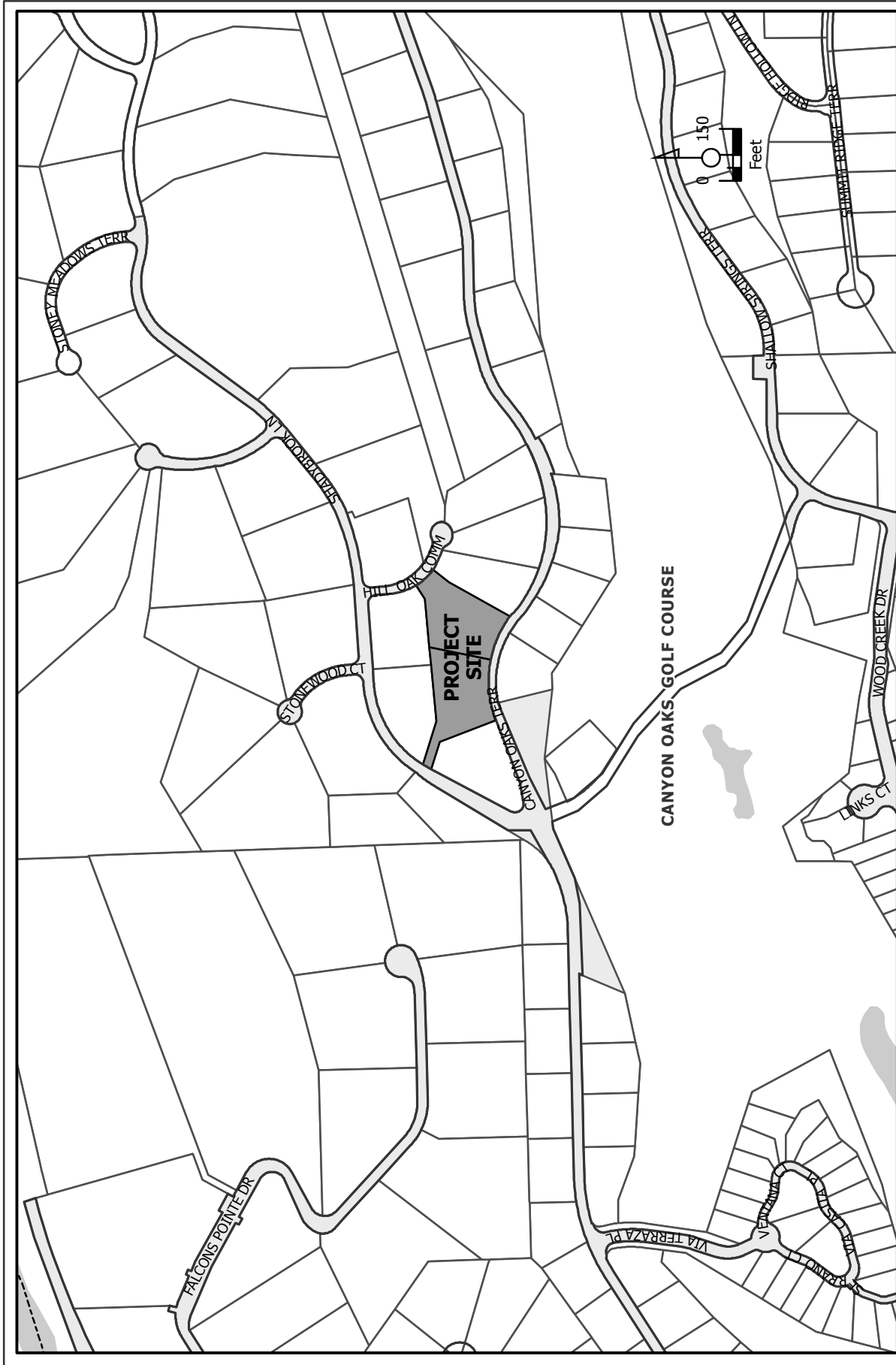
Staff recommends that the Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Land Use Limitations) and approve Boundary Line Modification 18-06 (Hart).

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

cc: Michael E. Hart & Kara M. Hart, 218 West Second Street, Chico, CA 95928
Gilbert Engineering, Attn: Wesley Gilbert, 140 Yellowstone Drive, Suite 110, Chico, CA, 95973



BLM 18-06 (Hart)
3252 Canyon Oaks Terrace
APs 018-060-(003, 006)-000

