



DATE: January 30, 2018

TO: PLANNING COMMISSION

FROM: Shannon Costa, Assistant Planner (879-6807, shannon.costa@chicoca.gov)

RE: Vesting Tentative Parcel Map and Planned Development Permit 17-01 at 979 Myrtle Avenue, APN 015-330-006

SUMMARY

The applicant proposes to subdivide a 0.74-acre site into three parcels, including two infill residential flag lots. The site is located on the south side of Myrtle Avenue, between Manzanita Avenue and North Avenue. The project includes a Vesting Tentative Parcel Map and Planned Development Permit (PM/PDP). The Planned Development Permit is requested to authorize infill residential flag lots that do not meet the minimum lot size. No major issues have been identified.

Planning staff have reviewed the site design and architecture and recommends approval, subject to conditions. No project issues have been identified.

Recommendation:

Planning staff recommends adoption of Resolution No. 18-02 (**Attachment A**), approving the parcel map and planned development permit, subject to the attached conditions.

Proposed Motion:

I move that the Planning Commission adopt Resolution No. 18-02, approving the parcel map and planned development permit, subject to the attached conditions.

BACKGROUND

The project site is located on the south side of Myrtle Avenue, between Manzanita Avenue and North Avenue (see Location/Notification Map, **Attachment B**). The proposed project includes a Parcel Map and Planned Development Permit (PM/PDP) to subdivide a 0.74-acre (gross) site into three parcels for residential development. The site is zoned R1-AOD (Low Density Residential with Aircraft Operations Zone D overlay) and designated Low Density Residential in the General Plan Land Use Diagram. Surrounding land uses are predominantly single-family residential, with multi-family residential and office uses located to the west of the site.

The project site consists of a residential parcel that fronts on Myrtle Avenue. The site is approximately 297 feet deep by 100 feet wide and is relatively flat. A residence and detached garage exist near the front of the site, with residential landscaping behind. The proposed parcel map would subdivide the property into three parcels: one standard residential lot up front to accommodate the existing residence with two infill residential flag lots behind (see Vesting Tentative Parcel Map, **Attachment C**). The project would yield a residential density of 4 units per gross acre, which is within the allowable range of 2.1 to 7 dwelling units per gross acre in the R1 zoning district, Low Density Residential General Plan designation and the -AOD

overlay.

A Planned Development Permit is required to allow minimum lots sizes for infill residential flag lots (Parcels 2 and 3) less than the smallest conforming lot within 300 feet of the proposed subdivision, as required by Chico Municipal Code 19.76.180 (*Infill Residential Flag Lots*).

DISCUSSION

Parcel Map Design

The proposed lot configuration appears to be a suitable way to subdivide the property. Because the existing lot is excessively deep and too narrow to support full public street improvements, flag lots are an acceptable lot configuration to allow for the development of the interior portions of the parcel. Each of the proposed infill-residential flag lots would be roughly 89-feet deep and 100-feet wide, while the front parcel would be 119-feet deep and 100-feet wide. Lot sizes range from 6,035 square feet to 11,900 square feet (net). A 25-foot wide accessway is proposed along the west portion of the site, providing access to the two rear parcels. Public improvements would include constructing new curb, gutter, and contiguous sidewalk along the Myrtle Avenue frontage. The existing septic tank would be abandoned and all parcels would connect to the City sewer system which would be extended to the site.

As a result of the site's location within Airport Overflight Zone D for the Chico Municipal Airport, standard conditions are included in the conditions of approval (**Attachment A, Exhibit I** Resolution 18-02) requiring certain airspace easements and notifications to be recorded on the project parcels.

Approval of the parcel map would result in 0.7-percent of the lots in the immediate neighborhood being flag lots (2 out of 30 lots), less the 10% maximum allowed by infill residential flag lot criteria (CMC 19.76.180). Consistent with these regulations, administrative architectural review was completed for the proposed residences on Parcels 2 and 3.

Each new residence would have a two-car garage and two additional off-street parking spaces. Parcel 1 will continue to have vehicle access from Myrtle Avenue. Fencing around the new homes would be a typical, solid six-foot tall "good neighbor" fence. A total of 12 trees, ranging in size from six to 33 inches in diameter would be removed, none of which qualify for replacement pursuant to the City's Tree Preservation Regulations (CMC 16.66).

Modifications of the Title 18R *Subdivision Design Criteria and Improvement Standards* are listed on the map as a request to "allow non-standard typical street sections" which includes contiguous sidewalk along the Myrtle Avenue street frontage.

Planned Development Permit

Infill residential flag lot standards encourage infill development, while also preserving the character of the neighborhoods where such lots are created. Pursuant to CMC 19.76.180 (*Infill Residential Flag Lots*), infill residential flag lots "shall be no smaller than the smallest conforming lot in the same zoning district lying wholly or partially within 300 feet of a proposed subdivision" (see **Attachment D**, Infill Residential Flag Lot Standards). For the project site, the smallest conforming lot within 300 feet is approximately 8,229 square feet (APN 015-320-091).

Parcel 2 (6,035 square feet) and Parcel 3 (7,260 square feet) would not meet the minimum lot size requirement. Parcels 2 and 3 meet all other residential infill flag lot standards and the requested modifications involve only minimum lot size for infill residential flag lots as follows:

Lot 2 and Lot 3: Allow minimum lots size less than the smallest conforming lot within 300 feet of the proposed subdivision. The requested exception would authorize infill residential flag lots developed at 6,035 square feet for Parcel 2 and 7,260 square feet for Parcel 3 (net).

The proposed architecture for the residences is single-story stucco with decorative front façade elements (see **Attachment E**, Elevations and **Attachment F**, Colors Sample Board). The building pad areas for each lot are shown on the site plan (see **Attachment G**, PD Site Plan) Color schemes for the residences include beige (La Habra “Morning Side”) for the main body, with burgundy (“Carriage Door”) for accent colors. Decorative elements include built-in windows on the front and garage doors and stone wainscoting around the base of each residence. Elevations provided by the applicant do not depict the stone wainscoting, so a condition of approval is recommended that the applicant shall include the stone around all four elevations of the residences. Exterior lighting would include standard outdoor LED light fixtures and ground-mounted HVAC systems would be located at the back of the homes.

Typical front yard landscaping plans show a variety of trees, drought-tolerant shrubs, and groundcover (see **Attachment H**, Landscape Plan). Rear yards would be left to the homeowner to landscape.

Neighborhood Meeting

On August 28, 2017, a neighborhood meeting was held at the project site. The project was presented by the project engineer to approximately 11 attendees, mostly nearby homeowners or their representatives. The applicant answered several questions regarding the proposed project and the anticipated design of the future residences. No unique issues or areas of significant controversy arose during the meeting.

GENERAL PLAN

The General Plan’s Low Density Residential designation represents “the traditional single-family neighborhood with a majority of single-family detached homes and some duplexes.” With a residential density of 4 units per acre the project is within the allowable range of 2.1 to 7 units per acre.

In addition, the following General Plan principles and policies are applicable to the project:

- CD-5: Support infill and redevelopment compatible with the surrounding neighborhood.*
- H-1: Increase equal housing opportunities for all persons and households in Chico.*
- H-3: Promote the construction of a range of high-quality housing choices that serve all households, ranging from the workforce to seniors.*
- LU-4: Promote compatible infill development.*

LU-4.2: Support infill development, redevelopment, and rehabilitation projects that are compatible with surrounding properties and neighborhoods.

LU-4.2.3: For projects proposed on or adjacent to residentially zoned property, which require a discretionary approval by the Planning Commission or City Council, require applicants to have a pre-application neighborhood meeting with interested parties in the respective neighborhood to hear issues and consider input.

LU-4.3: For residential infill projects outside of Opportunity Sites and Special Planning Areas, maintaining neighborhood character may take precedence over meeting density goals. It may be necessary to limit project density, within the allowable density range, to ensure compatibility.

The proposal is consistent with General Plan policies that encourage compatible infill development (CD-5, LU-4 and LU-4.2), holding a pre-application neighborhood meeting (LU-4.2.3), and providing new housing opportunities while maintaining neighborhood character (H-1, H-3, and LU-4.3). The proposal is consistent with the General Plan.

FINDINGS

Environmental Finding

This project is categorically exempt from environmental review pursuant to Section 15332 of the California Environmental Quality Act Guidelines (Infill Development Projects). This exemption applies to infill projects which: are consistent with the general plan and zoning; are on sites less than five acres in size within the City limits; substantially surrounded by urban uses; have no value as habitat for endangered, rare, or threatened species; would not result in any significant effects relating to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services. The project meets all these criteria.

Modification to Subdivision Design Criteria Finding

As established in CMC 18.44, a modification to the city's subdivision design criteria or improvement standards may only be approved if one of the six findings listed in that chapter can be made. For this project, the finding in CMC 18.44.020.D. can be made:

D. That the subdivision or any part thereof is located in an area which contains existing streets, sanitary sewers, stormwater management systems or other improvements which do not conform to the design criteria and improvement standards, as set forth in Title 18R of this code, and that modification of such design criteria and improvement standards in the case of the proposed subdivision is necessary in order to make the streets, sanitary sewers, storm water management systems and other improvements to be constructed and installed incident to or as a condition of approval of such subdivision compatible with such existing and nonconforming improvements

In the case of the proposed map, allowing nonstandard street sections along the Myrtle Avenue frontage would allow contiguous sidewalks to be installed in an area where nonconforming street improvements compatibly exist and would provide continuity with the existing nonconforming improvements on Myrtle Avenue. Therefore, pursuant to Finding D, the subdivision is located in an area which contains existing streets which do not conform to the design criteria and improvements standards set forth in Title 18R, and requiring standards street improvements would reduce neighborhood compatibility. The modifications are relatively minor in scope and balances neighborhood compatibility and general plan consistency.

Subdivision Findings (CMC Section 18.18.070.B)

Pursuant to Chico Municipal Code Section 18.18.070.B, the Planning Commission shall consider the evidence presented in the application materials, staff report, and public hearing, and shall base its action on the conformity of the subdivision map with the subdivision regulations and on the design of the proposed subdivision. In order to approve a subdivision map, the Planning Commission must find that the subdivision map and its design conform with all applicable requirements of Title 18 and Title 19 of the Chico Municipal Code, and that the subdivision map and its design are consistent with the Chico General Plan.

As supported by the Conditions of Approval and the Subdivision Report (Exhibits I and II to **Attachment A**), and this staff report, the proposed subdivision map and its design conform with the requirements of Title 18 and Title 19 of the Chico Municipal Code, and would be consistent with the Chico General Plan.

