

---

# CHAPMAN/MULBERRY NEIGHBORHOOD PLAN

## CITY OF CHICO

---



**OCTOBER 2004**



**CITY OF CHICO**  
**CHAPMAN/MULBERRY NEIGHBORHOOD PLAN**

Butte County, California

Adopted by  
the Chico City Council  
October 5, 2004

Prepared by the  
City Planning Division Staff  
Utilizing the Neighborhood Original Plan Prepared by  
Butte County and Residents of the Chapman/Mulberry Neighborhood

## **ACKNOWLEDGMENTS**

The Chapman/Mulberry Neighborhood Plan was developed through an intense and involved neighborhood consensus process and represents the residents' vision for the neighborhood. Preparation of the Plan took place over many years and involved the efforts of many individuals. Supervisor Jane Dolan was vigilant in involving area residents with the preparation of the Plan and throughout the planning process. The Plan is a result of the 1994 Chapmantown-Mulberry Improvement Report, which set improvement goals and recommended specific improvements and design guidelines. The Plan incorporates many of the recommendations of the Chapman-Mulberry Improvement Report.

### **CITY COUNCIL**

Maureen Kirk, Mayor  
Steve Bertagna  
Scott Gruendl  
Dan Herbert  
Dan Nguyen-Tan  
Larry Wahl

### **PLANNING COMMISSION**

Vic Alvistur, Chair  
Kirk Monfort, Vice Chair  
Mary Brownell  
Jolene Francis  
Orval Hughes  
Jon Luvaas  
Irv Schiffman

## **TABLE OF CONTENTS**

---

Introduction .....	1
Plan Organization .....	1
The Planning Process .....	2
Relationship to the City’s General Plan and the Chico Municipal Code .....	4
General Plan Amendment .....	5
Chapman/Mulberry Neighborhood Plan .....	6
· Purpose .....	6
· Community Character .....	6
· Land Use Policies .....	7
· Neighborhood Design and Buffer Policies .....	9
· Circulation Policies .....	9
· Public Facility and Services Policies .....	10
· Implementation Program .....	10
· Zoning and Land Use Consistency .....	10
· Neighborhood Rehabilitation .....	11
· Community Design .....	11
· Capital Improvement Program .....	12
Chico Municipal Code Revision .....	14
· Special Design Considerations (-SD) Overlay District .....	20
Appendix A: Street Standards for the Plan Area	

## **LIST OF FIGURES**

---

Figure 1: Chapman/Mulberry Neighborhood Conceptual Map .....	3
Figure 2: Chapman/Mulberry Neighborhood Plan Land Use Designation Map .....	8
Figure 3: Chapman/Mulberry Neighborhood Plan Existing Zoning Map .....	15
Figure 4: Chapman/Mulberry Neighborhood Plan Proposed Zoning Map .....	16
Figure 5: Chapman/Mulberry Neighborhood Plan Proposed General Plan/Zoning Changes ...	17

## **LIST OF TABLES**

---

Table 1: Chapman/Mulberry Neighborhood Conceptual Map .....	18
---	----

## **INTRODUCTION**

The Chapman/Mulberry Neighborhood Plan (the Plan) reflects a desire to improve the neighborhood in ways that celebrate its diversity, heritage, and unique sense of place within Chico. The Plan represents a vision for the future of the neighborhood - a vision that focuses on maintaining the unique, rural single-family residential character of the area, providing new commercial nodes that are easily accessible to residents, and enhancing public infrastructure and services. Many people have committed considerable time and effort to the formation of this Plan. The residents involved in the planning process have taken an important step towards improving the neighborhood by coming together and strengthening the commitment to foster a livable community.

## **PLAN ORGANIZATION**

The Chapman/Mulberry Neighborhood Plan consists of several parts, including:

- A brief discussion of the planning process and the Plan's relationship to other planning documents.
- An amendment to City General Plan Land Use policy LU-I-10 explaining that the Chapman/Mulberry Neighborhood Plan has been adopted by the City, that it is intended to serve as a refinement to the General Plan, and that all development within the Plan area shall be consistent with the Plan.
- Amendments to land use designations on the City's General Plan Land Use Map.
- Rezones within the Plan area consistent with existing use or with the County-adopted Chapman/Mulberry Neighborhood Plan, and to ensure consistency between the General Plan designation and the zoning map (see **Figure 5**, as well as **Table 1**, which detail the locations of the proposed zoning changes). Also, the Plan includes the addition of a -PD overlay for certain commercial, industrial, and residential properties.
- Text to be added to the Chico Municipal Code to implement a special design considerations (-SD) overlay zone for the Chapman/Mulberry Neighborhood. Through the adoption of the -SD overlay, the City will adopt specific design standards related to home design, parking, landscaping, lighting, etc., which implement the Plan policies. Key provisions in the proposed -SD overlay include variable setbacks and orientation of new dwelling units, location of new garages, provision of landscaping, and requirements for front porches. The -SD overlay applies to residential, commercial, and industrial zoned properties in the incorporated portions of the Plan area. As new areas are annexed into the City, they will also be subject to the -SD overlay standards.

In some cases, Plan implementation strategies will require further study and evaluation prior to implementation. In general, these implementation strategies will not be implemented without additional opportunities for public input and review.

## THE PLANNING PROCESS

In an effort to address housing rehabilitation and capital improvements within the Chapman/Mulberry area, while still maintaining the Neighborhood's unique rural character, Butte County and residents of the Neighborhood developed the Chapman/Mulberry Neighborhood Plan in January 2000. Development of the County Plan was facilitated by a consultant, Town Planners, through interviews with residents, as well as a series of public meetings, a review of neighborhood surveys, previous community plans, the County General Plan, and a site analysis.

The County's Plan was developed through a consensus-building "town meeting" process. Through those meetings, residents expressed their desire to retain the rural character of the area and to increase the pedestrian-friendly atmosphere. The County's Plan represents the vision of the neighborhood as defined by its residents. Adoption of the Plan by Butte County resulted in a new section within the County's Land Use Element of the Butte County General Plan, amended the Land Use Map of the County's General Plan, created a new combining zoning district, and rezoned all unincorporated lands within the Plan area. The Plan also included an amendment to the County Improvement Standards applicable to the Plan area.

In early 2000, the Plan was considered for adoption by the Chico City Council. Although the Plan was not adopted by the City, staff was encouraged to address implementation of Plan policies as parcels annexed to the City.

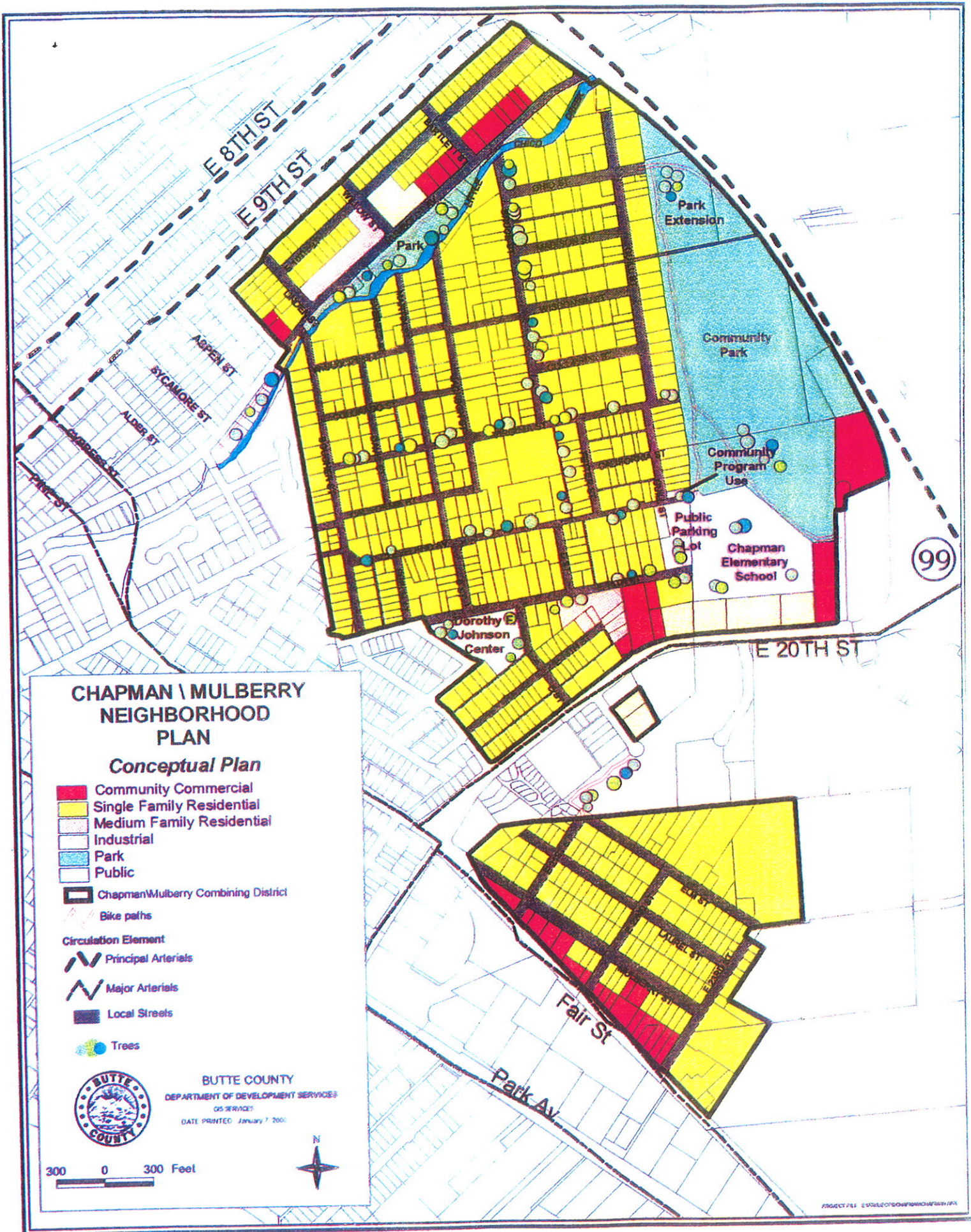
With full annexation of the Chapman/Mulberry area into the Chico City limits now anticipated within a five-year period, and in connection with recent City/County efforts to provide for more coordinated planning efforts in the greater Chico Urban Area, adoption of the Plan was identified as a key priority.

