



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Meeting of March 12, 2020) DATE: February 20, 2020

FROM: Dexter O'Connell, Associate Planner FILE: BLM 20-02

SUBJECT: Boundary Line Modification 20-02 (Anderson at Cactus)
2700 Cactus Ave and 1651 Pendant Place, APN 016-160-210 and 016-420-004

REQUEST

The applicant requests approval of a Boundary Line Modification (BLM) to modify the shared property line of two parcels located to the south side of a private bicycle-and-pedestrian accessway connecting Cactus Avenue and Beachcomber Cove (see Location Map, **Attachment A**, and Plat, **Attachment B**). The subject parcels are designated Low Density Residential on the City of Chico General Plan Diagram and zoned R1-SD7 (Low-Density Residential with a Cactus Avenue Overlay).

BACKGROUND/ANALYSIS

The site's two parcels are both developed with a residential home. The Cactus Avenue parcel is nearly an acre in size and has a massive outbuilding dominating the rear yard, its over-height roll-up doors a trio of blinking eyes gazing toward the adjacent path. The Pendant Place parcel is full of Recreational Vehicles and trailers that stretch the definition of fifth wheel to its limits. If this Boundary Line Modification were approved, the large outbuilding would be relocated to the Pendant Place property.

The proposal would change the physical area of the parcels by transferring about 19890 square feet from the Cactus Avenue parcel to the Pendant Place parcel. Neither of the resultant parcels would meet the minimum density required in the R1 district, but one of the existing parcels is of nonconforming size, and the two parcels will not create a dangerous condition or a dangerous precedent.

The unusual circumstance which prompts the modification request is that the Cactus Avenue parcel has a well on it, and allowing it to retain the well requires that it be larger than would be normally allowed.

RECOMMENDATION

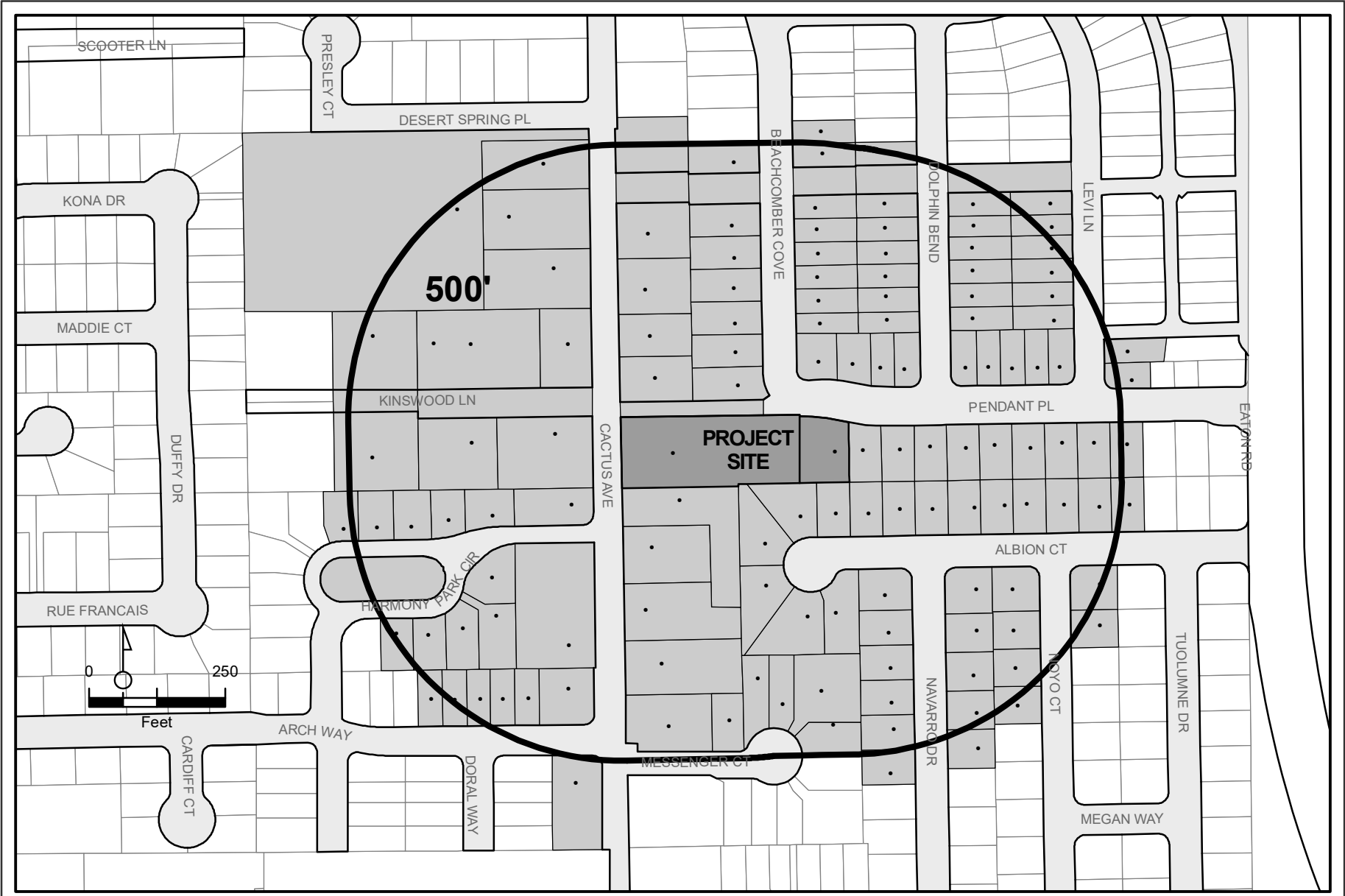
Staff recommends that the Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Land Use Limitations) and approve Boundary Line Modification 20-02 (Anderson at Cactus).