Planned Development Permit Findings (CMC Section 19.28.060)

Following a public hearing, the Planning Commission may approve or conditionally approve a planned development permit only after making all of the following findings:

1. *The proposed development is allowed within the zoning district and generally complies with all of the applicable provisions of City of Chico Title 19 regulations with modifications as specifically approved, and applicable project design guidelines.*

Single-family residential uses are permitted within the R1 district and the proposed project meets applicable provisions of Title 19. The project design is consistent with several Design Guidelines (DGs), including those that encourage shared driveways to eliminate excessive curb cuts (DG 4.1.32) and recessing the garage from the front façade of the main dwelling (DG 4.1.61). The scale and character of the new homes is similar to and compatible with adjacent developments that predominantly includes single-story, single-family homes.

2. *The proposed development would be harmonious and compatible with existing and future developments within the zoning district and general area, as well as with the land uses presently on the subject property.*

The project will be harmonious and compatible with existing adjacent developments in that it would situate new rear yards generally abutting existing rear yards on adjoining properties and would use single-story residential designs with reserved color schemes that are compatible with nearby single-family residential development. Exterior lighting would be typical of residential uses in the area.

3. *The proposed entitlement is consistent with the General Plan.*

At 4 units per gross acre, the project would establish residential density at the site consistent with the R1 zoning, Low-Density Residential General Plan Designation (2.1 to 7 units per acre) and -AOD overlay. Utilizing larger lots with single-story construction and greater setbacks for the new single-family residences balances General Plan policies that encourage compatible infill development (LU-4.2 and LU-4.3), and context-sensitive design (CD-5.2 and CD-5.3).

4. *The site is physically suitable for the type and density and/or intensity of use being proposed.*

The site is physically suitable for single-family residential uses in that it is adjacent to existing single-family residential uses, relatively flat with no sensitive resources, and all necessary utilities and infrastructure are available to serve the project. The proposed lot sizes are ample to accommodate future home development in compliance with all City development regulations.

5. *There are adequate provisions for public and emergency vehicle access, sanitation, water, and public utilities and services to ensure that the proposed development would not be detrimental to public health and safety.*

The new accessway would provide adequate public and emergency vehicle access, sanitation, water, and public utilities and services to ensure that the project would not be detrimental to public health and safety, in that the City's sanitary sewer system has adequate capacity to serve the project; domestic water will be provided by California Water Service Company; and storm water facilities will be constructed in accordance with adopted City standards.

6. *The design, location, size and operating characteristics of the proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.*

The design, location, size, and operating characteristics of the project will comply with all City zoning, building, and public improvement standards, with specific subdivision modifications considered and approved herein and, therefore, the project would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The proposal limits residential construction to single-story buildings with minimum 15-foot rear setbacks, which will ensure that future homes do not unnecessarily block existing views or cause significant privacy impacts to existing adjoining properties.

7. *The proposed development is consistent with the purpose of [CMC 19.28.010].*

The project is consistent with the purpose of Chico Municipal Code Chapter 19.28 (*Planned Development*) in that it is consistent with the General Plan and design guidelines as outlined above.

PUBLIC CONTACT

A 10-day public hearing notice was mailed to all landowners and residents within 500 feet of the site, and a legal notice was published in the *Chico Enterprise Record*. As of the date of this report no correspondence has been received in response to the public notice.

DISTRIBUTION:

PC Distribution
AP Shannon Costa
Files: PM 17-01

External

Joanne Bentz, P.O. Box 128, Vina, CA 96092
Wesley E. Gilbert/W. Gilbert Engineering, 140 Yellowstone Dr. Ste 110, Chico, CA 95973

ATTACHMENTS:

- A. Planning Commission Resolution No. 18-02
 - Exhibit I Conditions of Approval for PM 17-01
 - Exhibit II Subdivision Report
- B. Location/Notification Map
- C. Vesting Tentative Parcel Map 17-01 (2 sheets)
- D. Infill Residential Flog Lot Regulations
- E. Elevations
- F. Color Sample Board
- G. Planned Development Permit Site Plan
- H. Planned Development Permit Landscape Plan

1 meets applicable provisions of Title 19. The project design is consistent with Design
2 Guidelines (DGs), including those that de-emphasize garage fronts by recessing garages
3 from the front façade of the main dwelling (DG 4.2.16). The scale and character of the
4 new homes is similar to and compatible with adjacent developments that predominantly
5 includes single-story, single-family homes.

6 B. The project will be harmonious and compatible with existing adjacent developments and
7 the structures do not unnecessarily block views from other structures or dominate their
8 surroundings. Single-story residential designs with reserved color schemes are compatible
9 with nearby single-family residential developments. Exterior lighting would be typical of
10 residential uses in the area. Typical residential landscaping is provided and tree and plant
11 species have been thoughtfully and appropriately selected for their locations.

12 C. At 4 units per gross acre, the project would establish residential density at the site
13 consistent with the R1 zoning, -AOD overlay, and Low-Density Residential General Plan
14 Designation (2.1 to 7 units per acre). Utilizing larger lots with single-story construction
15 and greater setbacks for the new single-family residences balances General Plan policies
16 that encourage compatible infill development (LU-4.2 and LU-4.3), and context-sensitive
17 design (CD-5.2 and CD-5.3).

18 D. The site is physically suitable for a single-family residential uses in that it is adjacent to
19 existing single-family residential uses, relatively flat with no sensitive resources, and all
20 necessary utilities and infrastructure are available to serve the project. The proposed lot
21 sizes are ample to accommodate future home development in compliance with all City
22 development regulations.

23 E. The project would not be detrimental to public health and safety, in that the City's sanitary
24 sewer system has adequate capacity to serve the project; domestic water will be provided
25 by California Water Service Company; and storm water facilities will be constructed in
26 accordance with adopted City standards.

27 F. The design, location, size, and operating characteristics of the project will comply with

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all City zoning, building, and public improvement standards, with specific subdivision modifications considered and approved herein and, therefore, the project would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The proposal limits residential construction to single-story buildings with minimum 15-foot rear setbacks, which will ensure that future homes do not unnecessarily block existing views or cause significant privacy impacts to existing adjoining properties.

G. The project is consistent with the purpose of Chico Municipal Code Chapter 19.28 (Planned Development) in that it is consistent with the General Plan and design guidelines as outlined above.

3. Based on all of the above, the Planning Commission hereby approves the Project, subject to the conditions set forth in Exhibit I, and the provisions of the Subdivision Report set forth in Exhibit II, attached hereto.

4. The Planning Commission hereby specifies that the materials and documents which constitute the record of proceedings upon which its decision is based are located at and under the custody of the City of Chico Community Development Department.

THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning Commission of the City of Chico held on March 1, 2018, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:
- DISQUALIFIED:

ATTEST:

APPROVED AS TO FORM:

BRUCE AMBO
Planning Commission Secretary

ANDREW L. JARED
Assistant City Attorney

EXHIBIT I
CONDITIONS OF APPROVAL
Parcel Map and Planned Development Permit (PM/PDP) 17-01 (Bentz)

1. The creation and improvement of three lots is authorized, as depicted on the "Vesting Tentative Parcel Map and Planned Development Permit (PM/PDP) 17-01" and accompanying project materials date stamped January 18, 2018, except as revised by any other condition of approval.
2. All development shall comply with all other State and local Code provisions, as well as any applicable requirements of the Fire Department, the Public Works Department, Butte County Environmental Health, and the Community Development Department. The developer is responsible for contacting these offices to verify the need for permits.

Tentative Map Conditions:

3. In the event that all fees have not been paid prior to recordation of the final map, the following notation shall be included on the final map:

"In accordance with the provisions of the Chico Municipal Code, a transportation facility fee, park facility fee, and building and equipment fee may be assessed and levied upon the owner of any lot or parcel within this subdivision at the time a new building or structure is constructed on such lot or parcel, at the time an alteration or addition is made to an existing building or structure constructed on such lot or parcel which results in the expansion of building or structure, or at the time of a change in use of an existing building or structure constructed on the lot or parcel. In addition, a storm drainage facility fee may be assessed and levied upon the owner of any lot or parcel within this subdivision at the time such lot or parcel is first used for any residential or nonresidential purpose, at the time the area of the lot or parcel devoted to such residential or nonresidential use is expanded, or at the time of a change in the use of the lot or parcel. Such transportation facility fee, park facility fee, building and equipment fee and storm drainage facility fee will be calculated from the schedule of such fees adopted by resolution of the City Council and in effect on the date of approval of such final map or parcel map, together with any adjustments to such schedules of fees made in accordance with the provisions of the Chico Municipal Code subsequent to the date of approval of the final map or parcel map to account for any changes in the type or extent of transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities which will be required as a result of the development and/or use of real property during the period upon which such fees are based, any change in the estimated cost of the transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities upon which such fees are based, or any change in that portion of the estimated cost of such transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities which cannot be funded from revenue sources available to the City other than such fees."

4. Prior to recording the final map, any taxes and/or assessments against the property shall be paid.
5. Impacts to school facilities within the Chico Unified School District shall be fully mitigated by payment of school impact fees to the extent permitted by State Law.
6. Prior to recordation of the final map, record as a separate instrument an Avigation Easement granting the right of continued use of the airspace above the proposed

Exhibit I

Parcel Map and Planned Development Permit 17-01 (Bentz)
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parcel(s) by the Chico Municipal Airport and acknowledging any and all existing or potential airport operational impacts.

7. Place a note on a separate document which is to be recorded concurrently with the final map or on an additional map sheet that states: "An Avigation Easement is recorded above the parcels for the Chico Municipal Airport and acknowledging any and all existing or potential airport operational impacts."
8. Place a note on a separate document which is to be recorded concurrently with the final map or on an additional map sheet that states: "The project parcels are in the proximity of the Chico Municipal Airport and are subject to aircraft overflight."
9. Place a note on a separate document which is to be recorded concurrently with the final map or on an additional map sheet that states: "Airspace review by the Airport Land Use Commission is required for all objects over 100 feet in height above ground level."

