



DATE: February 27, 2018

TO: PLANNING COMMISSION

FROM: Kimber Gutierrez, Associate Planner (879-6810, kimber.gutierrez@chicoca.gov)

RE: Vesting Tentative Parcel Map 17-02 (Engelbert) at 1699 East Avenue, APN 016-270-078

SUMMARY

The applicant proposes to subdivide a 0.44 net acre (0.87 gross acre) site into four parcels, including one infill residential flag lot. The site is located on the north side of Manzanita Avenue between Allie Court and the Manzanita and East Avenue intersection. The project includes a Vesting Tentative Parcel Map with no construction being proposed. No major issues have been identified.

Recommendation:

Planning staff recommends adoption of Resolution No. 18-04 (**Attachment A**), approving the parcel map, subject to the attached conditions.

Proposed Motion:

I move that the Planning Commission adopt Resolution No. 18-04, approving the parcel map, subject to the attached conditions.

BACKGROUND

The project site is located on the north side of Manzanita Avenue and the south side of East Avenue in northeast Chico (see Location/Notification Map, **Attachment B**). The proposed project includes a Parcel Map to subdivide a 0.44 net acre site into four parcels for residential development utilizing the City's small-lot subdivision standards. The site is zoned R1 (Low Density Residential) and designated Low Density Residential by the General Plan Land Use Diagram. Surrounding land uses include single-family residences (north and west), the Chico Elks Lodge (south) and the Chico Fire Station 5 (east).

The project site consists of a residential parcel that fronts on East Avenue with vehicle access on both East Avenue and Manzanita Avenue. The site is approximately 184 feet wide along Manzanita Avenue, which does not contain public improvements and approximately 196 feet wide along East Avenue with a varying depth of 160 feet along the west boundary and 48 feet along the east boundary. A residence and detached storage unit existed on the western half of the project site, but have been removed. The site also contains a total of 12 trees, ranging in size from 6 to 18 inches in diameter, which would be removed. Two of the trees proposed for removal are subject to either replacement trees or in-lieu fees. The proposed project would subdivide the property into four parcels: three standard residential lots and one infill residential flag lot (see Vesting Tentative Parcel Map, **Attachment C**). The project would yield a residential density of 4.6 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 and Low Density Residential General

Plan designation.

DISCUSSION

The proposed lot configuration appears to be a suitable way to subdivide the property. Because of the unique shape of the project site utilizing the City's small-lot subdivision standards and including an infill flag lot is an acceptable lot configuration. Public improvements would include constructing new curb, gutter, and contiguous sidewalk along the Manzanita Avenue frontage with all four parcels having access via Manzanita Avenue, with no access to East Avenue. The existing septic tank would be abandoned and all parcels would connect to the City sewer system which would be extended to the site.

The proposed infill residential flag lot (Parcel 2) complies with the infill residential flag lot criteria in CMC 19.76.180, provided as **Attachment D**. The lot would be 6,729 square feet (gross) and 6,000 square feet (net). A 15-foot wide private access way is proposed along the east boundary of Parcel 1 to provide access to Parcel 2. Approval of the parcel map will result in five percent of the lots in the immediate neighborhood being flag lots (1 out of 17 lots), which is under the ten percent maximum allowed in the regulations. Consistent with the regulations, new residential units and detached accessory structures greater than 120 square feet in size shall be subject to architectural review.

The City's small lot subdivision regulations (CMC 19.76.150) allows for a minimum lot size of 3,500 sq.ft. for interior lots and 4,000 sq.ft. for corner lots and a maximum lot size of 4,499 sq.ft. Lots larger than the maximum square footage may be allowed, however, the total number of lots larger than 4,499 sq.ft. shall not exceed thirty percent of the total number of lots to be created by a small lot subdivision. The map proposes one of the four lots to exceed the maximum lot size, which constitutes twenty-five percent of the total number of lots meeting the Code's lot size requirements for small lot subdivisions.