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

cc: File – BLM 20-02
Fred Anderson. 2700 Cactus Avenue, Chico, CA 95973
John and Donna Kay Burgoon. PO Box 6688, Chico, CA 95927
L. Coke or S. Butler. Precision Surveying. 1165 Hoff Way, Suite 204, Orland, CA 95963.
presurv@yahoo.com



BLM 20-02 (Anderson)
2700 Cactus Avenue, 1651 Pendant Place
APNs 016-160-210-000, 016-420-004-000

- Notified Addresses
- Notified Parcels



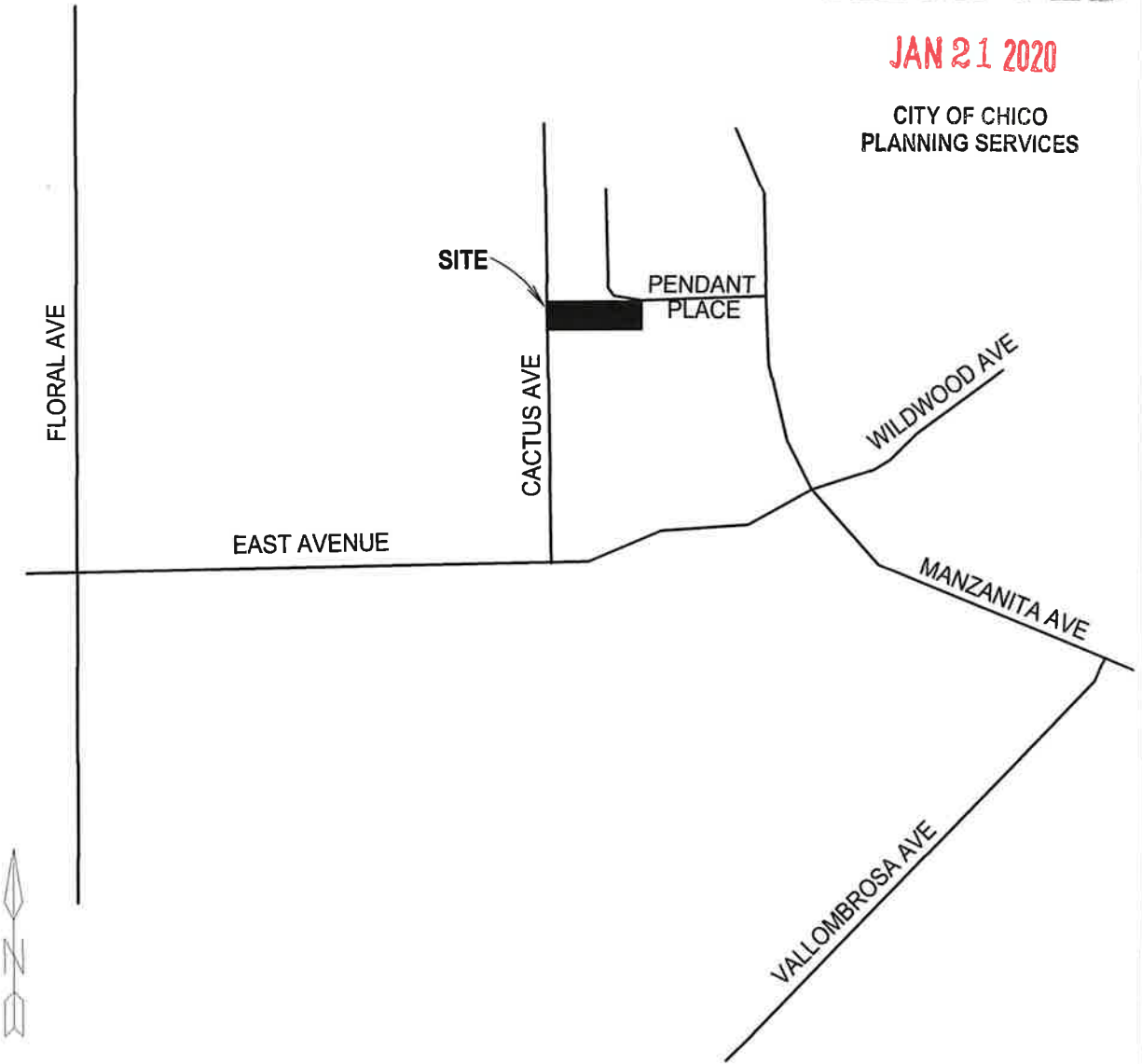
VICINITY MAP

APN: 016-160-210 & 016-420-004

RECEIVED

JAN 21 2020

CITY OF CHICO
PLANNING SERVICES



CITY OF CHICO COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY: STB DATE: 1-14-20
CHECKED: _____ SCALE: NTS
APPROVED: _____
PUBLIC WORKS DIRECTOR