Planned Development Permit Conditions:

10. All approved building plans, final maps and permits shall note that the project shall comply with Bentz Parcel Map (PM/PDP 17-01). No building permits related to this approval shall be finalized without prior authorization of Planning staff.
11. The approval documents for this project include the following exhibits:
 - a. Vesting Tentative Subdivision Map (2 sheets) date-stamped Jan 18, 2018.
 - b. Planned Development Site Plan, date-stamped Jan 5, 2018.
 - c. Landscape Plans (3 sheets) date-stamped Jan 5, 2018.
 - d. Residential Elevations and Floor Plans (6 sheets) date-stamped Jan 5, 2018.
 - e. Color Sample Sheet, date-stamped Jan 5, 2018 and
 - f. Lighting Cut Sheets, date-stamped Jan 5, 2018.
12. Planned Development Permit 17-01 authorizes the following development standards for the Bentz Parcel Map:
 - a. Parcel 2 and Parcel 3: Allow minimum lots size less than the smallest conforming lot within 300 feet of the proposed subdivision. The requested exception would authorize infill residential flag lots developed at 6,035 square feet for Parcel 2 and 7,260 square feet for Parcel 3 (net).
13. The developer shall provide a stone wainscot around all exterior elevations of homes on Parcel 2 and Parcel 3.
14. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and associated equipment, shall be screened by appropriate materials and colors, illustrated or notated on the building plans as requiring screening, and subject to approval by Planning staff prior to issuance of

Exhibit I

Parcel Map and Planned Development Permit 17-01 (Bentz)
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- a certificate of occupancy.
15. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code (CMC) 16.66 and fee schedule adopted by the City Council.
 16. All trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground-disturbing activities.
 17. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the applicant or their supervising contractor shall cease all work within the area of the find and notify the Community Development Department. A professional archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and who is familiar with the archaeological record of Butte County, shall be retained by the applicant to evaluate the significance of the find. Community Development Department staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission, to provide local tribes the opportunity to monitor evaluation of the site. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the Community Development Department, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the Community Development Director to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding requirement shall be incorporated into construction contracts and documents to ensure contractor knowledge and responsibility for the proper implementation.
 18. If any tree removal or construction is scheduled to commence or resume after being suspended for 15 days or more, within the nesting season (March 1 – August 31), the developer shall hire a qualified biologist to conduct a preconstruction survey of the construction area to identify any active nests within 300 feet of the construction area. The survey shall be conducted no more than 15 days before the beginning of tree removal or site disturbance/construction. If nesting raptors or migratory birds are found during the survey, impacts shall be avoided by establishment of appropriate buffers. No construction activities shall commence within the buffer area until a qualified biologist confirms that the nest is no longer active. Monitoring of the nest by a qualified biologist will be required

Exhibit I

Parcel Map and Planned Development Permit 17-01 (Bentz)
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if project activity has the potential to adversely affect the nesting birds.

19. All development shall comply with the City's infill residential flag lot regulations, including but not limited to: administrative architectural review for construction on Parcels 2 and 3; enhanced setbacks for Parcels 2 and 3; and a limitation to single-story construction on Parcel 2 and 3.
20. A minimum of three improved onsite parking spaces, located outside of the accessway, shall be maintained at all times on Parcels 2 and 3.



Subdivision Report

Meeting Date 3/1/18

DATE: February 21, 2018

File: PM/PDP 17-01

TO: PLANNING COMMISSION

FROM: Matt Johnson, Senior Development Engineer, 879-6910
Public Works Department

RE: **Vesting Tentative Parcel Map PM/PDP 17-01 Bentz**

Exhibit "II"

This office has reviewed the vesting Tentative Parcel Map PM/PDP 17-01 Bentz and herewith submits the following findings and recommendations for same.

A. MODIFICATIONS TO TITLE 18R - DESIGN CRITERIA AND IMPROVEMENT STANDARDS OF THE CHICO MUNICIPAL CODE

The Subdivider has requested certain modifications to Titles 18R of the Chico Municipal Code (CMC). These requests have been listed on the Tentative Map application, described by the Subdivider and/or their engineer, or appear on the Tentative Map. The requests and staff recommendations are as follows:

1. **Request:** Allow non-standard street sections.

Recommendation: Acceptable.

THE CONDITIONS CONTAINED IN THE REMAINDER OF THIS REPORT REFLECT, WHERE APPLICABLE, THE RECOMMENDATIONS ABOVE.

B. PUBLIC FACILITY CONSTRUCTION

1. Myrtle Avenue

The Subdivider shall construct City standard streets and appurtenant facilities along the Myrtle Avenue frontage in conformance with the typical sections shown on the Tentative Map. Structural section to be determined in conjunction with the Soils Report.

2. Storm Drainage

a) Facility Construction

The Subdivider shall design and install the following City standard storm drain facilities:

- 1) Adjacent to Subdivision - Curb, gutter and an underground storm drain system with all appurtenances along the subdivision frontage.

Future storm drainage needs outside of the project shall be examined to the extent that improvements to serve such areas need to be built adjacent to this subdivision. Said improvements shall be constructed by the Subdivider.

b) NPDES Requirements

Storm drain drop inlets shall be marked with Illustrative Storm Markers to achieve City of Chico NPDES Requirements.

c) The subdivider shall pay a storm drain fee calculated in accordance with the current fee schedule under the requirements of the Chico Municipal Code, prior to recording the Final Map.

3. Sanitary Sewer

a) Facility Construction

The Subdivider shall design and install City standard sanitary sewer facilities in conformance with the Application for Sewer Connection.

b) Sanitary Sewer Fees

The Subdivider shall complete an Application for Sewer Connection.

The Subdivider shall pay a sanitary sewer main fee to the City of Chico prior to recording the Final Map, plus applicable trunk line and water pollution control plant capacity fees in conjunction with building permits. All of the aforementioned fees will be subject to the terms and conditions of the Application for Sewer Connection.

The Subdivider shall pay remaining balance(s) owed on any "Assessment In Lieu of Payment of Sewer Connection Fees" prior to filing the Final Map.

4. Street Signs and Striping

The Subdivider shall install City standard street signs, regulatory signs, pavement striping, and pavement markings on all streets that they are required herein to construct.

5. Street Lights

The Subdivider shall install City standard street lights on steel poles with concrete bases on all streets that they are required herein to construct.

6. Street Trees

Street trees shall be planted in accordance with the recommendation of the Public Works Department.

C. PRIVATE FACILITY CONSTRUCTION

1. Accessway

The Subdivider shall construct a City standard accessway and appurtenant facilities to serve Parcels 1 thru 3.

2. Storm Drainage

a) Facility Construction

The Subdivider shall design and install City standard storm drain facilities within the accessway. The accessway cannot drain directly across the Myrtle Avenue sidewalk and driveway.

b) Storm Drainage Master Plan

In conjunction with the first submittal of improvement plans, the Subdivider shall submit a Storm Drainage Master Plan to the Public Works Department for review and approval. Said Master Plan shall cover the entirety of the natural storm drain tributary area affected by the proposed subdivision.

The Storm Drainage Master Plan shall address the following elements:

1) Storm Water Runoff Management

The runoff management plan shall establish specific measures to accomplish the following:

- No net increase in peak flow into the existing Myrtle Avenue right-of-way.
- Erosion control.
- Pollutant runoff control, including first flush mitigation, (the first 1/2-inch of runoff shall be intercepted and treated).
- Restricted area protection.
- Incorporate Best Management Practices (BMPs) per City of Chico's Best Practices Manual dated September 1998.

The plan shall stipulate the measures to be implemented and the means of implementation by the Subdivider during construction and after construction but prior to lot development.

The plan shall establish any design constraints to be placed upon both public and private facility construction.

1) Storm Drainage Analysis

The storm drain analysis shall establish tributary area, size, grade, depth, and location for all the following storm drain facilities:

- Underground pipes.
- Storm water runoff management facilities.
- Both ultimate and interim facilities serving streets exterior to the subdivision that are required to be constructed herein.

c) **Statement of Effective Storm Water Disposal**

The storm drainage system for this project shall meet the following standards:

- No net increase in the peak flow into Myrtle Avenue right-of-way.
- Intercept and treat the first flush runoff (defined as the first 1/2-inch of runoff).

These standards are to be met through the preparation and implementation of a site specific storm drainage master plan which shall incorporate one or more Best Management Practices (BMPs) as set forth in the City of Chico's Best Practices Manual. A review of this project, including the project location, has been made. Based on this review, it has been concluded that the use of one or more such BMPs will provide an adequate mechanism to meet the standards set forth herein and, therefore, provide the required mitigation of storm drainage effects resulting from the project.

- d) The subdivider shall pay a storm drain fee calculated in accordance with the current fee schedule under the requirements of the Chico Municipal Code, prior to recording the Final Map.

3. Sanitary Sewer

The Subdivider shall design and install an underground sanitary sewer system, with all appurtenances, serving all lots and connecting to existing facilities in Myrtle Avenue.

4. Street Signs and Striping

The Subdivider shall install City standard regulatory signs, "No Parking Fire Lane" signs, pavement striping, and pavement markings along the accessway.

D. PRIVATE FACILITIES MAINTENANCE

The following notation shall be included on the Final Map:

"The Subdivider shall prepare and record the necessary documents to address the maintenance of common joint-use facilities serving Parcels 1 thru 3."

Prior to recordation, the documents shall be made available for City review. However, the City will not approve the documents as to form and/or content.

E. SUBDIVISION GRADING

1. Soils Report

The Subdivider shall submit a Geological and/or Soils Report, prepared by a registered engineer, that includes, but is not limited to, the following:

- a) An investigation of the nature, distribution and strength of existing soils.
- b) A description of site geology.
- c) Conclusions and recommendations covering the adequacy of the site for the proposed development, storm drainage disposal, grading procedures and corrective measures.
- d) Verification that the site is suited to proposed BMPs.

2. Grading Standards

All subdivision grading shall be in conformance with Chapter 16R.22, Grading Standards, of the Chico Municipal Code.

3. Grading Plan

The Subdivider's engineer shall submit a subdivision grading plan that includes, but is not limited to, the following:

- a) The subdivision limits, contours and details of existing terrain and drainage.
- b) Existing structures or other topographic features that are to remain undisturbed.
- c) The proposed subdivision lots and streets, together with a schematic layout of the proposed storm drain system.
- d) Existing ground elevations at all corners of proposed lots.
- e) Proposed finished lot corner grades and finished pad grades.
- f) Proposed lot grades indicating lot drainage.
- g) Pertinent recommendations from the above required Geological and/or Soils Report.
- h) Pertinent construction details to assure compliance with City of Chico Grading Standards.

4. Final Grading Report

Upon completion of the subdivision grading and prior to final inspection by the City, the Subdivider's engineer shall submit a Final Grading Report that certifies the following:

- a) That final grading complies with the approved grading plan or any approved revisions.
- b) That the subdivision grading complies with the recommendations included in the Geological and/or Soils Report. Any changes made during grading that affected these recommendations shall be assessed.
- c) That the subdivision soils are adequately compacted for their intended use, in conformance with City of Chico Grading Standards. The results of all field density tests and all other substantiating data shall be included in the Final Grading Report.