The starting point for the County's Plan, as well as the City's Plan, is the Chapman/Mulberry Neighborhood Conceptual Map - a figure that was originally developed by neighborhood residents to guide the planning process (see **Figure 1**).

As part of the City's Plan adoption process, City staff scrutinized the County's Plan for consistency with existing City General Plan policies, zoning, and code requirements, and completed a review of the status of Plan policies since its adoption over 4 years ago. Staff determined that several policies had already been implemented and therefore were no longer applicable, that a number of the development standards in the County's Plan were so similar to existing City standards that creating new standards was unnecessary and potentially confusing, that certain County zoning designations were inconsistent with existing uses, and, in some cases, that policies set forth in the County's Plan were not compatible with City policy.

Based on staff review and recommendations, and subsequent Planning Commission input, the City developed the proposed Chapman/Mulberry Neighborhood Plan (this Plan), which is consistent with the County Plan's goal to preserve and enhance the single-family residential character of the Neighborhood and promote economic revitalization. The City's Plan is also generally consistent with the original Conceptual Plan as provided in **Figure 1**.





**CHAPMAN \ MULBERRY  
NEIGHBORHOOD  
PLAN**

*Conceptual Plan*

- Community Commercial
- Single Family Residential
- Medium Family Residential
- Industrial
- Park
- Public

Chapman\Mulberry Combining District

Bike paths

**Circulation Element**

Principal Arterials

Major Arterials

Local Streets

Trees



BUTTE COUNTY  
DEPARTMENT OF DEVELOPMENT SERVICES  
GIS SERVICES  
DATE PRINTED: January 7, 2001

300 0 300 Feet



PROJECT FILE: E:\GISE\GIS\GMAPS\CHAPMAN\MULBERRY.PKX

FIGURE 1



## **RELATIONSHIP TO THE CITY GENERAL PLAN AND CHICO MUNICIPAL CODE**

The City of Chico General Plan provides broad public policy direction for the City and contains goals and policies that are unique to Chico. The General Plan covers a range of topics such as land use, environmental resources, transportation, community design, historic preservation, and citizen involvement. It focuses on issues that are important to address at a City-wide level and addresses those issues at a “general” level. The General Plan contains a land use diagram that provides an overall depiction of general land use patterns.

The Chapman/Mulberry Neighborhood Plan is a refinement, or more detailed examination, of the General Plan as it relates to the Chapman/Mulberry Neighborhood. Any inconsistencies between the General Plan and the County-adopted Neighborhood Plan were addressed as part of the City’s adoption of the Neighborhood Plan. The Plan has been found to be internally consistent with the City’s General Plan. If an inconsistency between the two plans is later found, the General Plan will prevail.

Title 19 of the Chico Municipal Code provides land use and development regulations intended to preserve the established character of Chico, protect environmental resources, and promote economic stability by establishing various zoned areas and regulating the uses of land, and the location, size, and character of structures and improvements erected or placed on land. In order to implement the special design standards developed as part of the Chapman/Mulberry Neighborhood Plan, the City will adopt a special design consideration (-SD) overlay zone that is specific to several of the base zoning districts in the Plan area.

The -SD overlay zone is applied to specific, defined areas where special-purpose limitations on land use, permit requirements, or development standards are needed. Development and new land uses within the -SD overlay zone shall obtain the land use entitlements as required by the base zoning district and shall comply with all applicable development standards of the base zoning district, except as otherwise provided within the -SD overlay.



## **GENERAL PLAN AMENDMENT**

In order to adopt the Chapman/Mulberry Neighborhood Plan as a refinement to the City's General Plan, General Plan Land Use policy LU-I-10 has been amended by City Resolution 04-\_\_ adopted on October \_\_, 2004. As noted below, the new General Plan policy LU-I-10 language clarifies that the City has adopted the Chapman/Mulberry Neighborhood Plan and that it is intended to serve as a refinement to the General Plan, including policies specific to the Neighborhood regarding land uses, neighborhood design and buffers, circulation, and public facilities and services.

Previous General Plan Land Use policy LU-I-10 - "Consider adoption of the Chapman/Mulberry Neighborhood Plan, in part or entirety, subsequent to its adoption by Butte County."

New General Plan Land Use policy LU-I-10 - "All development within the area covered by the Chapman/Mulberry Neighborhood Plan adopted by the City shall be consistent with that Plan."

# **CHAPMAN/MULBERRY NEIGHBORHOOD PLAN: PURPOSE, POLICIES, AND IMPLEMENTATION PROGRAM**

## **PURPOSE**

The purpose of the policies and implementation measures included in this Plan is to preserve and enhance the single family residential character of the neighborhood core and promote the revitalization of the Chapman/Mulberry Neighborhood. This section includes a summary description of the existing characteristics to be preserved, while including policies and implementation measures that are intended to help revitalize and stabilize the neighborhood.

## **COMMUNITY CHARACTER**

The 338-acre Chapman/Mulberry area is predominantly an unincorporated county island surrounded by the City of Chico. It is an older, well-established neighborhood in a mature urban forest environment. According to 1998 County records, the area is comprised of approximately 800 dwellings and a population of roughly 2,100 people. Portions of the area have been annexed to the City in recent years as a prerequisite to obtaining sanitary sewer service.

Like most of the Chico Urban Area, the Chapman/Mulberry area is subject to the Nitrate Compliance Plan, which prohibits creation of new residential parcels smaller than one acre in size without sewer service.

The majority of the homes are detached single-family dwellings, and there are relatively few multi-family dwellings. Groupings of dwellings are fairly common in the area. In the Mulberry area, roughly 17 percent of the dwellings occur as groups of one or more structures. In the Chapman area, approximately 10 percent of the dwellings occur in such groupings. Mobile homes comprise roughly three percent of the housing stock in the Chapman/Mulberry area.

The area has a significant number of structures in need of repair and rehabilitation. According to the County records, only 13.6 percent of the dwellings in the Chapman area were rated as meeting current minimum building code requirements. By contrast, over 28 percent of the dwellings in the Mulberry area were classified as meeting the building code. Housing condition is also related to the age of construction. Over 73 percent of the dwellings in the Chapman/Mulberry area were built prior to 1950. The County intends to continue to invest CDBG funds to rehabilitate substandard homes.

As of 2004, nearly all of the parcels in the Chapman/Mulberry area have been built upon. Roughly 6.8 percent of the parcels are undeveloped. While many of the existing parcels could be further divided under both City and County zoning, few are sufficiently large enough to meet the minimum one-acre lot size requirement of the Nitrate Compliance Plan.

According to 1998 County records, a large percentage (41 percent in Chapman and 45 percent in Mulberry) of the dwellings are renter-occupied. This statistic reflects a larger majority of home ownership in the neighborhood, which provides considerable social stability. The City of Chico's renter occupancy is 60 percent, according to the 2000 Census.

Infrastructure is lacking in much of the Chapman/Mulberry area. For example, street pavement width varies, and sidewalks, curbs, and gutters are rare. However, the absence of sidewalks and the rural streetscape is viewed by the community as a valuable amenity that should be retained. The major infrastructure deficiency is primarily due to the lack of a sanitary sewer and storm drainage system. As the Plan area is within the Nitrate Compliance Plan area, both the City and County are actively taking the lead in bringing sewer service to the area. Due to an inadequate storm drainage system and other factors, portions of the area are subject to seasonal ponding of runoff during peak storms.