Due to the configuration of the existing parcel, modifications of Title 18R *Subdivision Design Criteria and Improvement Standards* are requested as part of the approval, including:

1. Allow non-standard street sections;
2. Lot depths less than 80 feet;
3. Non-right angle and non-radial lot lines; and
4. Allow a flag lot.

Requested modifications to design criteria are necessary due to the built environment and are not a matter of concern since no further development of the site is proposed (see Resolution No. 18-04, **Attachment A**, for findings of Modification Requests).

Neighborhood Meeting

On November 6, 2017, a neighborhood meeting was held at the project site. The project applicant and City staff were present, however, no tenants or owners from the area attended the meeting. A passerby stopped for a brief explanation, but showed little interest in the project.

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 4.6 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-4.2.2: 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 Review

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 designation; 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 and E can be made:

- D. That the subdivision or any part thereof is located in an area which contains existing streets, sanitary sewers, storm water 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.*
- E. That the subdivision is of such a size or shape, and/or is affected by such topographic or soil conditions that render it impossible, impractical or undesirable, in the particular case, to 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 is necessary by reason of such subdivision characteristics or conditions.*

In the case of the proposed map, allowing nonstandard street sections along the Manzanita 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 non-conforming improvements on Manzanita 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 standard street improvements would reduce neighborhood compatibility.

Allowing lot depths less than 80 feet and non-right angle and non-radial lot lines would allow for an acceptable lot configuration that is compatible with Title 18R and 19. The existing lot is a unique shape as it is located between two existing improved streets and varies in depth and width. Therefore, pursuant to Finding E, the unique parcel shape renders it impractical to have standard lot shapes and sizes. The modifications requested are necessary to meet other standards within Title 18R and 19.

The requested 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.

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 Gutierrez
Files: PM 17-02

External

Wesley E. Gilbert/W. Gilbert Engineering, 140 Yellowstone Dr. Suite 110, Chico, CA 95973
Phil Engelbert, 65 Spanish Garden Drive, Chico, CA 95928

ATTACHMENTS:

- A. Planning Commission Resolution No. 18-04
Exhibit I Conditions of Approval for PM 17-02
Exhibit II Subdivision Report
- B. Location/Notification Map
- C. Vesting Tentative Parcel Map 17-02 (2 sheets)
- D. Infill Residential Flag Lot Regulations

1 **RESOLUTION NO. 18-04**

2 **RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION**
3 **APPROVING PARCEL MAP PM 17-02**
4 **(Engelbert)**

5 WHEREAS, an application has been submitted to subdivide a 0.44 net acre (0.87 gross
6 acre) site into four lots at 1699 East Avenue, identified as Assessor’s Parcel No. 016-270-078 (the
7 “Project”); and

8 WHEREAS, the Planning Commission considered the Project, staff report, and comments
9 submitted at a noticed public hearing held on March 15, 2018; and

10 WHEREAS, the Project has been determined to be categorically exempt pursuant to the
11 Guidelines for the California Environmental Quality Act, 14 CCR Section 15332 (Infill
12 Development Projects).

13 NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF
14 THE CITY OF CHICO AS FOLLOWS:

- 15 1. With regard to the vesting tentative parcel map the Planning Commission finds that:
- 16 A. The overall density of the Project is 4.6 dwelling units per gross acre, which is consistent
17 with the Chico General Plan Diagram designation of Low Density Residential and the
18 provisions in Title 19 of the Chico Municipal Code;
- 19 B. No substantial evidence has been presented that would require disapproval of the Project
20 pursuant to Government Code Section 66474;
- 21 C. The requested modifications to the City’s subdivision design criteria and improvement
22 standards are acceptable, as the shape, size and location of the subdivision render it
23 undesirable to strictly conform to the design criteria and improvement standards set forth
24 in Title 18R; and
- 25 D. As supported by the subdivision report prepared for the Project, and the agenda report,
26 the Project and its design conform with both the requirements of Title 18 and 19 of the
27 Chico Municipal Code and the Chico General Plan.
- 28 2. Based on all of the above, the Planning Commission hereby approves the Project, subject to

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23

the conditions set forth in Exhibit I, and the provisions of the Subdivision Report set forth in Exhibit II, attached hereto.