The subdivision grading plan shall be submitted to the Public Works Director for review and approval prior to the start of any work and shall be considered as part of the construction plans.

F. PUBLIC PROPERTY CONVEYANCES

1. Dedications

In conjunction with recordation of the Final Map for this subdivision, the Subdivider shall:

- a) Dedicate a 10-foot-wide public service easement adjacent to Myrtle Avenue.
- b) Dedicate a varying width Public Service Easement (PSE) over Parcels 1 thru 3 as depicted on the Tentative Map.

G. PRIVATE PROPERTY CONVEYANCE

In conjunction with recordation of the Final Map for this subdivision, the Subdivider shall:

Create a varying width access easement over Parcels 1 thru 3 as depicted on the Tentative Map, in compliance with Chico Municipal Code.

H. OTHER PERMITS

The Subdivider shall submit a completed "Application Requesting Permission to Plant, Remove, Alter, or Disturb Public Trees" form to the Public Works Department. The Subdivider shall comply with any and all recommendations/requirements prior to commencing any construction activities on the site.

I. OTHER PUBLIC SERVICES

1. Public Utilities

a) Underground Requirements

The Subdivider shall install the following utilities underground:

- 1) All new utilities serving this subdivision.

b) Easement Obstructions

All public utility and/or public service easements shall be kept free and clear of any and all obstructions, including but not limited to, structures, longitudinal fencing and/or soundwalls, which may impede the construction, operation and maintenance of public utility facilities within such easements.

c) Utility Company Comments

- 1) AT&T, as of the date of this report, did not respond to a request for comments.

- 2) Pacific Gas and Electric Company, as of the date of this report, did not respond to a request for comments.
- 3) California Water Service Company, as of the date of this report, did not respond to a request for comments.

2. Fire Protection

The Subdivider shall comply with the recommendations of the City of Chico Fire Department.

3. United States Postal Service

The Subdivider shall install concrete pads for NDCBU delivery to the lots of this subdivision. The pads shall be depicted on the subdivision improvement plans and are subject to approval by both the local office of the United States Postal Service and the Community Development Department.

4. Fire Protection

The Subdivider shall comply with the recommendations of the Fire Department, City of Chico.

5. United States Postal Service

The Subdivider shall install concrete pads for NDCBU delivery to the lots of this subdivision. The pads shall be depicted on the subdivision improvement plans and are subject to approval by both the local office of the United States Postal Service and the Community Development Department.

J. DESIGN CRITERIA AND IMPROVEMENT STANDARDS

All public and joint-use private improvements shall be designed in accordance with Chapter 18R.08, Design Criteria, of the Chico Municipal Code, except as modified by the conditions of approval for this subdivision.

The Subdivider shall submit improvement plans, profiles, typical sections, details and specifications to the Public Works Department for review and approval prior to the start of any construction of public and joint-use private improvements.

All public and joint-use private improvements shall be constructed in conformance with Chapter 18R.12, Improvement Standards, of the Chico Municipal Code and in conformance with the details shown on the approved improvement plans.

K. ADMINISTRATIVE REQUIREMENTS

1. Subdivision Improvement Agreement

If the public and joint-use private improvements required herein are not satisfactorily completed prior to recordation of the Final Map, the Subdivider shall enter into a subdivision improvement agreement in conformance with Chapter 18.36, Subdivision Improvement Requirements, of the Chico Municipal Code.

2. Subdivision Fees

a) Plan Checking Fee

The Subdivider shall pay to the City of Chico a subdivision plan checking fee upon filing the Final Map and/or improvement plans and specifications for checking in the following amount:

An initial deposit of 1½% of the estimated cost of all public and/or joint use private improvements exclusive of private utility facilities (\$750 minimum). A final fee equal to actual City costs.

b) Inspection Fee

The Subdivider shall pay to the City of Chico an inspection fee prior to commencing construction in the following amount:

An initial deposit of 2% of estimated cost of all public and/or joint use private improvements exclusive of private utility facilities. A final fee equal to actual City costs.

Recommendations and comments of all parties to whom the Tentative Map was circulated for review are on file with the respective parties and in Community Development Department.



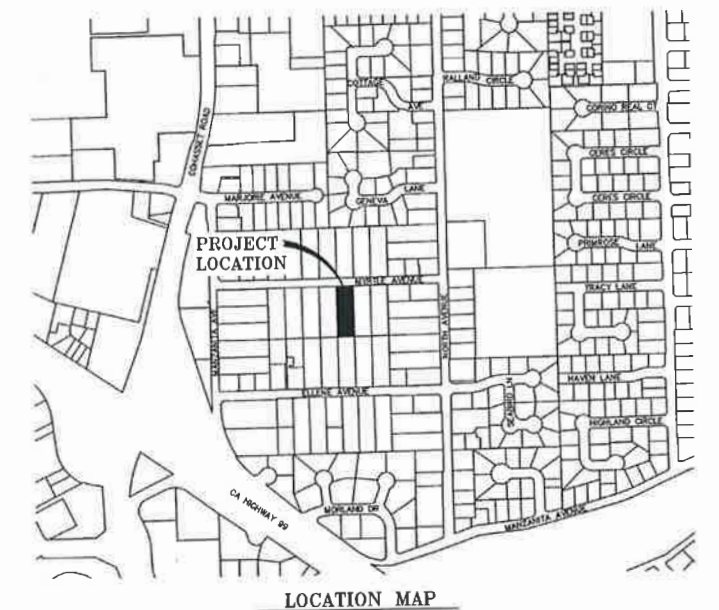
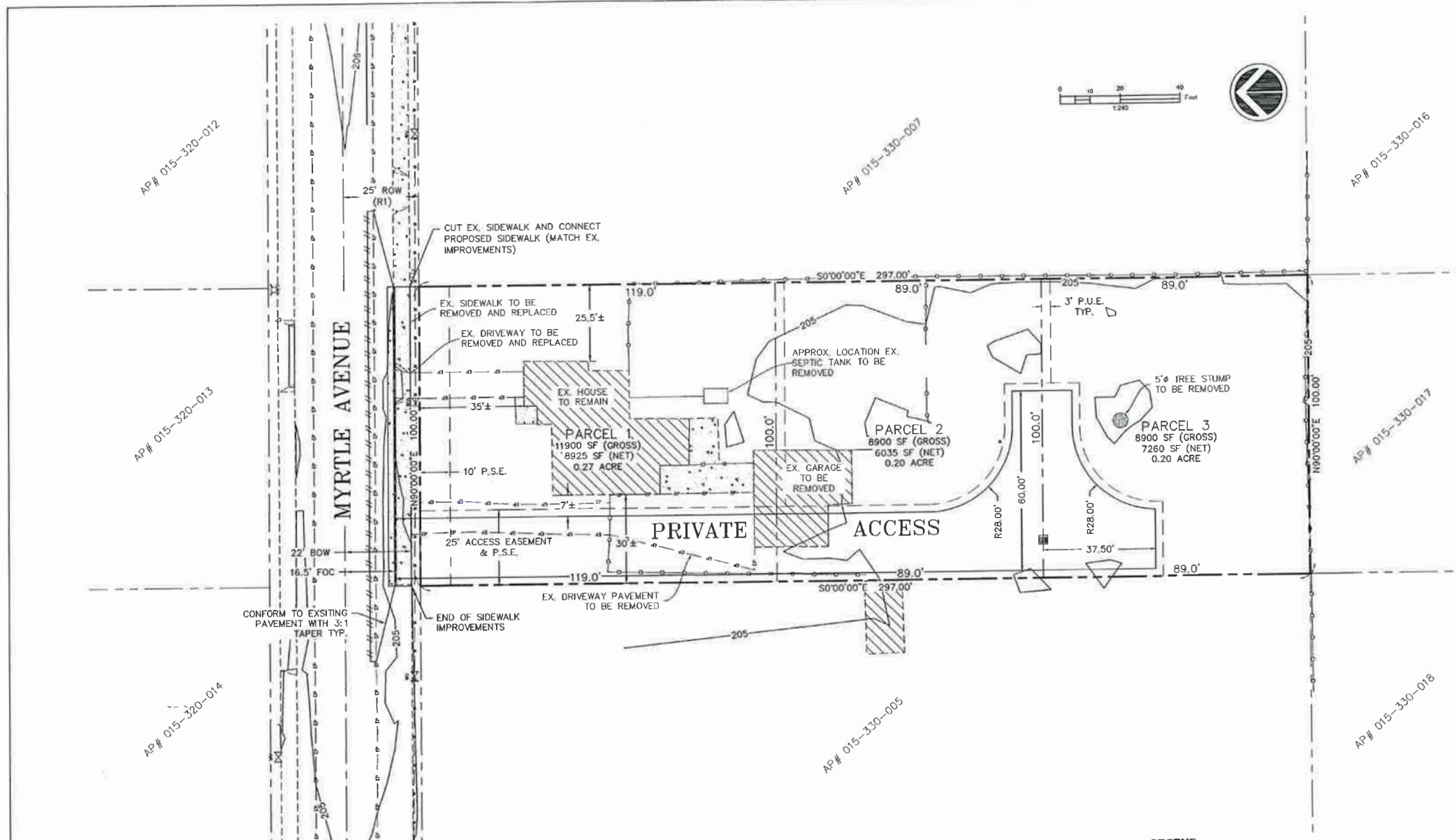
Matt Johnson, Senior Development Engineer

Distribution:

Original - Community Development Department PM/PDP 17-01 File
Public Works - Development Engineering Parcel Map File



PM/PDP 17-01 (Bentz)
 979 Myrtle Avenue
 APN 015-330-006-000



RECEIVED
JAN 18 2018
 CITY OF CHICO
 PLANNING SERVICES

SUBDIVIDER:
 BUTTE PROPERTY INVESTMENT, LLC
 J.D. ZINK, MANAGING MEMBER
 250 VALLOMBROSA AVE., SUITE 175
 CHICO, CA 95926
 (530) 895-1234

ENGINEER:
 W. GILBERT ENGINEERING
 WESLEY E. GILBERT, R.C.E. 31689
 140 YELLOWSTONE DRIVE, SUITE 110
 CHICO, CALIFORNIA 95973
 (530) 809-1315