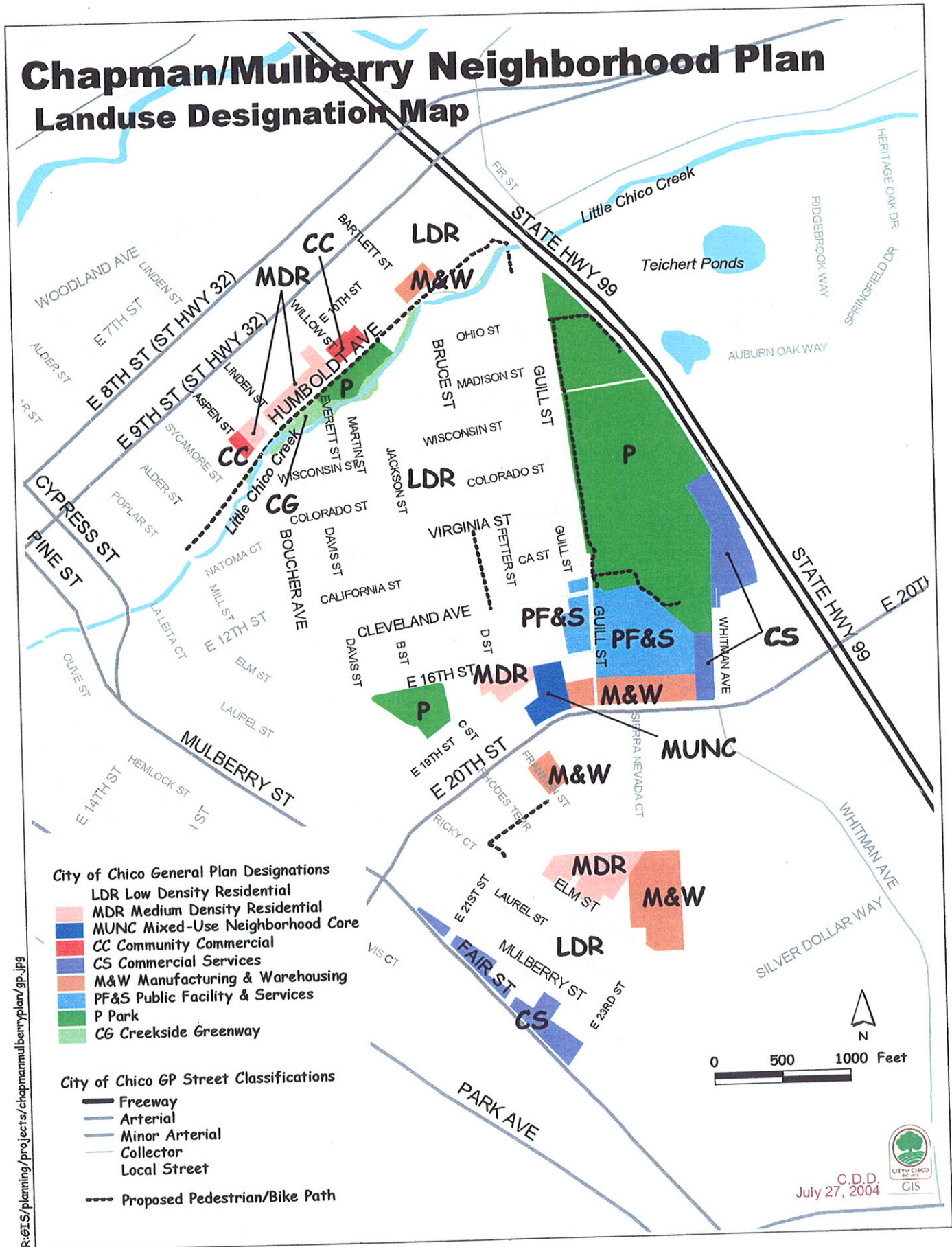
With regard to non-residential uses, there are limited commercial and industrial uses concentrated on the southern and northern edges of the area. Scattered commercial and light industrial uses occur within the residential area, resulting in land use incompatibilities. Many of these commercial and industrial uses preceded the zoning in the area and are inconsistent and incompatible with the residential neighborhood character because they generate vehicle traffic in an area that contains narrow streets, create noise that disturbs residents of the area, generate hazardous materials that may be harmful to the residents of the area, and cause aesthetic impacts.

In spite of problems with the area's housing stock and infrastructure, residents enjoy a variety of natural amenities, including the mature urban forest, neighborhood and regional parks, and the riparian environment afforded by Little Chico Creek. The area is also served by several community service centers, several churches, and the Chapman Elementary School. Finally, the Neighborhood is in close proximity to a wide range of commercial uses located on the perimeter of the area.

## **LAND USE POLICIES**

1. The City General Plan Land Use Diagram will be amended to incorporate the land use designations shown in **Figure 2: Chapman/Mulberry Neighborhood Plan - Land Use Designation Map**. This map includes the following land use designations:
  - Manufacturing & Warehousing and Commercial (mixed-use neighborhood core and community commercial) - along East 20th Street in recognition of existing, long-term uses and where compatible with residential character.
  - Community Commercial and Manufacturing & Warehousing - along Humboldt Avenue in recognition of existing, long-term uses and where compatible with residential character, and between East 16th and East 20th Streets, west of Chapman Elementary School.
  - Commercial Services (Planned Development Overlay) - along Fair Street in recognition of existing, long-term uses and where compatible with residential character.
  - Public Facilities and Services - along Guill Street and adjacent to Chapman Elementary School in recognition of existing uses and where compatible with residential character.
  - Low Density Residential (LDR) - Mulberry area.
  - Low Density Residential (LDR) with limited commercial and public uses, where specified - Chapman area.

# Chapman/Mulberry Neighborhood Plan Landuse Designation Map



R:\GIS\planning\projects\chapmanmulberry\plan\gp.jpg

FIGURE 2



- Medium Density Residential - in combination with the neighborhood commercial center between East 16th and East 20th Streets and along portions of Humboldt Avenue.
2. The City Zoning Map shall be amended to apply zoning districts to the Chapman/Mulberry Neighborhood Plan area consistent with **Figure 2**.
  3. The City shall continue to promote and facilitate the rehabilitation of the existing housing stock using a variety of applicable, viable programs.
  4. Pre-1976 mobile homes shall be phased out and may not be replaced unless the new unit meets HUD housing standards.
  5. The City shall work with the County to facilitate the relocation of the Chico Scrap Metal Yard to an industrially zoned location that does not have conflicts with residentially zoned and used lands.

### **NEIGHBORHOOD DESIGN AND BUFFER POLICIES**

1. All new projects and building permits within the Plan area shall adhere to the applicable Chapman/Mulberry Neighborhood Design Standards contained in the special design considerations (-SD) overlay district.
2. A landscaped solid wall shall be established between the industrial land uses along East 20th Street and the Chapman Elementary School.
3. The urban forest of the neighborhood shall be preserved and expanded.
4. The City shall work with the County to achieve community open space along the north bank of Little Chico Creek between the Bruce Street and the Boucher Street bridges.
5. The main entrances to the businesses located in the proposed Community Commercial Center on East 16th Street shall be oriented to face East 16th Street.

### **CIRCULATION POLICIES**

1. The special street sections contained in Appendix A: Street Standards for the Chapman/Mulberry Neighborhood Plan Area shall be incorporated into the City's Improvement Standards and shall be specifically applied to existing roadways within the Neighborhood.
2. High speed vehicle traffic occurs on some streets creating a serious safety hazard. Implement appropriate methods of reducing vehicle speed on the following streets: Virginia Street, Bruce

Street, Cleveland Street, Boucher Street, and Guill Street. Particular consideration should be given to ensuring that speed-reducing devices used on East 16th Street are not in conflict with school bus operations.

3. A consistent streetscape design shall be created for the entire Chapman/Mulberry Neighborhood that specifies street trees and street lighting fixtures. In keeping with the residents' stated desire to adhere to less urban standards, lighting shall be the minimum necessary for safety. As such, new fixtures shall be placed at street intersections and at acceptable locations in the center of long blocks.
4. A pedestrian/bicycle circulation plan shall be implemented that provides for the construction of sidewalks and off-road bicycle/pedestrian pathways within the Neighborhood, where possible. Particular attention shall be given to ensuring access to the regional park and the proposed mixed-use neighborhood core. The pedestrian/bicycle circulation plan shall be developed within the community park and shall provide for both internal and external linkages.
5. County Transit and Chico Area Transit shall cooperate to ensure that public transit routes and stops are available to and within the Chapman/Mulberry Neighborhood. Where possible, stops shall be designed with turn-outs that minimize disruption of traffic flow.