3. 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 15, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DISQUALIFIED:

ATTEST:

APPROVED AS TO FORM:

BRUCE AMBO
Planning Commission Secretary

Vincent C. Ewing, City Attorney*

*Pursuant to The Charter of the City of Chico, Section 906(E)

EXHIBIT "I"
CONDITIONS OF APPROVAL
Parcel Map (PM) 17-02
(Engelbert)

1. The creation and improvement of four lots is authorized, as depicted on the "Vesting Tentative Parcel Map (PM) 17-02" and accompanying project materials date stamped February 12, 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.
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. All development shall comply with the City's infill residential flag lot regulations, including but not limited to: administrative architectural review for construction on Parcel 2.

7. Direct vehicular access from Parcel 2, 3, and 4 to East Avenue is prohibited.
8. As required by Chico Municipal Code (CMC) Chapter 16.66, existing trees removed from the site shall be replaced as follows:
 - a. On-site. For every six inches in DBH removed, a new 15-gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless otherwise approved by the urban forest manager, and shall be placed in areas dedicated for tree plantings. New plantings' survival shall be ensured for three years after the date of planting and shall be verified by the applicant upon request by the director. If any replacement trees die or fail within the first three years of their planting, then the applicant shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.
 - b. Off-site. If it is not feasible or desirable to plant replacement trees on-site, payment of an in-lieu fee as established by a fee schedule adopted by the City Council shall be required.
 - c. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the CMC.
 - d. 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.



Subdivision Report

Meeting Date 3/15/18

DATE: March 6, 2018

File: PM 17-02

TO: PLANNING COMMISSION

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

RE: **Vesting Tentative Parcel Map PM 17-02 Engelbert**

Exhibit "II"

This office has reviewed the vesting Tentative Parcel Map PM 17-02 Engelbert 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.

2. **Request:** Allow lot depths less than 80 feet.

Recommendation: Acceptable.

3. **Request:** Allow non-right angle or radial lot lines.

Recommendation: Acceptable.

4. **Request:** Allow flag lots.

Recommendation: Acceptable.

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

B. PUBLIC FACILITY CONSTRUCTION

1. Manzanita Avenue

The Subdivider shall construct City standard streets and appurtenant facilities along the Manzanita 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.

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 FACILITIES CONSTRUCTION

1. Accessway

The Subdivider shall construct a City standard accessway and appurtenant facilities to serve Parcel 2.

2. Storm Drainage

a) Facility Construction

1) Rear Lot Drainage

The Subdivider shall design and install rear lot drainage facilities in such a manner that no onsite storm water runoff leaves the site.

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 the peak flow into the existing Manzanita 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 the existing Manzanita 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 underground sanitary sewer laterals serving all lots.

4. Street Signs and Striping

The Subdivider shall install City standard regulatory signs, "No Parking Fire Lane" signs 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 the rear lot drains."

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.

Please be advised that the vicinity of this project has previously demonstrated shallow water tables that may rise to a shallow depth and impact subsurface drainage disposal facilities or otherwise reach the surface and impact surface drainage. The possibility of this condition shall be investigated and its impact addressed. This investigation shall occur during the wet season to ensure that an accurate minimum depth to the water table is determined.

- 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. PROPERTY CONVEYANCES

1. Dedications

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

- a) Dedicate additional Manzanita Avenue right-of-way to the City of Chico resulting in a total of 32 feet of half-width right-of-way along the Manzanita Avenue frontage.
- b) Convey to the City all abutter's rights of access to East Avenue from the abutting Lots 2, 3, and 4.
- c) Dedicate a 10-foot-wide public service easement adjacent to public rights of way.
- d) Dedicate a 3-foot-wide public utility easement adjacent to all side lot lines.