ASSESSOR'S PARCEL NUMBER:
 015-330-006

LAND USE:
 PRESENT: SINGLE FAMILY RESIDENTIAL
 FUTURE: SINGLE FAMILY RESIDENTIAL

ZONING:
 PRESENT: R1
 FUTURE: R1

UTILITIES:
 SANITARY SEWER: CITY OF CHICO
 WATER: CALIFORNIA WATER SERVICE COMPANY
 POWER: PACIFIC GAS & ELECTRIC
 COMMUNICATIONS: AT&T
 CABLE TV: COMCAST
 STORM DRAIN: CITY OF CHICO

- SUBDIVISION NOTES:**
- 1) PARCEL MAP INFORMATION:
 TOTAL ACREAGE (TO CL): 0.739
 NET ACREAGE: 0.562
 TOTAL NUMBER OF LOTS: 3
 UNITS PER GROSS ACRE: 4.06
 AVERAGE LOT SIZE: 9,900 SF
 - 2) GRADING WILL CONSIST OF THE CONSTRUCTION OF ROADWAYS AND BUILDINGS PADS. PRELIMINARY FINISH GRADES ARE SHOWN ON THE TENTATIVE MAP AND TYPICAL SECTIONS FOR THE PARCEL MAP ARE SHOWN ON SHEET 2.
 - 3) THE FINAL PARCEL MAP WILL INCLUDE A 10' WIDE P.S.E. ALONG ALL STREET RIGHT OF WAYS AND A 3' WIDE P.U.E. ALONG EACH LOT LINE.
 - 4) SANITARY SEWER SERVICE FOR THE PARCEL MAP WILL COMPLY WITH THE APPLICATION FOR SEWER CONNECTION # _____
 - 5) THE PARCEL MAP LIES IN FLOOD ZONE "X" (SHADED - AREA IN 0.2% CHANCE OF FLOOD) AS SHOWN ON FIRM MAP NUMBER 06007C0505E DATED JANUARY 6, 2011.
 - 6) STORM WATER QUANTITY AND QUALITY WILL BE PROVIDED BY LOT GRADING AND STORM WATER LEACH TRENCHES ON EACH OF THE PARCELS. RUNOFF FROM THE PARCEL MAP SITE WILL BE COLLECTED AND RELEASED INTO A STORM DRAIN LEACH TRENCH ALONG _____
 - 7) NO WELLS ARE KNOWN TO EXIST ON THE PARCEL MAP PROPERTY.
 - 8) THE EXISTING SEPTIC TANK AND LEACH FIELD WILL BE ABANDONED IN ACCORDANCE WITH CITY OF CHICO AND BUTTE COUNTY STANDARDS. THE EXISTING HOME WILL CONNECT TO A PROPOSED NEW SEWER MAIN IN MYRTLE AVENUE.
 - 9) THE EXISTING GARAGE WILL BE REMOVED FROM PARCELS 1 AND 2.
 - 10) THE 25' ACCESS EASEMENT INCLUDES ADDITIONAL AREA ON PARCELS 2 & 3 FOR FIRE ACCESS AND TURN AROUND AREA. (THE LENGTH OF THE ROADWAY IS LESS THAN THE 300 FEET MAXIMUM ALLOWED).

- DESIGN MODIFICATIONS:**
- 1) ALLOW NON-STANDARD STREET SECTIONS.

RECORD REFERENCES:
 (R1) - PARCEL MAP (PM/PDP 04-15), BOOK 16B OF MAPS, PAGE 73

LEGEND:

	EXISTING GROUND CONTOUR (CITY OF CHICO DATUM)
	SUBDIVISION BOUNDARY
	PROPOSED LOT LINE
	EXISTING WATER LINE
	EXISTING EDGE OF PAVEMENT
	PROPOSED FINISH GRADE
	EXISTING GROUND ELEVATION
	PROPOSED FLOWLINE ELEVATION
	EXISTING CURB, GUTTER AND SIDEWALK
	PUBLIC UTILITY EASEMENT
	PUBLIC SERVICE EASEMENT
	EXISTING TREE TO REMAIN (SEE SHEET 2)
	EXISTING TREE TO BE REMOVED (SEE SHEET 2)
	VERTICAL CURB AND GUTTER
	CONCRETE AREA
	ABUTTERS' RIGHTS TO THE CITY OF CHICO
	EXISTING FIRE HYDRANT

THIS TENTATIVE PARCEL MAP WAS PREPARED BY ME OR UNDER MY DIRECTION
 BY: *Wesley E. Gilbert* DATE: 1/18/18
 WESLEY E. GILBERT
 R.C.E. 31689
 EXPIRES: 12/31/18

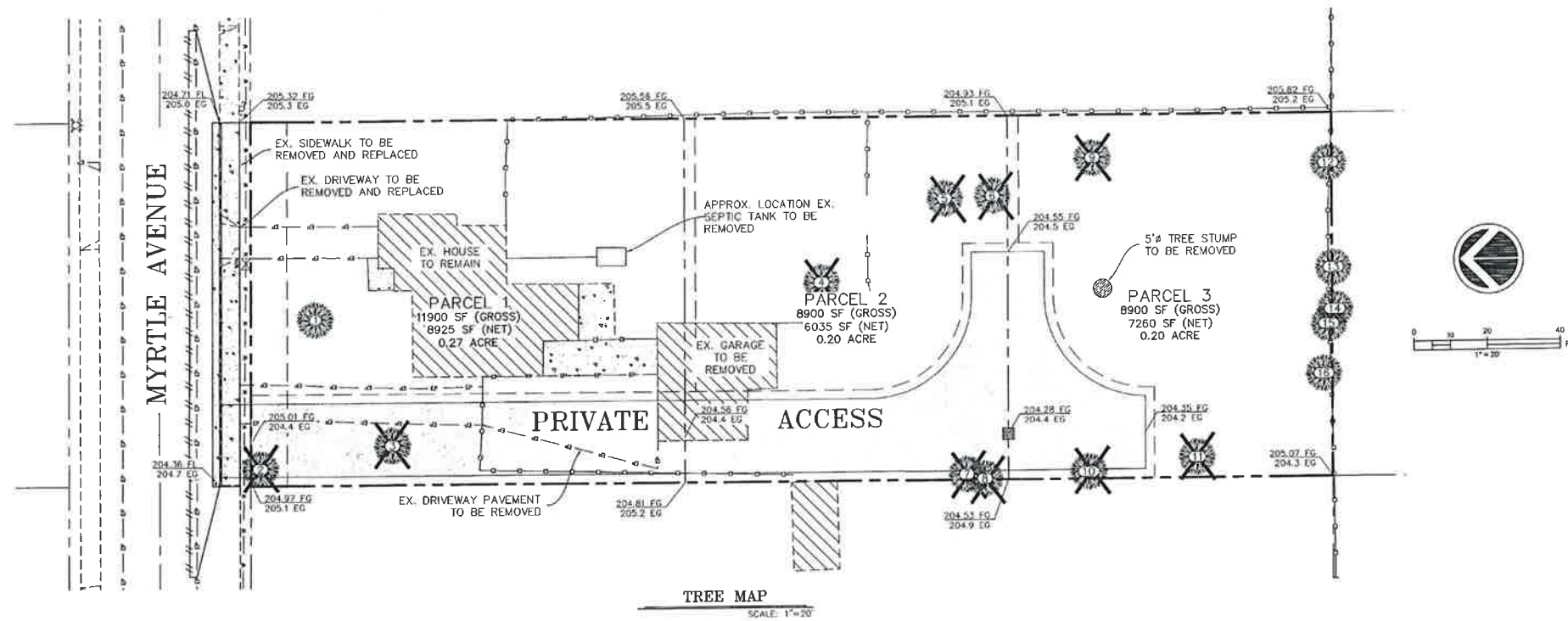
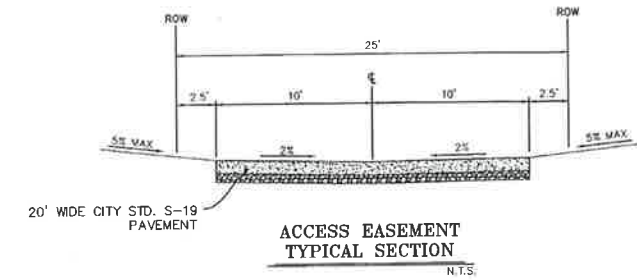
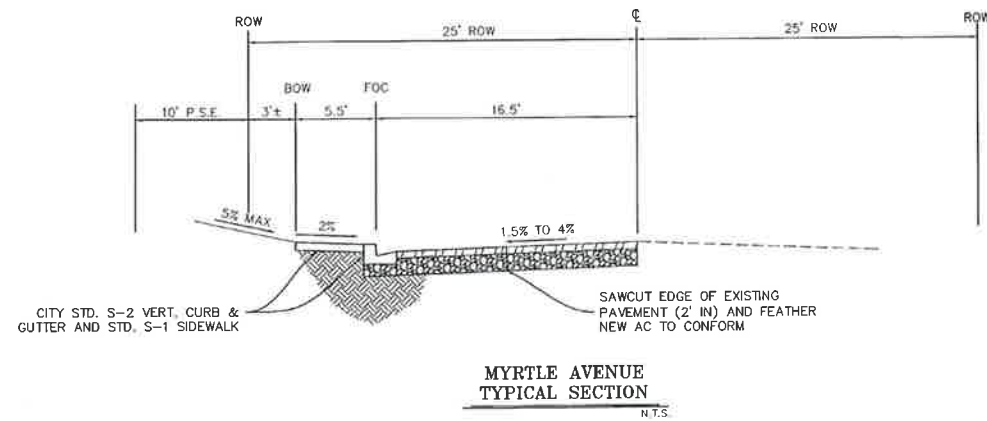


VESTING TENTATIVE PARCEL MAP
PM 17-01
(A PRIVATE STREET SUBDIVISION)
 for
 JOANNE BENTZ
 BEING ALL OF LOT 9, BLOCK 2, SHOWN ON THE MAP ENTITLED "LASSON VIEW SUBDIVISION", RECORDED IN BOOK 17 OF MAPS, AT PAGE 3.
 CITY OF CHICO, COUNTY OF BUTTE
 STATE OF CALIFORNIA