## **PUBLIC FACILITY AND SERVICES POLICIES**

1. Public investment in infrastructure upgrades shall occur to the maximum extent possible as a means of stimulating private investment in the Chapman/Mulberry Neighborhood.
2. Septic leachfield systems shall be phased out in compliance with the Nitrate Compliance Plan.
3. The City shall support public service organizations operating within and serving the Neighborhood.
4. The City Police Department shall maintain a strong presence within the Neighborhood at appropriate staffing levels.
5. The City Police Department shall encourage the creation and operation of an active Neighborhood Watch program.

## **IMPLEMENTATION PROGRAM**

### **Zoning and Land Use Consistency**

#### Consistency with City General Plan

The City shall initiate re-zoning of the Chapman/Mulberry Neighborhood in accordance with the Chapman/Mulberry Neighborhood special design considerations (-SD) overlay district described in this section.

Time Frame: FY 2004-2005

Amortization of Nonconforming Uses

Prior to the annexation of areas that continue to have non-conforming uses as identified in the County's Chapman/Mulberry Neighborhood Plan (excluding Chinca's Market), the City shall adopt an ordinance providing for the amortization of such businesses pursuant to the County's Chapman/Mulberry Neighborhood Plan. The County has already notified owners of legal nonconforming uses of their status and the County's amortization policy and period.

Time Frame: Ongoing

Amortization of Chico Scrap Metal Yard

The Chico Scrap Metal Yard is located within the Chapman/Mulberry Neighborhood Plan area and is proposed to be the site of a future mixed-use neighborhood core. Upon City adoption of the Chapman/Mulberry Neighborhood Plan, the Chico Scrap Metal Yard will become a non-conforming use. Once the Chico Scrap Metal Yard becomes a non-conforming use, the City shall adopt an ordinance providing for its amortization.

Time Frame: Ongoing

**Neighborhood Rehabilitation**

Neighborhood Clean-Up

The City and County shall assist community based organizations in their efforts to organize a neighborhood clean-up program.

Time Frame: Ongoing

Relocation of the Chico Scrap Metal Yard

The City and County shall cooperatively take the necessary steps to relocate the Chico Scrap Metal Yard to a more appropriate location.

Time Frame: Ongoing

**Community Design**

Neighborhood Design Guidelines

The City Community Development Department shall institute procedures that will ensure that all development proposals and building permits approved in the Chapman/Mulberry Neighborhood are consistent with the Chapman/Mulberry Design Standards contained in the -SD overlay district.

Time Frame: Ongoing

Chapman/Mulberry Neighborhood Streets

The City Community Development Department, Planning Division and the Public Works Department shall ensure that all new discretionary development proposals that affect existing

Neighborhood streets include street designs that are consistent with the Chapman/Mulberry Neighborhood road improvement standards contained in Appendix A: Street Standards for the Chapman/Mulberry Neighborhood Plan Area. For new residential streets serving infill development, the use of existing City street improvement standards is generally appropriate.

Time Frame: Ongoing

#### Chapman Elementary School Buffer

A landscaped solid masonry wall shall be installed on the industrial land along the common boundary of the Chapman Elementary School and the industrial uses to the south along East 20th Street.

Time Frame: Ongoing

#### Preservation and Enhancement of the Urban Forest

Design guidelines shall require the planting of new trees in front yard areas for all new building permits as selected from the tree list found in the “Recommended Street Trees for Chico” list approved by the Bidwell Park and Playground Commission. Grants shall also be pursued to plant new trees to replace those previously removed.

Time Frame: Ongoing

#### Pedestrian and Bicycle Facilities

The City Community Development Department, Planning Division and the Public Works Department shall ensure that all discretionary development proposals include bicycle and pedestrian facilities in the locations shown in **Figure 2: Chapman/Mulberry Neighborhood Plan - Land Use Designation Map**.

Time Frame: Ongoing

### **Capital Improvement Program**

#### Chapman/Mulberry Neighborhood Streets/Storm Drainage

The City shall include in its Capital Improvement Program the Chapman/Mulberry Neighborhood street standards contained in Appendix A: Street Standards for the Chapman/Mulberry Neighborhood Plan Area. Priority attention shall be given to street reconstruction projects that will provide maximum storm drainage improvements in areas most affected by seasonal flooding.

Time Frame: Ongoing

#### Pedestrian and Bicycle Facilities

The City shall include in its Capital Improvement Program construction of bicycle and pedestrian facilities shown in **Figure 2: Chapman/Mulberry Neighborhood Plan - Land Use Designation Map**

Time Frame: Ongoing



### Sewer Facilities

Individual septic systems shall be phased out and a sanitary sewer system shall be installed to the Chapman/Mulberry Neighborhood in accordance with the Nitrate Compliance Plan.

Time Frame: Ongoing

### Coordination between the City of Chico and the County of Butte

Portions of the Chapman/Mulberry Neighborhood are located within both the City and the County. Achieving consistency between City and County general plan, zoning, design guidelines, and improvement standards is critical to the success of the revitalization programs envisioned in this section.

The City and County shall strive to achieve relative consistency between City and County general plan designations, zoning, design guidelines, and improvement standards as the Neighborhood area transitions to City jurisdiction.

Time Frame: Ongoing

### Community Open Space

The City and County shall seek funding to acquire and provide community open space along the north bank of Little Chico Creek between the Bruce Street and Boucher Street bridges.

Time Frame: Ongoing

## CHICO MUNICIPAL CODE REVISION

In order to implement the special design standards developed as part of the Chapman/Mulberry Neighborhood Plan, the City shall adopt a special design consideration (-SD) overlay zone that is specific to the base zoning districts in the Plan area. For ease of use by the reader, **Figures 3 through 5**, as well as **Table 1**, have been developed to show which parcels are subject to rezone, as well as the -SD overlay. The figures and tables are to be utilized as follows:

- **Figure 3** shows existing zoning/prezoning for the parcels within the Plan area.
- **Figure 4** shows proposed zoning for parcels within the Plan area as part of adoption and implementation of the Chapman/Mulberry Neighborhood Plan. The proposed zoning map includes the addition of a -PD overlay for certain commercial, industrial, and residential properties.
- **Figure 5** shows the locations of parcels where rezones are proposed.
- **Table 1** details the affected parcel number(s), the current City General Plan/zoning designation, the proposed General Plan/zoning designation, and provides a brief explanation of the proposed General Plan/zone change for each numbered area on **Figure 5**.

Use of an -SD overlay is provided for in the Chico Municipal Code under Section 19.52.070 and is intended for areas of the City where the General Plan has highlighted existing neighborhood characteristics, environmental features, or other concerns that require special attention in project design. Any land use normally allowed in the primary zoning district may be allowed within the -SD overlay zone, except where otherwise limited by special design considerations. Development and new land uses within the -SD overlay zone shall obtain the land use entitlements as required by the primary zoning district and shall comply with all applicable development standards of the primary zoning district, except as otherwise provided within the -SD overlay.

The special design considerations specific to the -SD overlay will apply to incorporated areas within the Chapman/Mulberry Plan area and will be applied to new areas as they are annexed into the City. As the City's design requirements closely mirror the County-adopted standards, there will be a higher level of consistency in the application of design requirements regardless of whether development occurs in the City or County.

