



# CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 03/14/2019) DATE: March 5, 2019  
FROM: Kelly Murphy, Project Planner FILE: BLM 19-01  
SUBJECT: Boundary Line Modification 19-01 (Marshall)  
1367 East Avenue; APNs 015-440-014 and 015-440-015.

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## **REQUEST**

The applicant requests approval of a Boundary Line Modification (BLM) to modify the shared property line of two parcels located on the south side of East Avenue between Ceanothus Avenue and Mariposa Avenue (see Location Map, **Attachment A**, and Plat, **Attachment B**). The subject parcels are designated Office Mixed Use and Low Density Residential on the City of Chico General Plan Diagram and split-zoned OR (Office Residential) and R1 (Low Density Residential), each with -AOC (Airport Overflight Zone C) overlay.

## **BACKGROUND/ANALYSIS**

The site is currently developed with residential and commercial uses that would remain. The proposal would reduce the area of Parcel 1 from 3.03-acres to 2.99-acres and would increase Parcel 2 from 0.82-acres to 0.86-acres. The resultant parcels meet all applicable size requirements established for the OR and R1 zoning districts.

## **RECOMMENDATION**

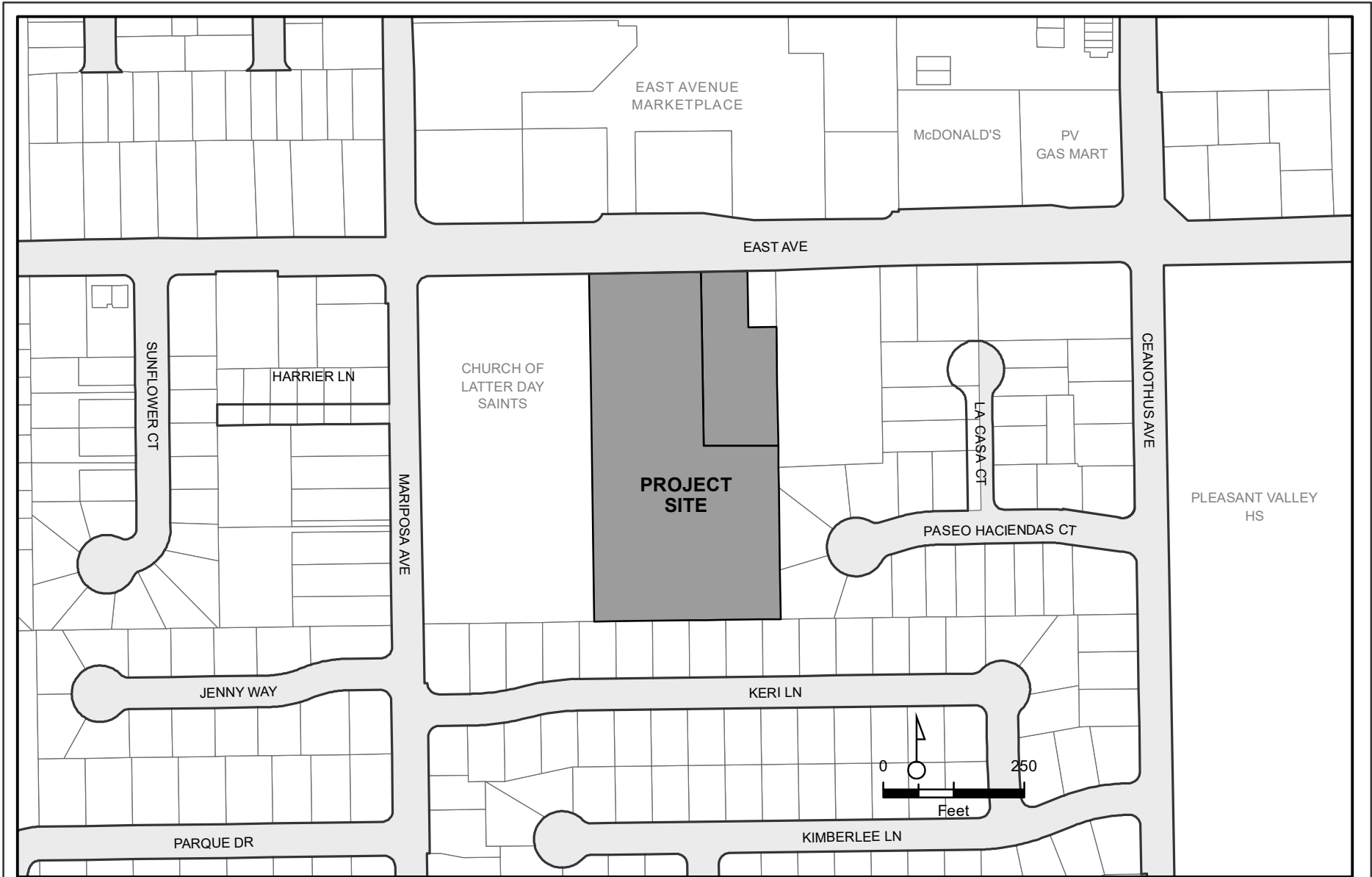
Staff recommends that the Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Land Use Limitations) and approve Boundary Line Modification 19-01 (Marshall).

## **ATTACHMENTS**

- A. Location Map
- B. Plat

## **DISTRIBUTION**

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