G. 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.

H. DESIGN CRITERIA AND IMPROVEMENT STANDARDS

All public and 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 private improvements.

All public and 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.

I. ADMINISTRATIVE REQUIREMENTS

1. Subdivision Improvement Agreement

If the public and 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 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 private improvements exclusive of private utility facilities. A final fee equal to actual City costs.

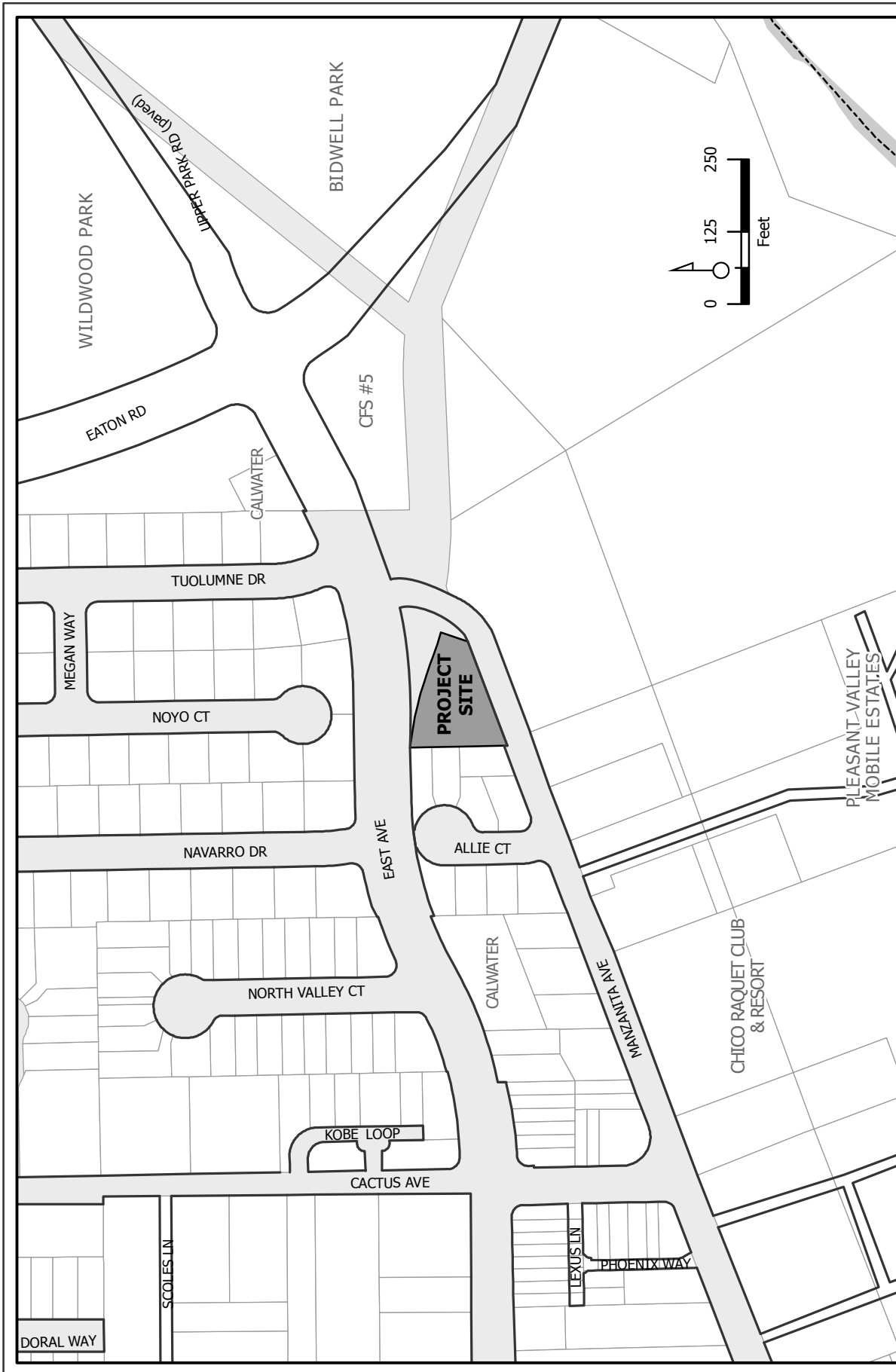
Recommendations and comments of all parties to whom the Tentative Map was circulated for review are on file with the respective parties and in Community Development Department.