# Chapman/Mulberry Neighborhood Plan Existing Zoning/Pre-Zoning Map

R:\GIS\planning\projects\chapmanmulberryplan\existzoning.jpg

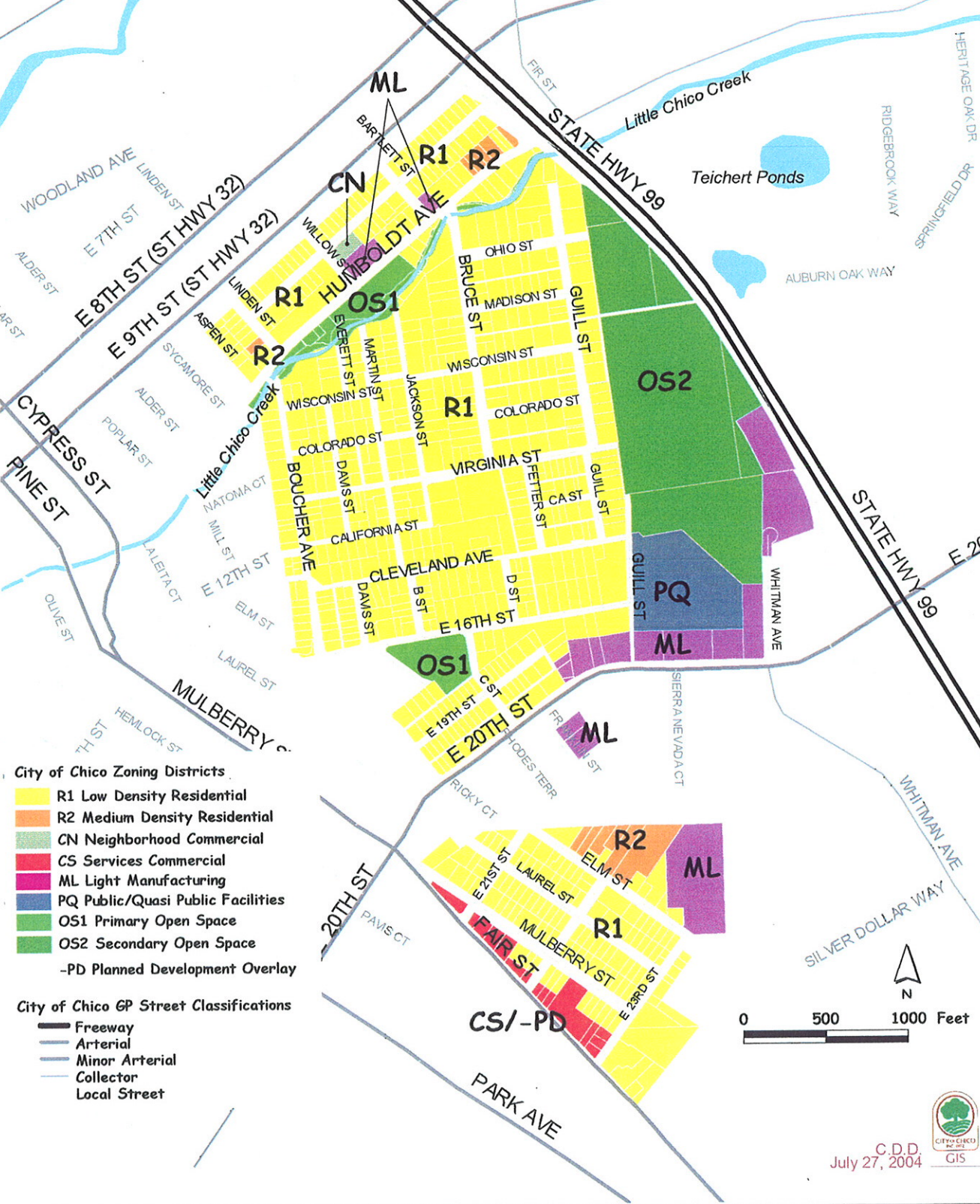
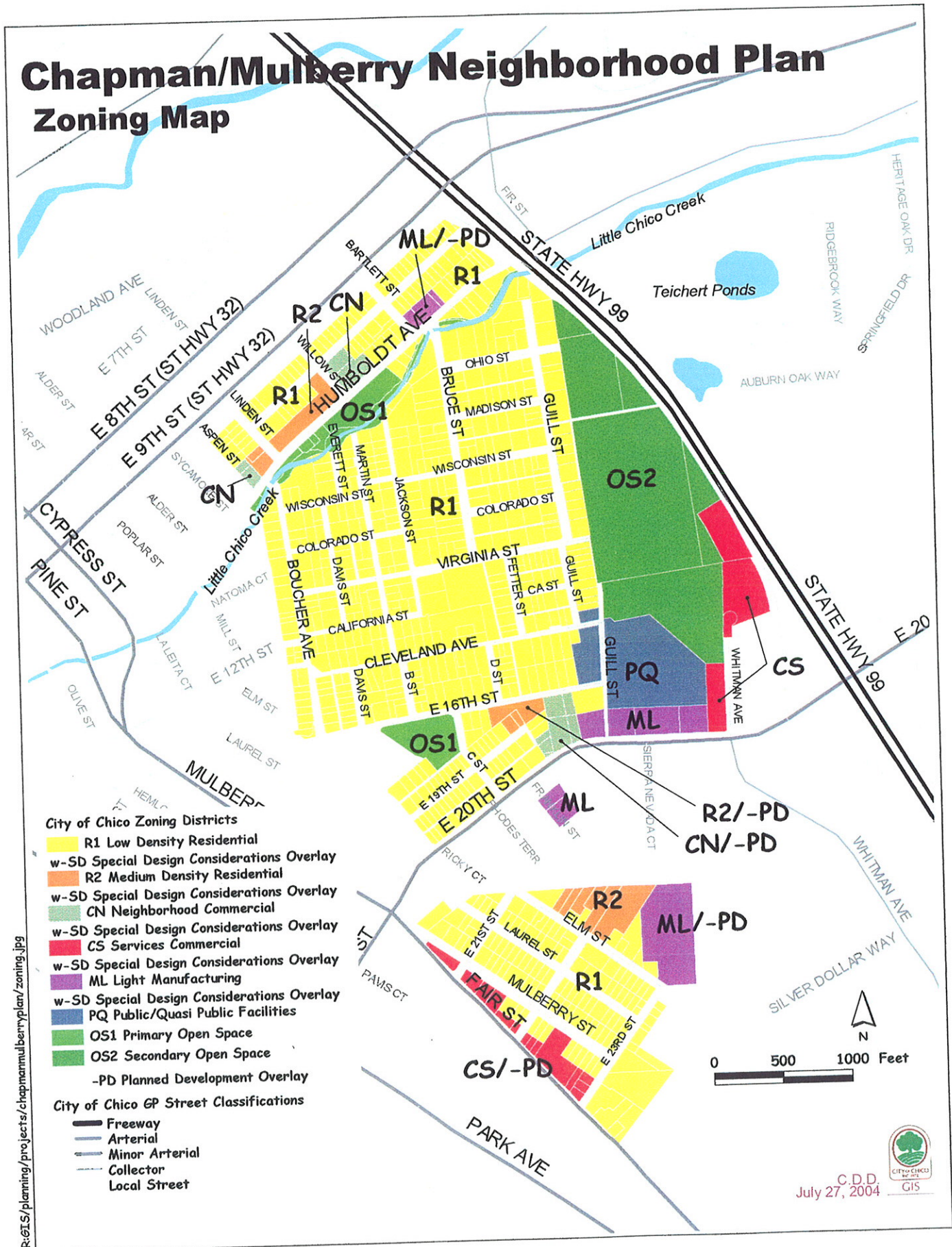


FIGURE 3

C.D.D.  
July 27, 2004  
CITY OF CHICO  
GIS



# Chapman/Mulberry Neighborhood Plan Zoning Map



- City of Chico Zoning Districts**
- R1 Low Density Residential
  - w-SD Special Design Considerations Overlay
  - R2 Medium Density Residential
  - w-SD Special Design Considerations Overlay
  - CN Neighborhood Commercial
  - w-SD Special Design Considerations Overlay
  - CS Services Commercial
  - ML Light Manufacturing
  - w-SD Special Design Considerations Overlay
  - PQ Public/Quasi Public Facilities
  - OS1 Primary Open Space
  - OS2 Secondary Open Space
  - PD Planned Development Overlay
- City of Chico GP Street Classifications**
- Freeway
  - Arterial
  - Minor Arterial
  - Collector
  - Local Street