W. GILBERT ENGINEERING
 140 YELLOWSTONE DRIVE, SUITE 110
 CHICO, CALIFORNIA 95973
 (530) 809-1315

JANUARY 18, 2018

SHEET 1 OF 2



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PLANNING SERVICES

TREE TABLE*

TREE NO.	TREE SPECIES	TREE DIAMETER	DRIPLINE RADIUS	PROTECT/REMOVE	DIAMETER SUBJECT TO REPLACEMENT/IN-LIEU FEES
1	MODESTO ASH	32.8"	36'	PROTECT	32.8" - IF REMOVED
2	PRIVET	6"	28'	REMOVE	0" - DOES NOT QUALIFY
3	SOUTHERN MAGNOLIA	13.3"	20'	REMOVE	0" - DOES NOT QUALIFY
4	ENGLISH WALNUT	33.3"	33'	REMOVE	0" - DOES NOT QUALIFY
5	PLUM	8"	22'	REMOVE	0" - DOES NOT QUALIFY
6	PLUM	6"	20'	REMOVE	0" - DOES NOT QUALIFY
7	PRIVET	6"	15'	REMOVE	0" - DOES NOT QUALIFY
8	PRIVET	6"	16'	REMOVE	0" - DOES NOT QUALIFY
9	PERSIMMON	7"	21'	REMOVE	0" - DOES NOT QUALIFY
10	PISTACHE	18"	25'	REMOVE	0" - DOES NOT QUALIFY
11	PISTACHE	6"	18'	REMOVE	0" - DOES NOT QUALIFY
12	PISTACHE	6"	19'	REMOVE	0" - DOES NOT QUALIFY
13	VALLEY OAK	7"	26'	PROTECT	0" - NEIGHBOR'S TREE?
14	PONDEROSA PINE	12"	21'	PROTECT	0" - NEIGHBOR'S TREE?
15	VALLEY OAK	7.5"	28'	PROTECT	0" - DOES NOT QUALIFY
16	PISTACHE	16.5"	31'	REMOVE	0" - DOES NOT QUALIFY

*TABLE PROVIDE PURSUANT TO DAN GIBSON ARBORIST REPORT DATED MAY 20, 2017.

TOTAL INCHES REQUIRING MITIGATION = 0" DIVIDED BY 6 = 0 REPLACEMENT TREES REQUIRED.

**VESTING TENTATIVE PARCEL MAP
PM 17-01
(A PRIVATE STREET SUBDIVISION)**

for
JOANNE BENTZ

BEING ALL OF LOT 9, BLOCK 2, SHOWN ON THE MAP ENTITLED "LASSEN VIEW SUBDIVISION", RECORDED IN BOOK 17 OF MAPS, AT PAGE 3. CITY OF CHICO, COUNTY OF BUTTE STATE OF CALIFORNIA

W. GILBERT ENGINEERING
140 YELLOWSTONE DRIVE, SUITE 110
CHICO, CALIFORNIA 95973
(530) 809-1315

19.76.180 Infill Residential Flag Lots

A. Purpose. The purpose of these regulations is to implement General Plan goals of encouraging infill development, while also preserving the privacy of existing residences and the character of the neighborhoods where such lots are created. It is the intent of these regulations to (1) limit the number of flag lots which can be created where a series of similarly-sized large lots could be subdivided with flag lots, thereby significantly raising the density and changing the character of an existing neighborhood, and (2) provide standards for the development of such lots in addition to those which would otherwise apply. Properties suitable for flag lot subdivisions should be larger than average for the neighborhood, and/or of a unique configuration. Retention of existing older housing stock is strongly encouraged in flag lot subdivisions. These regulations are intended to provide greater certainty for both developers and neighbors, and are intended to supplement, not supersede, the flag lot regulations contained in [Title 18R](#).

B. Applicability. The standards in this section shall only apply to infill residential flag lots. For purposes of this section, infill residential flag lots are defined as flag lots created after the adoption of this section which are located in the RS, R1 or R2 zoning districts and which abut existing single-family development. Existing single-family development is defined as one or more residentially zoned lots already developed with single-family dwellings at the time that the parcel map or tentative subdivision map approving the creation of the flag lot is approved and which are not a part of the subdivision which creates the flag lot.

C. Standards. Infill residential flag lots are allowed in the RS, R1 and R2 zoning districts through a parcel map or tentative subdivision map by the Planning Commission when they comply with the standards in this section, in addition to any other applicable City standards:

1. Limitation on Number of Infill Residential Flag Lots. To avoid an over- concentration of infill residential flag lots in any one neighborhood, infill residential flag lots shall not be allowed where approval of a proposed subdivision would result in flag lots comprising greater than 10 percent of the number of lots in the immediate neighborhood. Lots in the immediate neighborhood shall be defined as all lots which would be created by a proposed subdivision plus all residentially-zoned lots lying wholly or partially within 300 feet of the proposed subdivision.

2. Size of Infill Residential Flag Lots. Infill residential flag lots shall be no smaller than the smallest conforming lot in the same zoning district lying wholly or partially within 300 feet of a proposed subdivision, or the minimum flag lot size as required in Chapter [18R.08](#), whichever is larger. The accessway serving an infill residential flag lot shall not be included when calculating the required area of that lot.

3. Single Story Limitation. New residential units and accessory structures on an infill residential flag lot shall be limited to a single story, no more than 25 feet in height, unless there is existing two-story construction on one or more residentially-zoned lots adjacent to the infill residential flag lot.

4. Site Design and Architectural Review. Residential units and detached accessory structures greater than 120 square feet in size on infill residential flag lots shall be subject to administrative site design and architectural review (Chapter [19.18](#)). Such review shall take into account all applicable standards and design guidelines.

5. Second Dwelling Units. Second dwelling units shall be prohibited on infill residential flag lots.

6. Orientation. Each residential unit built on an infill residential flag lot shall be oriented toward either the street or the accessway.

7. Setbacks From Neighboring Properties. Where an infill residential flag lot abuts existing single-family development, the building setbacks established below shall supersede the standard setbacks for the R1 and R2 zoning districts. Setbacks in the RS zoning district shall be the greater of the standard RS district setbacks, or the setbacks established in [Table 5-14](#) below:

TABLE 5-14

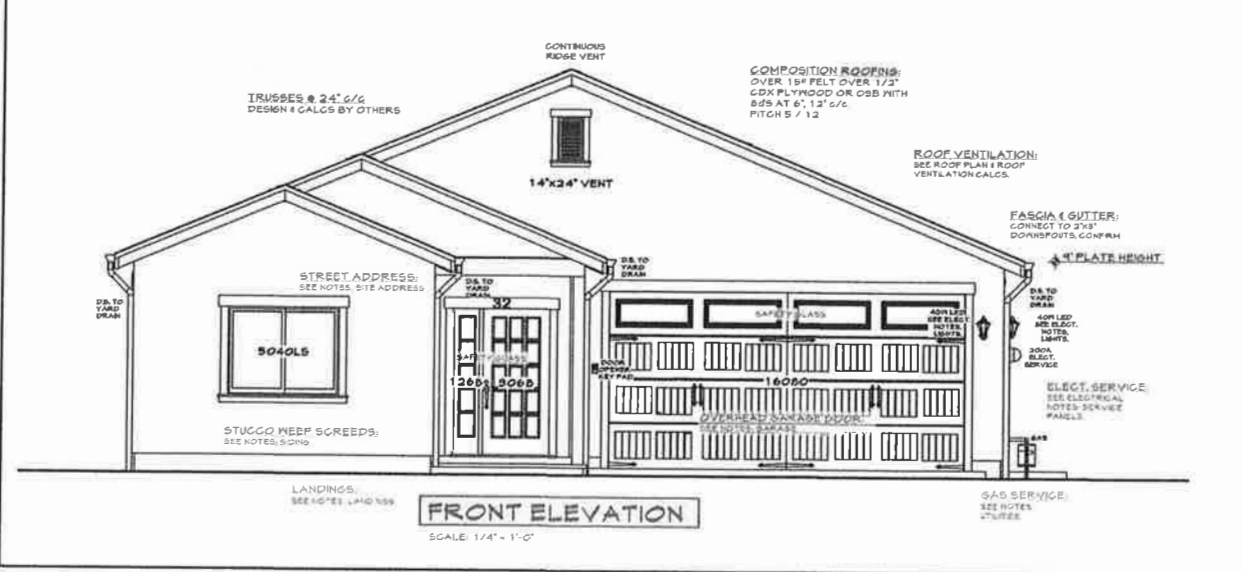
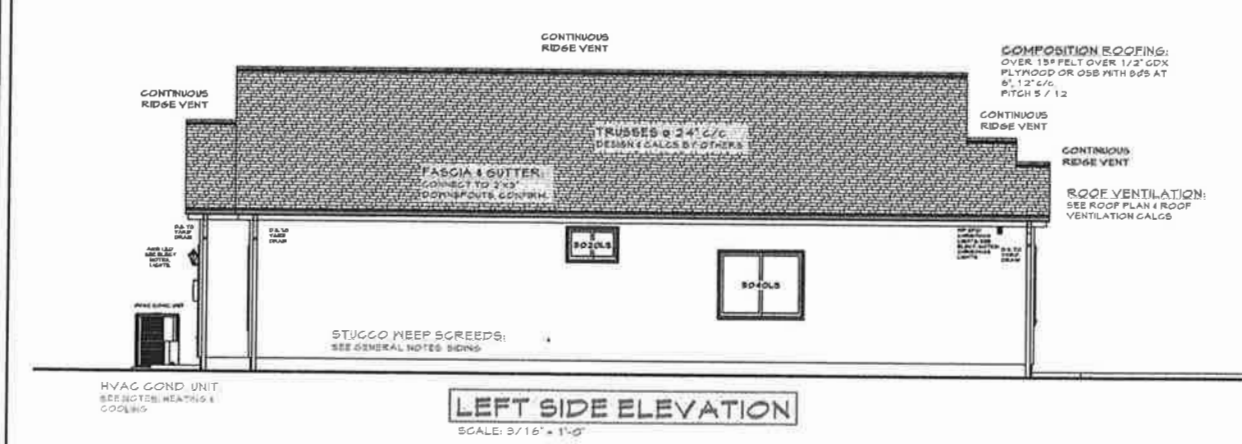
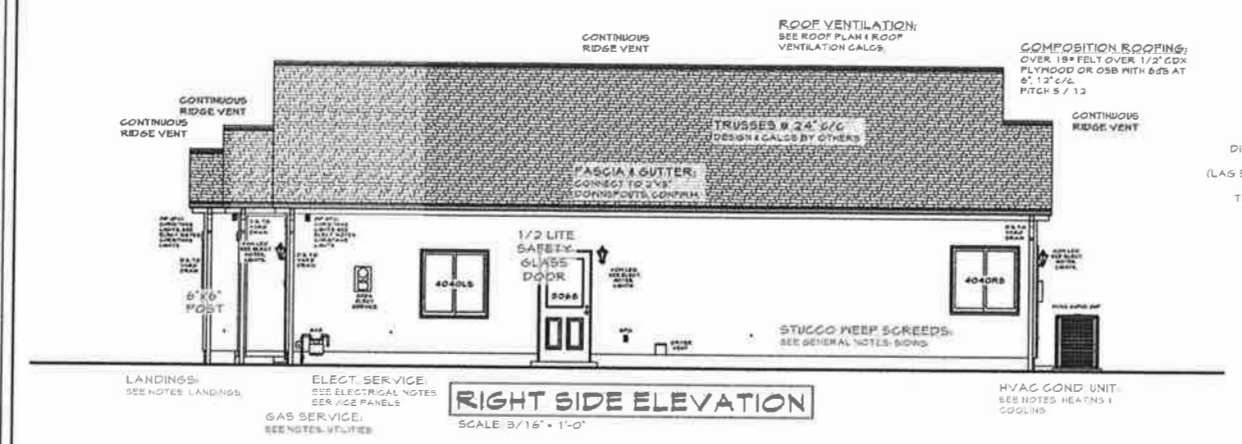
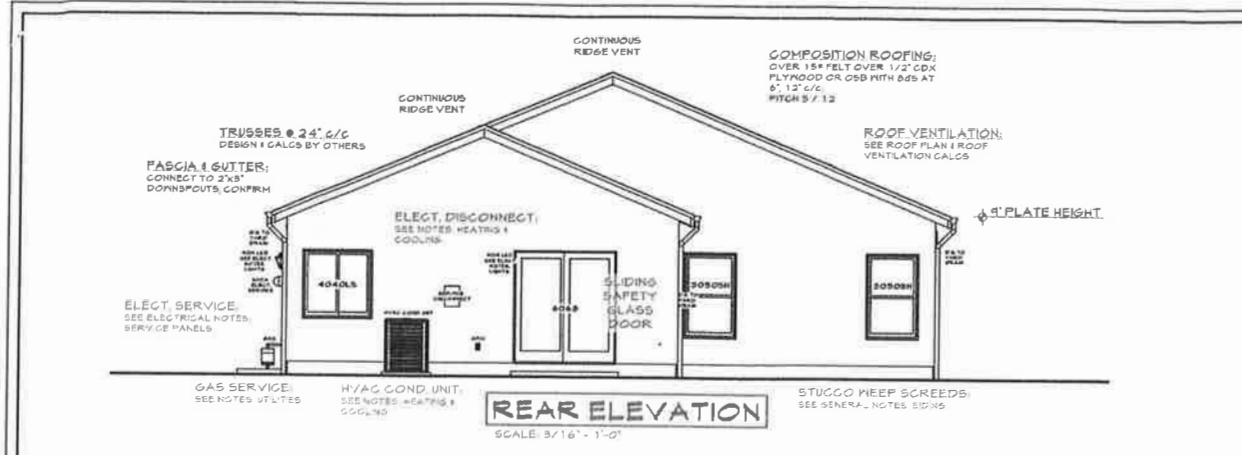
MINIMUM STRUCTURE SETBACKS FROM NEIGHBORING PROPERTIES