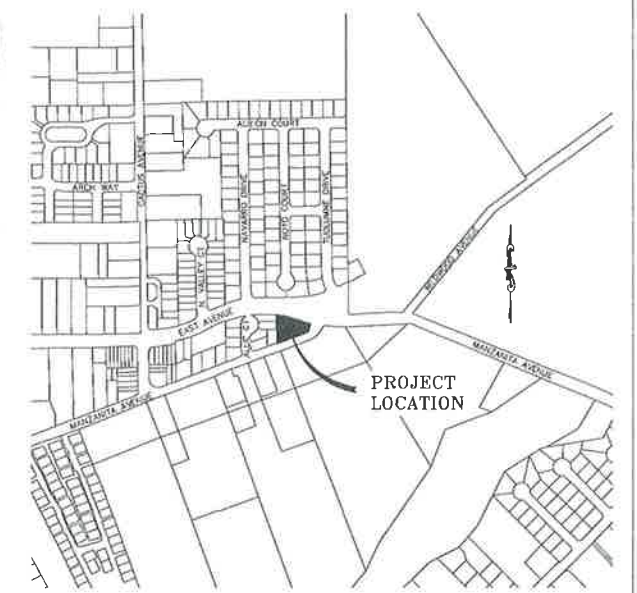
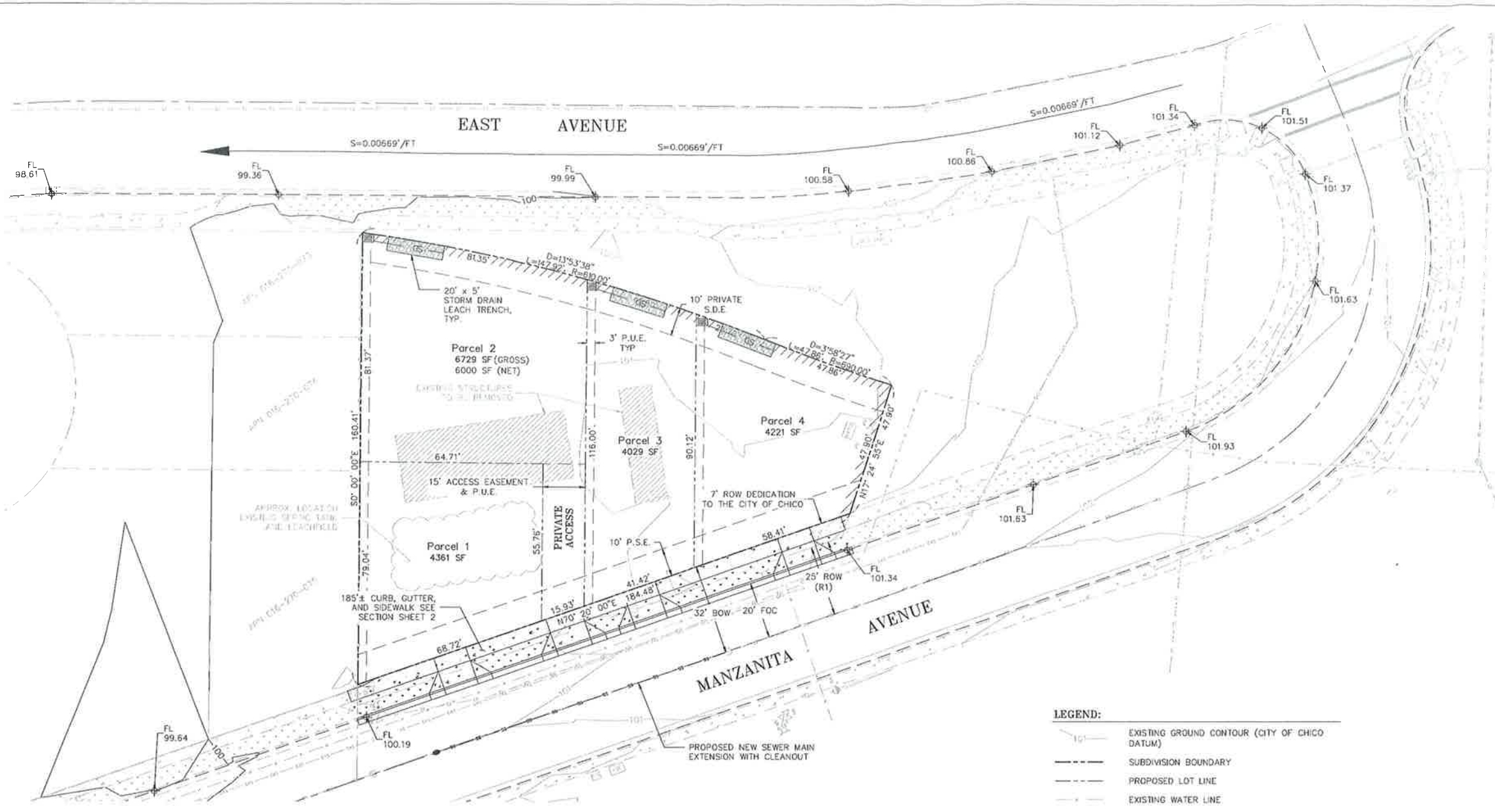
Matt Johnson, Senior Development Engineer