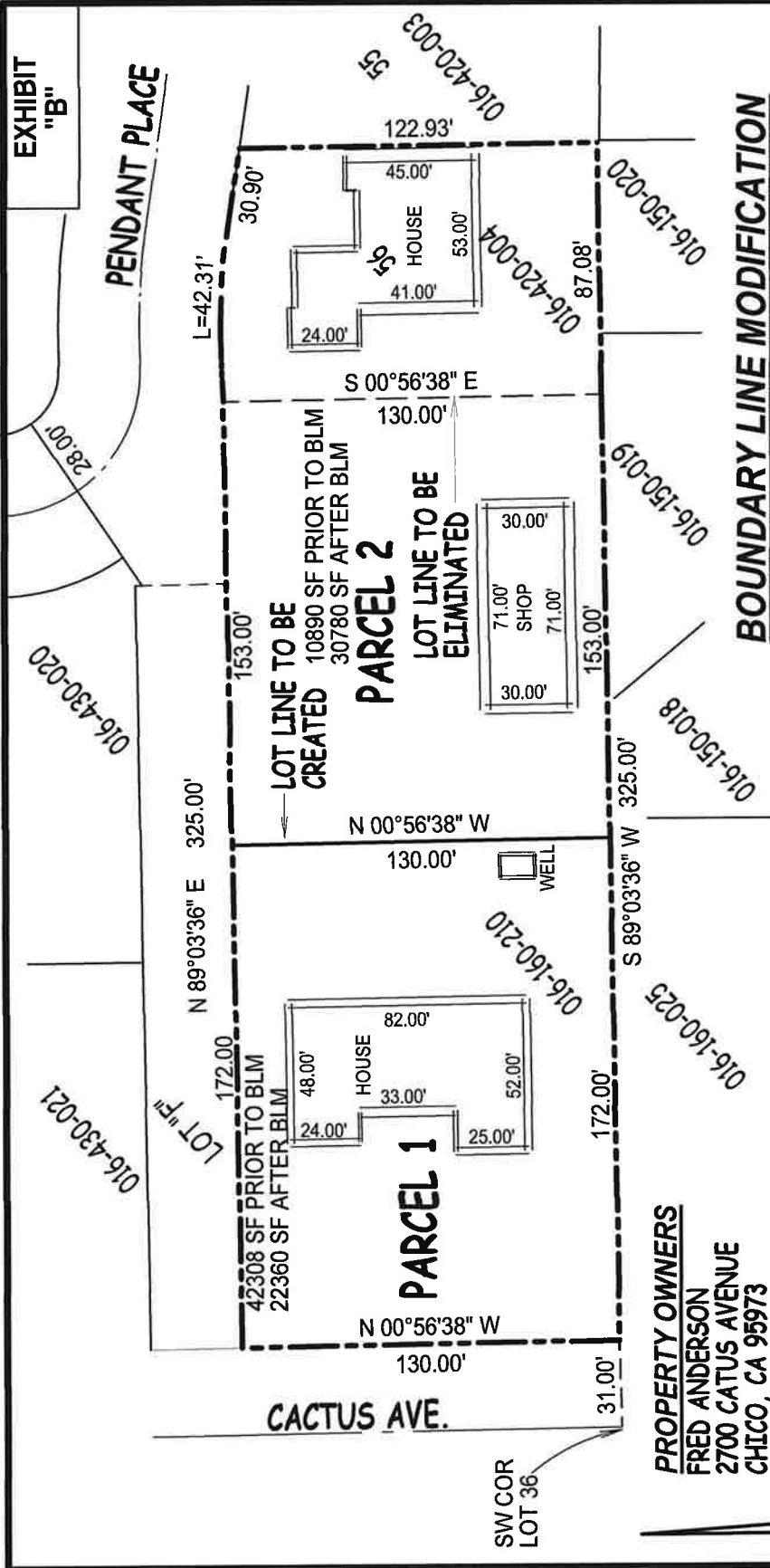
CITY OF CHICO
BOUNDARY LINE MODIFICATION
BLM 20-

EXHIBIT
"B"

SHEET 1 OF 2

EXHIBIT "B"

PENDANT PLACE



BOUNDARY LINE MODIFICATION

BEING A PORTION OF LOT 36 OF "THE MAP OF THE EIGHTEENTH SUBDIVISION OF THE JOHN BIDWELL RANCHO", ALSO BEING LOT 56 OF WILDWOOD ESTATES SUBDIVISION PHASE 2 BUTTE COUNTY COUNTY OFFICIAL RECORDS, ALSO BEING A PORTION OF SECTION 13, T. 22 N, R. 1 E. CITY OF CHICO, BUTTE COUNTY CALIFORNIA

FRED ANDERSON AND JOHN BURGOON

PRECISION SURVEYING

1165 HOFF WAY ORLAND, CALIFORNIA 95963 530-864-4194

DATE SCALE SHEET

JANUARY 2020 1" = 60' 2 OF 2

PROPERTY OWNERS

FRED ANDERSON
2700 CATUS AVENUE
CHICO, CA 95973

JOHN BURGOON
1651 PENDANT PLACE
CHICO, CA 95973

ASSESSOR'S PARCEL NUMBER

016-160-210 AND 016-420-004

EXISTING USE OF PROPERTY

RESIDENTIAL

PROPOSED USE OF PROPERTY

RESIDENTIAL



EXHIBIT "A"
Resultant Parcel 1

All that certain real property situate in the City of Chico, County of Butte, State of California, described as follows:

Being a portion of Lot 36 as shown on that certain map entitled "Map of the Eighteenth Subdivision of the John Bidwell Rancho" filed for record in the Office the County Recorder of the County of Butte, State of California, in Book 7 of Maps, at Page 26, more particularly described as follows:

Commencing at the Southwest corner of said Lot 36, said point being on the centerline of Cactus Avenue;

Thence from said Point of commencement, along the southerly line of said Lot 36, North 89°03'22" East a distance of 31.00 feet to a point on the easterly right of way line of said Cactus Avenue and the true Point of Beginning for the parcel of land herein described;

Thence from said True Point of Beginning, leaving said Southerly line of said lot 36 and along said easterly right of way line of said Cactus Avenue, North 00°56'38" West, a distance of 130.00 feet;

Thence leaving said easterly right of way line of said Cactus Avenue North 89°03'36" East, a distance of 325.00 feet;

Thence South 00°56'38" East, a distance of 130.00 feet to a point on the Southerly line of said Lot 36;

Thence along said southerly line of said Lot 36 South 89°03'36" West, a distance of 325.00 feet to the true point of Beginning;

Excepting therefrom the Easterly 153.00 feet.

Containing 22,360 square feet.



Leslie W. Coke

L.S. 5712



EXHIBIT "A"
Resultant Parcel 2

Lot 56, as shown on that certain map entitled "Wildwood Estates Phase 2", which map was filed in the Office of the Recorder of the County of Butte, State of California, on July 1, 2015, in Book 186 of Maps, at Page(s) 36, 37, 38, 49 and 40.

Together with the Easterly 153.00 feet of the following described parcel:

All that certain real property situate in the City of Chico, County of Butte, State of California, described as follows:

Being a portion of Lot 36 as shown on that certain map entitled "Map of the Eighteenth Subdivision of the John Bidwell Rancho" filed for record in the Office the County Recorder of the County of Butte, State of California, in Book 7 of Maps, at Page 26, more particularly described as follows:

Commencing at the Southwest corner of said Lot 36, said point being on the centerline of Cactus Avenue;

Thence from said Point of commencement, along the southerly line of said Lot 36, North $89^{\circ}03'22''$ East a distance of 31.00 feet to a point on the easterly right of way line of said Cactus Avenue and the true Point of Beginning for the parcel of land herein described;

Thence from said True Point of Beginning, leaving said Southerly line of said Lot 36 and along said easterly right of way line of said Cactus Avenue, North $00^{\circ}56'38''$ West, a distance of 130.00 feet;

Thence leaving said easterly right of way line of said Cactus Avenue North $89^{\circ}03;36''$ East, a distance of 325.00 feet;

Thence South $00^{\circ}56'38''$ East, a distance of 130.00 feet to a point on the Southerly line of said Lot 36;

Thence along said southerly line of said Lot 36 South $89^{\circ}03'36''$ West, a distance of 325.00 feet to the true point of Beginning;

Containing 30,780 square feet.



Leslie W. Coke

L.S. 5712



EXHIBIT "A"
Parcel to be conveyed

All that certain real property situate in the City of Chico, County of Butte, State of California, described as follows:

The Easterly 153.00 feet of the following described parcel:

Being a portion of Lot 36 as shown on that certain map entitled "Map of the Eighteenth Subdivision of the John Bidwell Rancho" filed for record in the Office the County Recorder of the County of Butte, State of California, in Book 7 of Maps, at Page 26, more particularly described as follows:

Commencing at the Southwest corner of said Lot 36, said point being on the centerline of Cactus Avenue;

Thence from said Point of commencement, along the southerly line of said Lot 36, North 89°03'22" East a distance of 31.00 feet to a point on the easterly right of way line of said Cactus Avenue and the true Point of Beginning for the parcel of land herein described;

Thence from said True Point of Beginning, leaving said Southerly line of said Lot 36 and along said easterly right of way line of said Cactus Avenue, North 00°56'38" West, a distance of 130.00 feet;

Thence leaving said easterly right of way line of said Cactus Avenue North 89°03'36" East, a distance of 325.00 feet;

Thence South 00°56'38" East, a distance of 130.00 feet to a point on the Southerly line of said Lot 36;

Thence along said southerly line of said Lot 36 South 89°03'36" West, a distance of 325.00 feet to the true point of Beginning;

Containing 19,890 square feet.



Leslie W. Coke

L.S. 5712