Type of Structure	Setback Required
Residential unit, first story	15 feet
Residential unit, second story	20 feet
Detached garage, gazebo, greenhouse, patio cover	10 feet
Other Accessory Structures	See 19.76.020

8. Accessway. A minimum of three feet of landscaping shall be provided between the paved portion of the accessway and any adjacent existing single-family residential development. Drainage from the paved portion of the accessway shall be accommodated onsite. Minimum accessway widths shall be as specified in [Title 18R](#).

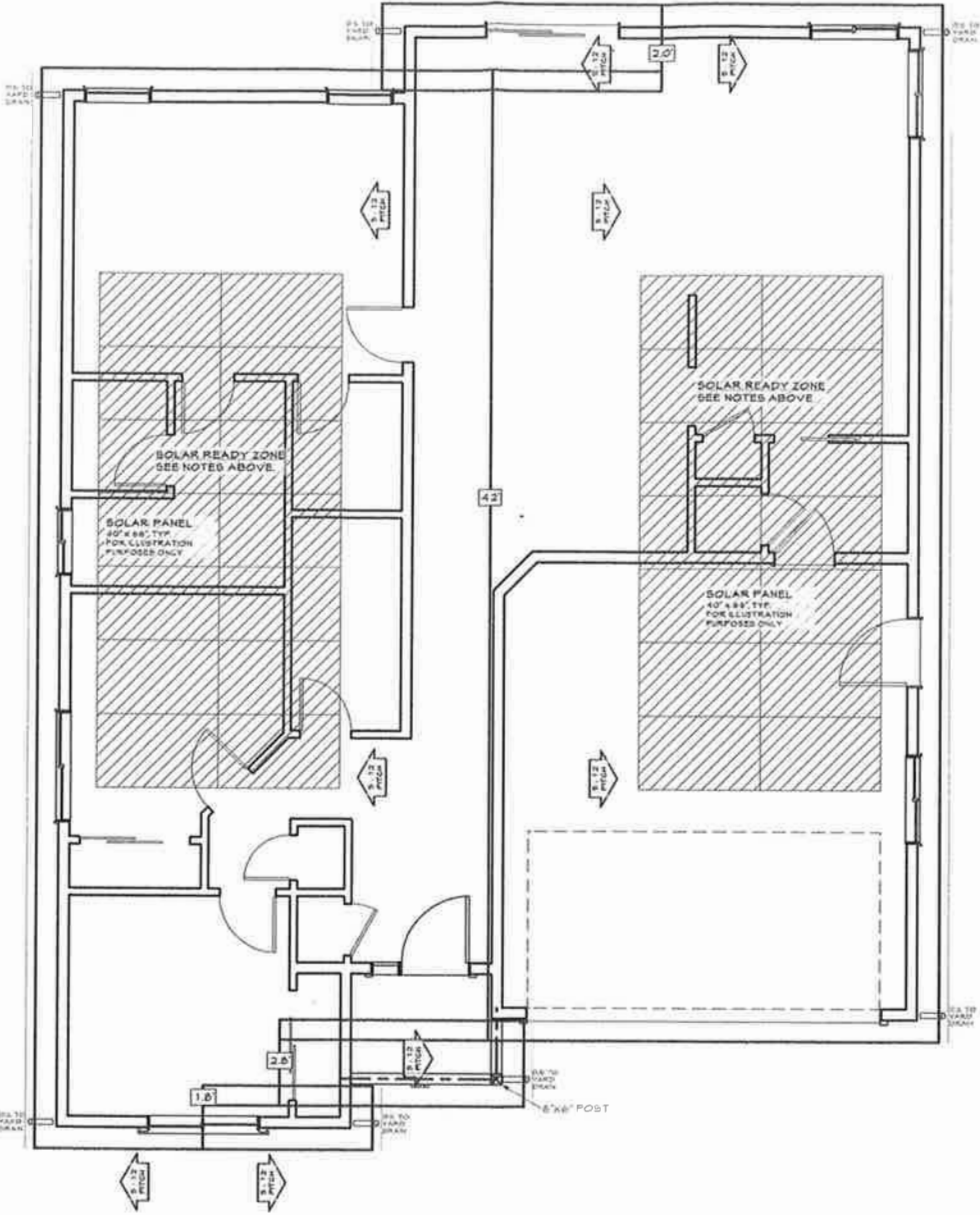
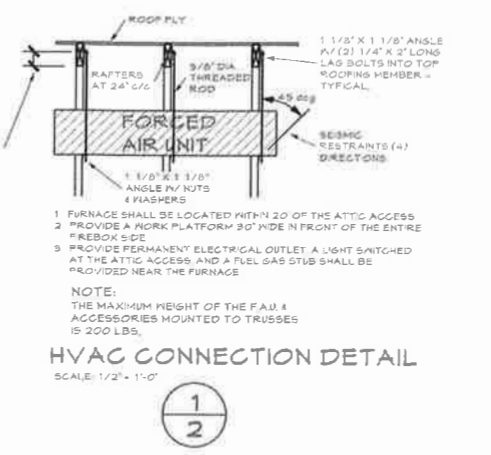
D. Planned Development Permit Required if Standards Not Met. The creation and development of infill residential flag lots which do not meet all standards listed above may be allowed with approval of a planned development permit (Chapter [19.28](#)).

(Ord. 2363 §3, Ord. 2494 §57)



SOLAR READY BUILDING: CA ENERGY CODE SEC 110.10

- 1) SOLAR ZONES SHALL BE LOCATED ON THE ROOF OR OVERHANG & HAVE A MINIMUM AREA OF 250 SQFT
- 2) SOLAR ZONES SHALL HAVE NO DIMENSION LESS THAN 5' & NO LESS THAN 80 SQFT
- 3) SOLAR ZONES ON SINGLE FAMILY RESIDENCES SHALL BE NO LESS THAN 250 SQFT. SEE CA ENERGY CODE SECTION 110.10B FOR EXCEPTIONS.
- 4) SOLAR ZONES ON ROOFS 2:12 PITCH & GREATER, SHALL BE ORIENTED BETWEEN 11° & 12° OF TRUE NORTH.
- 5) SHADING: A) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO VENTS, CHIMNEYS, ARCHITECTURAL FEATURES & ROOF MOUNTED EQUIPMENT, SHALL BE LOCATED IN THE SOLAR ZONE. B) ANY OBSTRUCTION THAT PROJECTS ABOVE A SOLAR ZONE SHALL BE LOCATED AT LEAST THREE TIMES THE DISTANCE MEASURED IN A HORIZONTAL PLANE, OF THE HEIGHT DIFFERENCE BETWEEN THE HIGHEST POINT OF THE OBSTRUCTION & THE HORIZONTAL PROJECTION OF THE NEAREST POINT OF THE SOLAR ZONE, MEASURED IN A VERTICAL PLANE. (EXCEPTION: ANY ROOF OBSTRUCTION THAT IS ORIENTED NORTH OF ALL POINTS ON THE SOLAR ZONE.)
- 6) THE ROOF OR OVERHANGS BELOW THE SOLAR ZONE SHALL HAVE A STRUCTURAL DESIGN LOAD FOR ROOF DEAD LOAD & ROOF LIVE LOAD SHALL BE CLEARLY INDICATED IN THE CONSTRUCTION DOCUMENTS.



ROOF PLAN
SCALE: 1/4" = 1'-0"

PITCH 5 / 12

LEGEND: -9.5'- RIDGE LENGTH

1) ROOF COVERING SHALL BE COMPOSITION ROOFING.

2) ROOF PITCH SHALL BE 5:12, TYPICAL.