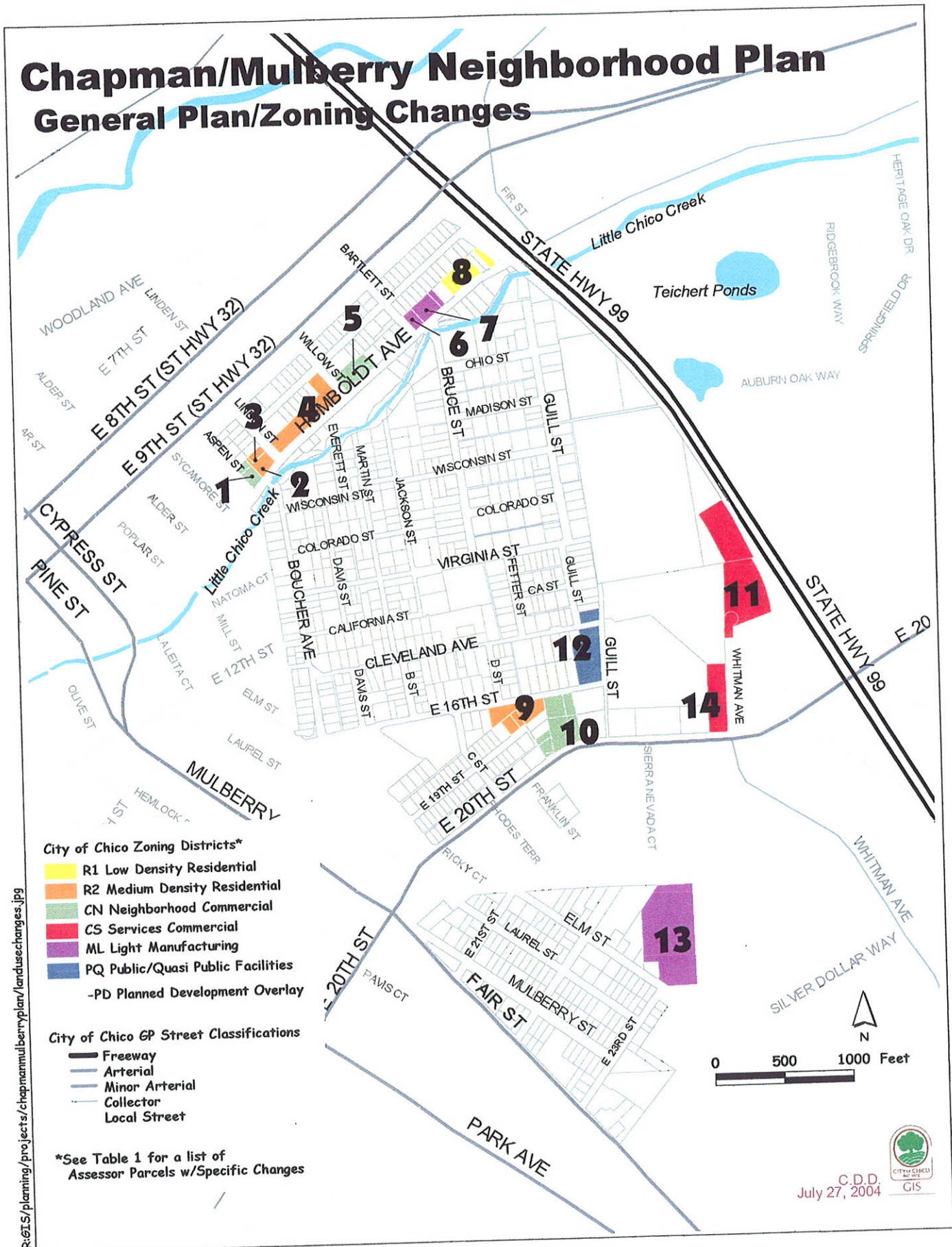
R:\GIS\planning\projects\chapmanmulberryplan\zoning.jpg

C.D.D.  
July 27, 2004  
GIS

Figure 4



# Chapman/Mulberry Neighborhood Plan General Plan/Zoning Changes



R:\GIS\planning\projects\chapmanmulberry\landusechanges.jpg

Figure 5

**TABLE 1: CHAPMAN/MULBERRY NEIGHBORHOOD PLAN ADOPTION  
PROPOSED GENERAL PLAN (GP)/ZONING CHANGES**

*(TO BE UTILIZED IN CONJUNCTION WITH PROPOSED GENERAL PLAN/ZONING CHANGES FIGURE 5)*

<b>SITE No.</b>	<b>PARCEL No(S).</b>	<b>EXISTING CITY GP/ZONING DESIGNATION *</b>	<b>PROPOSED GP/ZONING DESIGNATION *</b>	<b>GP DESIGNATION AMENDMENT/REZONE EXPLANATION</b>
1	004-353-020 004-353-012	LDR/R1	CC/CN	Recommend a GP/zone change consistent with the intent of the original Chapman/Mulberry Neighborhood Plan.
2	004-353-025	LDR/R1	MDR/R2	The parcel has an existing multi-family residence. Recommend a GP/zone change consistent with existing use.
3	004-353-008	LDR/R2	MDR/R1	The parcel has an existing multi-family residence. Recommend a GP change consistent with existing use.
4	004-361-017	LDR/R1	MDR/R2	This is a large parcel developed with several duplex structures. Recommend GP/zone change consistent with existing use.
5	004-363-030	LDR/ML-PD	CC/CN	Recommend GP/zone change consistent with the intent of the original Chapman/Mulberry Neighborhood Plan.
6	004-371-015	LDR/ML-PD	MW/ML-PD	Site of Square Deal Mattress. Recommend retaining the ML-PD (Light Manufacturing/Industrial Planned Development) zoning and changing the GP designation to Manufacturing and Warehousing (MW) to reflect existing use.
7	004-371-013 004-371-014	LDR/R1	MW/ML-PD	These parcels are adjacent to, and owned, by Square Deal Mattress Factory. The parcels are currently being utilized as overflow for storage and/or manufacturing. Recommend GP/zone change to MW/ML-PD to reflect existing use.
8	004-371-018 004-371-029 004-371-030 004-371-031 004-371-032 004-371-033	LDR/R2	LDR/R1	These parcels are developed with single-family residences. Recommend retaining existing City GP designation and rezoning all parcels to R1 to reflect existing use.

9	005-450-005 005-450-006 005-422-023	LDR/R1	MDR/R2-PD	This site was recently acquired by Habitat for Humanity with City assistance. It is anticipated that the site will be developed with single-family residential units at a MDR density. Further, these parcels are identified in the original Chapman/Mulberry Neighborhood Plan as medium density residential with a Planned Unit Development. Recommend GP/zone change consistent with anticipated land use, as well as the intent of the original Chapman/Mulberry Neighborhood Plan.
10	005-422-017 (bm) 005-422-017 (tp) 005-450-030 005-422-013 005-422-009 005-422-014 (tp) 005-422-014(bm)	MW/ML LDR/R1 MW/ML MW/ML MW/ML LDR/R1 MW/ML	MUNC/CN-PD	The C/M Plan identifies the Scrap Metal Yard and an adjacent vacant parcel to the east as a future neighborhood commercial center. Appropriate City GP/zoning designation for this activity is MUNC/CN-PD, or Mixed-Use Neighborhood Core/Neighborhood Commercial-Planned Development. Recommend GP/zone change consistent with the intent of the original Chapman/Mulberry Neighborhood Plan.
11	005-540-031 005-540-032 005-530-006	CC/ML CC/ML P/ML	CS/CS	These parcels have been developed with a mini-storage. Recommend GP/zone change to CS/CS to reflect existing use.
12	005-417-016 005-421-033	LDR/R-1	PFS/P-Q	These parcels are owned by Butte County and are home to the Team Chapman Center and a parking lot. Recommend a City GP/zoning designation of PFS/P-Q, or Public Facilities and Services and Public/Quasi-Public Facilities to reflect existing use.
13	005-490-035	MW/ML	MW/ML-PD	The Old Fun World site is now owned by Sierra Nevada Brewery. The site is currently vacant. Recommend retaining the GP designation of MW (Manufacturing and Warehousing) and the ML zoning (Light Manufacturing/Industrial), but adding a -PD overlay per Planning Commission recommendation.
14	005-540-008	CC/ML	CS/CS	Recommend a GP/zone change consistent with the intent of the original Chapman/Mulberry Neighborhood Plan.

**\* General Plan/Zoning Index**

**General Plan Designations**

LDR - Low Density Residential  
MDR - Medium Density Residential  
MW - Manufacturing and Warehousing  
CC - Community Commercial  
CS - Commercial Services  
PFS - Public Facilities and Services  
MUNC - Mixed-Use Neighborhood Core/  
Community Commercial

**Zoning Districts**

R1 - Low Density Residential  
R2 - Medium Density Residential  
ML - Light Manufacturing  
CN - Neighborhood Commercial  
CS - Service Commercial  
P-Q - Public/Quasi Public Facilities  
  
-PD - Planned Development Overlay

## **SPECIAL DESIGN CONSIDERATIONS (-SD) OVERLAY DISTRICT**

Section 19.52.070 of the Chico Municipal Code entitled, “Special design considerations (-SD) overlay zone,” is amended to read as follows:

### **19.52.070 Special design considerations (-SD) overlay zone.**

- A. [No change.]
- B. [No change.]
- C. [No change.]
- D. [No change.]
  - 1. [No change.]
  - 2. [No change.]
  - 3. [No change.]
  - 4. [No change.]
  - 5. [No change.]
  - 6. SD-6 (Chapman/Mulberry Neighborhood)
    - a. Development shall be consistent with the Chapman/Mulberry Plan adopted by the City Council.
    - b. The following land uses are not permitted within the CN zone: retail liquor stores, gas stations, automobile sales and vehicle repair and maintenance.
    - c. The following design standards shall apply to the development of single-family residences:
      - (1) Front yard setbacks shall be consistent with the average of the existing front yard setback of adjoining parcels, but in no case less than fifteen (15) feet or greater than thirty (30) feet.
      - (2) Front entries for all single-family residences shall be oriented toward the street. This requirement shall not apply to second dwelling units located on the rear of a parcel which have primary access from an alley.
      - (3) Garages shall be set back at least ten (10) feet from the front edge of the dwelling. Garages located in rear yards are encouraged. Detached, single-story garages shall be set back at least five (5) feet from the rear property line.
      - (4) All single-family dwellings shall include a front porch with minimum dimensions of four feet by eight feet.
      - (5) Front yard fences are permitted only when they are of an open, not solid, design. Front yard landscaping shall not obscure views of the street or adjoining neighbors.

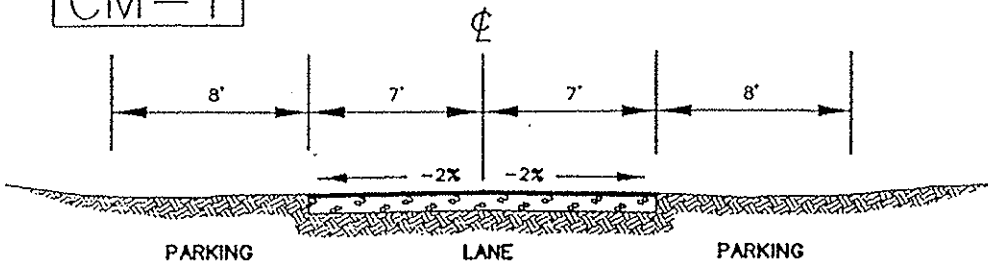
- (6) One new tree, 15 gallons or greater in size, shall be planted in the front yard of each new single-family residence, as a condition of the building permit for such residence. The species of tree planted shall be selected from the list “Recommended Street Trees for Chico” maintained by the City.
- d. The following design standards shall apply to the development of multi-family dwellings:
    - (1) Parking lots shall primarily be located in the rear or side area of the parcel or in the interior of a building cluster and shall be screened from view from the street by vegetation or fencing that is no more than four feet in height. No parking lots shall be located within the required front or side set back area.
    - (2) All multi-family buildings located within 40 feet of a front lot line shall be oriented to the street frontage. The main entrance of ground floor units located within 40 feet of a street must face the front lot line. Main entrances may be to either individual units, clusters of units or common lobbies or courtyards. Main entrances for multi-family residences on corner lots may be oriented toward either street frontage, or toward the corner.
    - (3) Pedestrian walkways shall be provided from street sidewalks to the front entrance of each multi-family dwelling unit.
  - e. It shall be a condition of the development of any new commercial or industrial use located on property which abuts residentially zoned property, that an 8 foot masonry wall be constructed between the new commercial or industrial use and the residentially zoned property. Such wall shall be constructed on the property on which the new commercial or industrial use is located and shall include landscaping along the side of the wall facing the residentially zoned property. Earthen landscape berms with a wall may be utilized to meet this requirement.



# **APPENDIX A**

40' R/W

CM-1



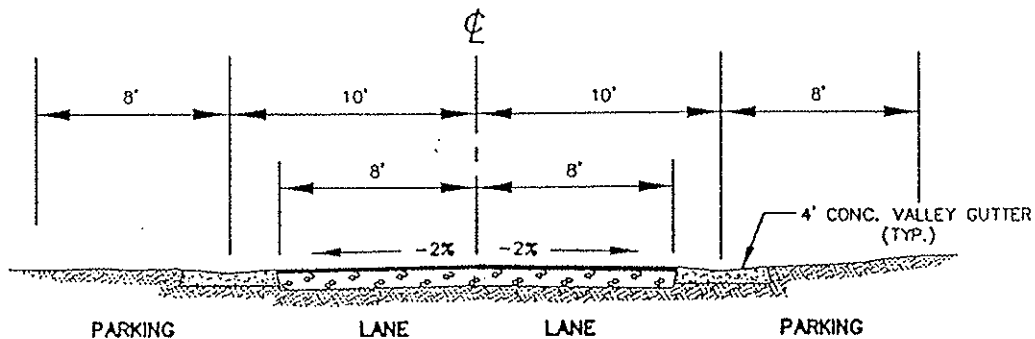
COMPACT TOP 6" OF SUBGRADE TO 95% RELATIVE COMPACTION

MINIMUM STRUCTURAL SECTION  
 FOG SEAL.  
 2" ASPHALT CONCRETE (TYPE B, 1/4" MAX., MED. GRAD.)  
 LIQUID ASPHALT, (PRIME COAT)  
 8" CLASS 2 AGGREGATE BASE (1/4" MAX. GRAD.)

**NORTHEAST END JACKSON ST. (WISCONSIN ST. TO END)**

NOTE: THE ROAD RIGHT-OF-WAY WIDTHS AS INDICATED ABOVE ARE EXISTING AND WILL NOT BE INCREASED.

CM-2



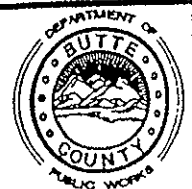
COMPACT TOP 6" OF SUBGRADE TO 95% RELATIVE COMPACTION

MINIMUM STRUCTURAL SECTION  
 FOG SEAL.  
 2" ASPHALT CONCRETE (TYPE B, 1/4" MAX., MED. GRAD.)  
 LIQUID ASPHALT, (PRIME COAT)  
 8" CLASS 2 AGGREGATE BASE (1/4" MAX. GRAD.)

(XX) = R/W

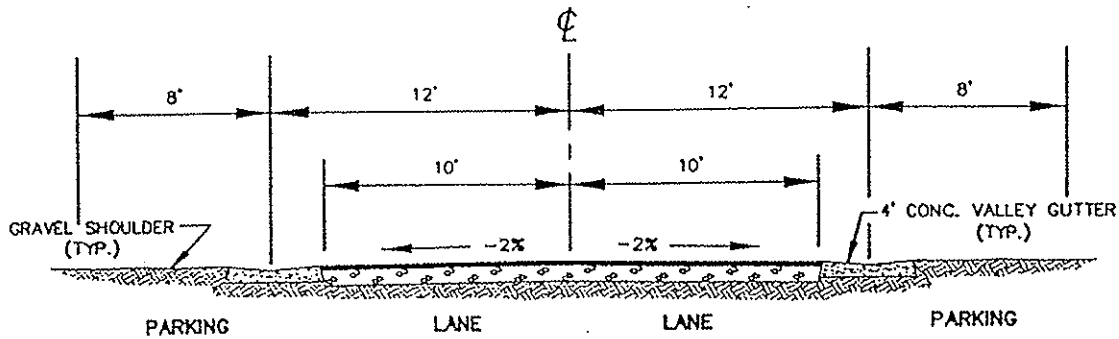
(40')	(40')	(60')	(40')	(40')	(50')
DAVIS ST.,	MARTIN ST.,	MADISON ST.,	WISCONSIN ST.,	COLORADO ST.,	19th ST.
(40')	(40')	(50')	(80')	(60')	(50')
CALIFORNIA ST.,	JACKSON ST.,	"B" ST.,	MULBERRY ST.,	LAUREL ST.,	FETTER ST.

NOTE: THE ROAD RIGHT-OF-WAY WIDTHS AS INDICATED ABOVE ARE EXISTING AND WILL NOT BE INCREASED.



CM-3

ALL 60' R/W



COMPACT TOP 6" OF SUBGRADE TO 95% RELATIVE COMPACTION

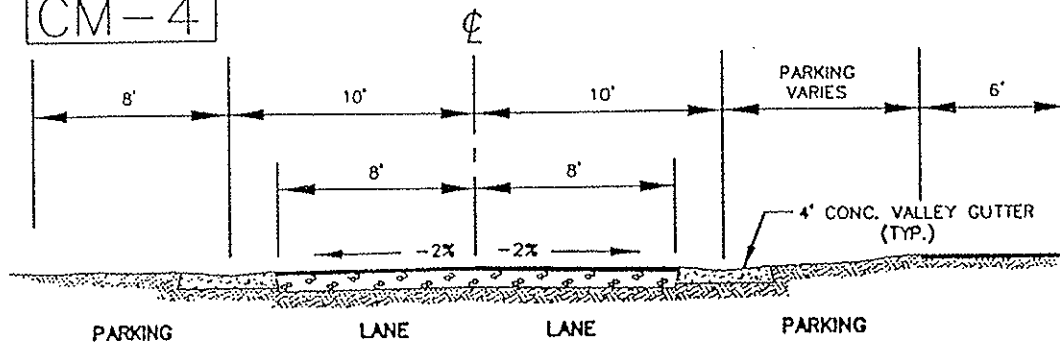
MINIMUM STRUCTURAL SECTION  
 FOG SEAL  
 2" ASPHALT CONCRETE (TYPE B, 3/4" MAX., MED. GRAD.)  
 LIQUID ASPHALT, (PRIME COAT)  
 8" CLASS 2 AGGREGATE BASE (3/4" MAX. GRAD.)

EAST TENTH ST., LINDEN ST., WILLOW ST., BARTLETT ST.  
 GULL ST., OHIO ST., ELM ST., 21st ST., 22nd ST., 23rd ST.

NOTE: THE ROAD RIGHT-OF-WAY WIDTHS AS INDICATED ABOVE ARE EXISTING AND WILL NOT BE INCREASED.