3) ROOF OVERHANGS SHALL BE 12" AT OVERHANG & 12" AT GABLE ENDS, UNLESS OTHERWISE NOTED.

ATTIC VENTILATION CALCULATIONS

ITEM	SOFT OF ATTIC
1.12	150
1.11	100
1.13	100
1.14	100
1.15	100
1.16	100
1.17	100
1.18	100
1.19	100
1.20	100
1.21	100
1.22	100
1.23	100
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1.25	100
1.26	100
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1.29	100
1.30	100
1.31	100
1.32	100
1.33	100
1.34	100
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1.37	100
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1.84	100
1.85	100
1.86	100
1.87	100
1.88	100
1.89	100
1.90	100
1.91	100
1.92	100
1.93	100
1.94	100
1.95	100
1.96	100
1.97	100
1.98	100
1.99	100
2.00	100

PROVIDE THE ABOVE ATTIC VENTS

PRELIMINARY

A THREE BEDROOM RESIDENCE FOR:
JOANNE BENTZ - OWNER
MASTER PLAN 1979
CHICO, CALIFORNIA

ROOF PLAN VENTILATION CALCS
ROOF VENTILATION CALCULATIONS
EXTERNAL ELEVATIONS

LIVABLE: 1373 SQFT TOTAL

GARAGE: 301 SQFT

COVERED PATIO: 93 SQFT TOTAL

DATE: 12/18/2011

SCALE: SHOWN

1373
1 STORY

SHEET 2

© COPYRIGHT 2011

ANGUS (24" X 24")
THIS PLAN HAS BEEN REVIEWED FOR CONFORMANCE WITH THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA ENERGY CODE. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

DESIGNED BY:
LYNN SMITH
REGISTERED ARCHITECT
1440 BAYVIEW AVENUE, SUITE 200
CHICO, CALIFORNIA 95926
PHONE: (530) 891-1111
FAX: (530) 891-1112
WWW.LYNN-SMITH.COM

THESE PLANS HAVE BEEN REVIEWED FOR CONFORMANCE WITH THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA ENERGY CODE. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



MAX RAHBEK - REGISTERED ARCHITECT - ENERGY CALCS
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WWW.LYNN-SMITH.COM

COLOR SAMPLES

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PLANNING SERVICES



Exterior Trim
SW 7008 Alabaster

Accent Color
SW 7594 Carriage Door

Stucco Color -
L1 Heber-Morning Side

Roof Color - Black Oak

Stone Color - Stone



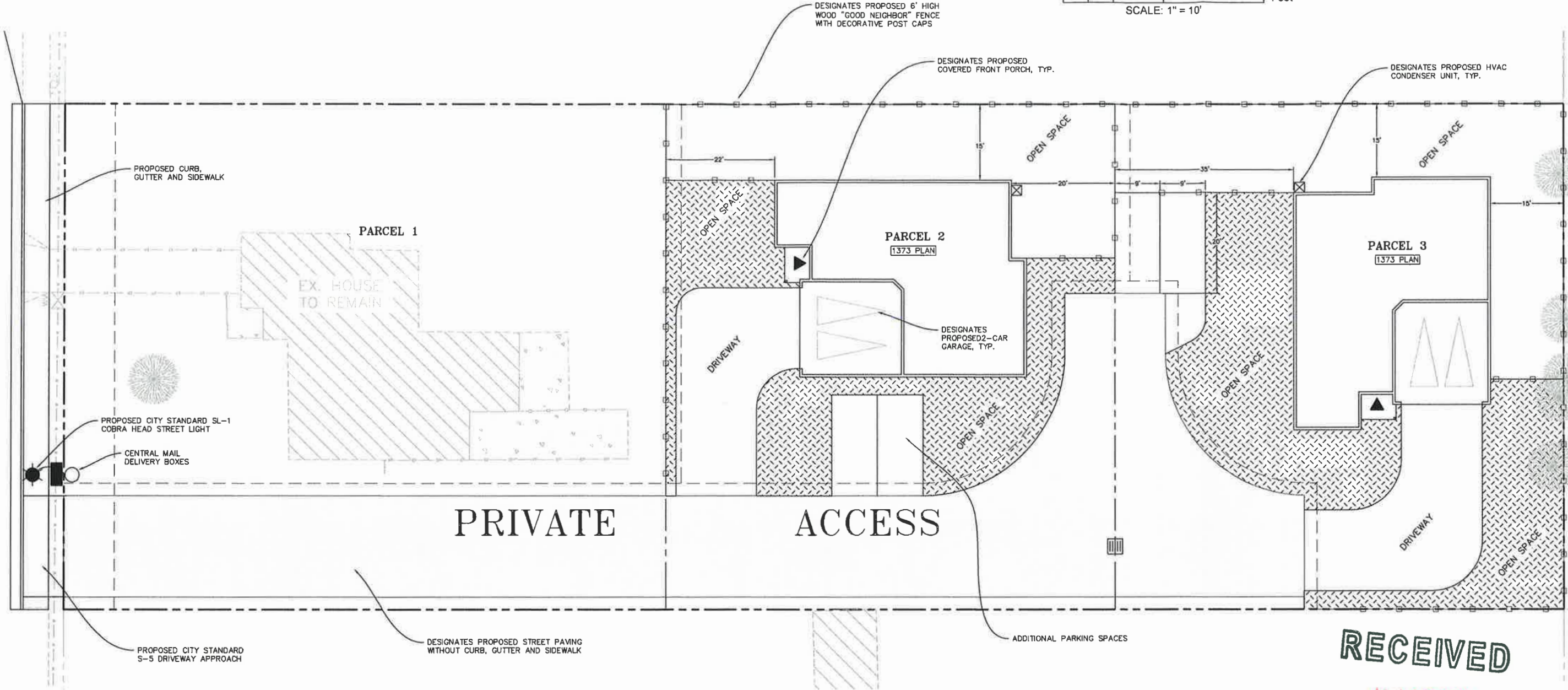
JOANNE BENTZ PARCEL MAP (S/PDP 17-01)

Attachment F

MYRTLE AVENUE



0 10 20 40 Feet
SCALE: 1" = 10'



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CITY OF CHICO
PLANNING SERVICES

PLANNED DEVELOPMENT SITE PLAN
VESTING TENTATIVE PARCEL MAP S/PDP 17-01

for
JOANNE BENTZ

BEING ALL OF LOT 9, BLOCK 2, SHOWN ON THE MAP
ENTITLED "LASSEN VIEW SUBDIVISION", RECORDED IN
BOOK 17 OF MAPS, AT PAGE 3,
CITY OF CHICO, COUNTY OF BUTTE
STATE OF CALIFORNIA

W. GILBERT ENGINEERING
140 YELLOWSTONE DRIVE, SUITE 110
CHICO, CALIFORNIA 95973
(530) 809-1315

DECEMBER 18, 2017

SHEET 1 OF 1

Attachment G

MYRTLE AVENUE

EXISTING HOUSE TO REMAIN (PARCEL 1)

PARCEL 2

PARCEL 3

PLAN LEGEND

SYMBOL	LATIN NAME/
①	EXISTING TREE, TO REMAIN, RETAIN AND PROTECT.
②	FENCE, BY OTHERS.
③	PARKING TIRE STOP
④	BOULDER, APPROXIMATELY 30" MINIMUM DIAMETER, MOSS AND LICHEN COVERED FIELDSTONE.
⑤	CITY SIDEWALK, BY OTHERS.

TOP DRESSING

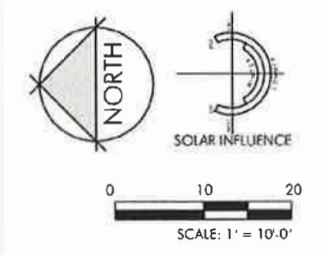
ALL SHRUB AND GROUND COVER AREAS TO RECEIVE A 3" MINIMUM THICK LAYER OF 3/4" "SHASTA GOLD" ROCK TOP DRESSING, AVAILABLE FROM FOCAL POINT LANDSCAPE CENTER 530-570-7805. PROVIDE A REPRESENTATIVE SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO DELIVERY TO PROJECT SITE.

TREE LIST

SYMBOL	LATIN NAME/ COMMON NAME	DESCRIPTION	SPREAD	CONTAINER SIZE
	ARBUTUS 'MARINA' MARINA MADRONE	EVERGREEN NATIVE	30'	15 GAL
	LAGERSTROEMIA INDICA 'DYNAMITE' RED FLOWERING CRAPE MYRTLE	DECIDUOUS, FLOWERING ACCENT TREE	15'	15 GAL

SHRUB LIST

SYMBOL	LATIN NAME/ COMMON NAME	DESCRIPTION	SPREAD	CONTAINER SIZE
	SPIRAEA X BUMALDA 'ANTHONY WATERER' ANTHONY WATERER SPIREA	DECIDUOUS ORNAMENTAL	5'	1 GAL
	AGAPANTHUS AFRICANUS LILY OF THE NILE	EVERGREEN ORNAMENTAL	3'	1 GAL
	ACHILLEA X 'CORONATION GOLD' CORONATION GOLD YARROW	EVERGREEN NATIVE ORNAMENTAL	2'	1 GAL
	TEUCRIUM X LUCIDRYS 'PROSTRATUM' GROUND COVER GERMANDER	EVERGREEN NATIVE ORNAMENTAL	2'	1 GAL
	LOROPETALUM CHINENSE 'MONRAZ' COMPACT RAZZLEBERRY® FRINGE FLOWER	EVERGREEN ORNAMENTAL	5'	5 GAL
	HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHTS® RED YUCCA	EVERGREEN ORNAMENTAL	3'	5 GAL
	PODOCARPUS MACROPHYLLUS YEW PODOCARPUS	EVERGREEN NATIVE	4'	5 GAL



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979 MYRTLE AVENUE, CHICO, CA (SHEET 1 OF 1)

PRELIMINARY LANDSCAPE PLAN

PREPARED FOR:

W. GILBERT ENGINEERING
140 YELLOWSTONE DRIVE, SUITE 110 CHICO
CALIFORNIA 95973 (530) 809-1315

PREPARED BY:

BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
PHONE: (530) 899-1130
www.BFLAdesign.com www.facebook.com/BFLAdesign

BFLA PROJECT NUMBER: 2043
DATE: 12-21-17

ATTACHMENT "H"

Plot Date: December 21, 2017 - 2:07 pm Plot By: M.J.S File Name: Z:\BFLA (2009-2009)\2043 979 Myrtle Ave\2043 Master Plan\2043 Landscape 12-20-17.dwg