R/W VARIES

CM-4

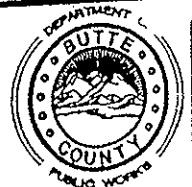


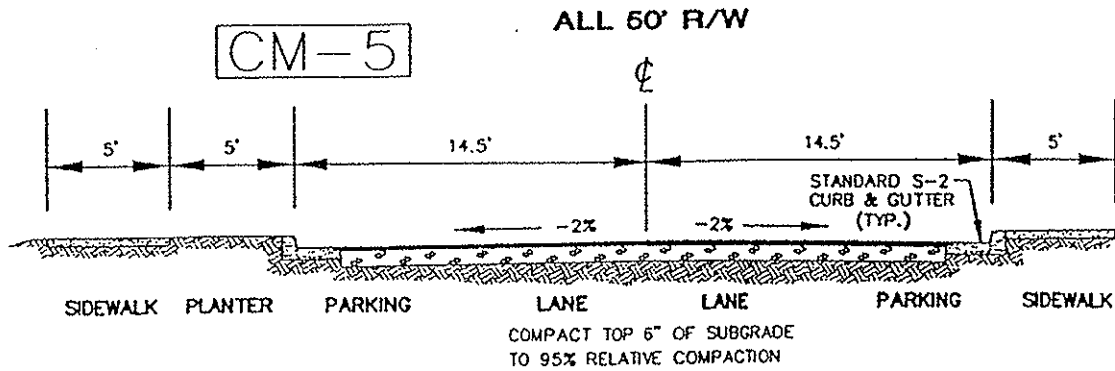
COMPACT TOP 6" OF SUBGRADE TO 95% RELATIVE COMPACTION

MINIMUM STRUCTURAL SECTION  
 FOG SEAL  
 2" ASPHALT CONCRETE (TYPE B, 3/4" MAX., MED. GRAD.)  
 LIQUID ASPHALT, (PRIME COAT)  
 8" CLASS 2 AGGREGATE BASE (3/4" MAX. GRAD.)

HUMBOLDT AVE.

NOTE: THE ROAD RIGHT-OF-WAY VARIES

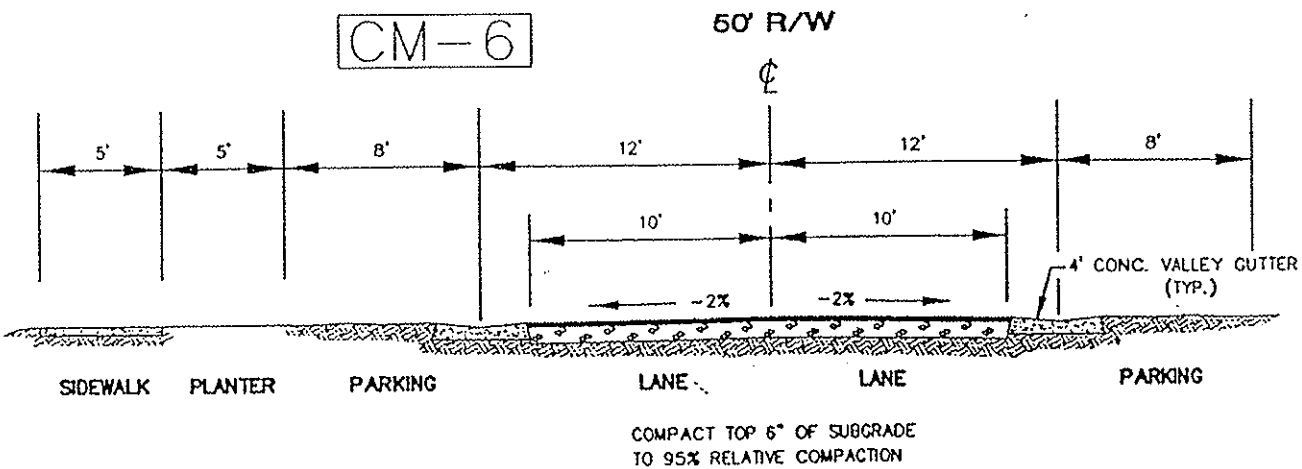




MINIMUM STRUCTURAL SECTION  
 FOG SEAL.  
 2" ASPHALT CONCRETE (TYPE B, 3/4" MAX., MED. GRAD.)  
 LIQUID ASPHALT, (PRIME COAT)  
 8" CLASS 2 AGGREGATE BASE (3/4" MAX. GRAD.)

**"C" ST. , 16th ST.**

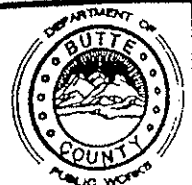
NOTE: THE ROAD RIGHT-OF-WAY WIDTHS AS INDICATED ABOVE ARE EXISTING AND WILL NOT BE INCREASED.



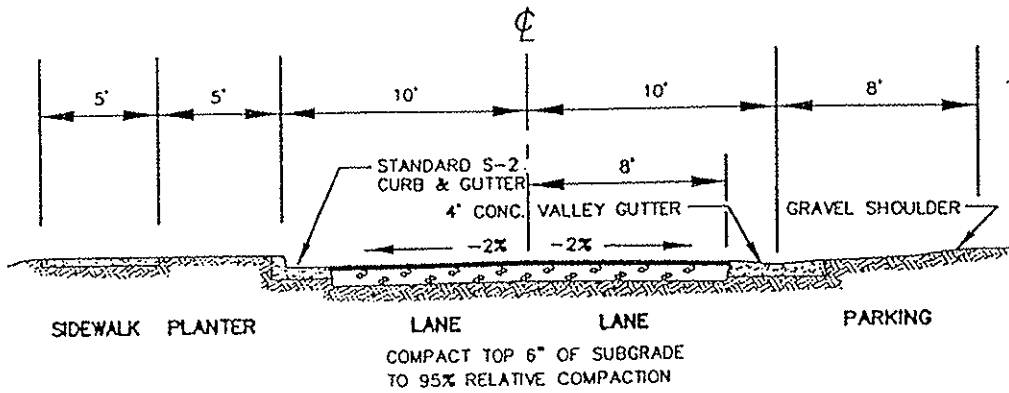
MINIMUM STRUCTURAL SECTION  
 FOG SEAL.  
 2" ASPHALT CONCRETE (TYPE B, 3/4" MAX., MED. GRAD.)  
 LIQUID ASPHALT, (PRIME COAT)  
 8" CLASS 2 AGGREGATE BASE (3/4" MAX. GRAD.)

**BRUCE ST.**

NOTE: THE ROAD RIGHT-OF-WAY WIDTHS AS INDICATED ABOVE ARE EXISTING AND WILL NOT BE INCREASED.



CM-7



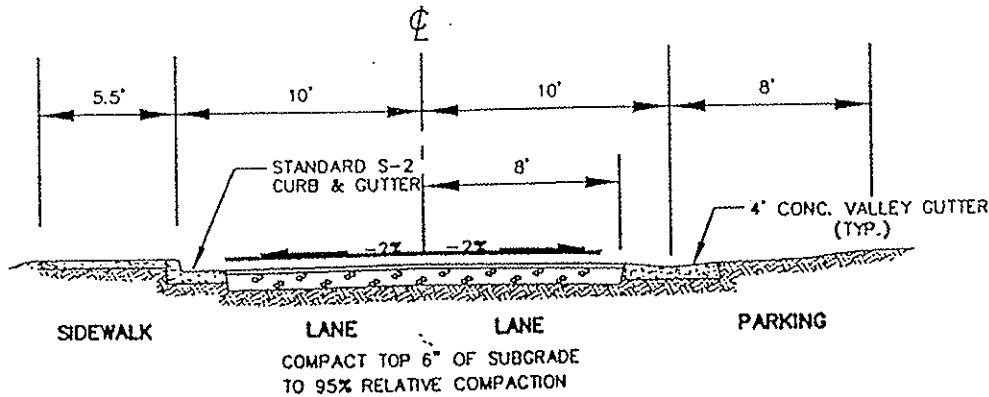
(XX') = R/W

MINIMUM STRUCTURAL SECTION  
 FOG SEAL.  
 2" ASPHALT CONCRETE (TYPE B, 3/4" MAX., MED. GRAD.)  
 LIQUID ASPHALT, (PRIME COAT)  
 8" CLASS 2 AGGREGATE BASE (3/4" MAX. GRAD.)

(40') (33')  
**VIRGINIA ST., CLEVELAND ST.**

NOTE: THE ROAD RIGHT-OF-WAY VARIES.

CM-8



MINIMUM STRUCTURAL SECTION  
 FOG SEAL.  
 2" ASPHALT CONCRETE (TYPE B, 3/4" MAX., MED. GRAD.)  
 LIQUID ASPHALT, (PRIME COAT)  
 8" CLASS 2 AGGREGATE BASE (3/4" MAX. GRAD.)

**BOUCHER AVE.**

NOTE: THE ROAD RIGHT-OF-WAY VARIES.