Distribution:

Original - Community Development Department PM 17-02 File
Public Works - Development Engineering Parcel Map File



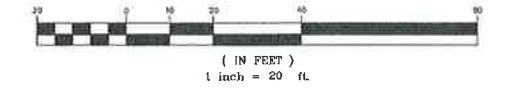
PM 17-02 (Engelbert)
1699 East Avenue
APN 016-270-006-000



LOCATION MAP
NTS



GRAPHIC SCALE



OWNER/SUBDIVIDER:

PHIL ENGELBERT
65 SPANISH GARDEN DRIVE
CHICO, CA 95928
(530) 521-9045

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:

016-270-078

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): 0.87 ACRES
NET ACREAGE: 0.44 ACRES
TOTAL NUMBER OF LOTS: 4
UNITS PER GROSS ACRE: 4.6 UNITS/ACRE
AVERAGE LOT SIZE: 0.11 ACRE OR 4,792 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 THIS SHEET AND SHEET 2.
- 3) STORM WATER QUANTITY AND QUALITY WILL BE PROVIDED BY LOT GRADING AND STORM WATER LEACH TRENCHES ON EACH OF THE PARCELS. THE SITE WILL BE GRADED TO DRAIN NORTH AND EAST ALONG LOT LINES AS SHOWN ON THIS SHEET AND SHEET 2.
- 4) THE EXISTING SEPTIC TANK AND LEACHFIELD WILL BE ABANDONED CONSISTENT WITH BUTTE COUNTY ENVIRONMENTAL HEALTH STANDARDS.
- 5) SANITARY SEWER SERVICE FOR THE PARCEL MAP WILL COMPLY WITH THE APPLICATION FOR SEWER CONNECTION.
- 6) NO WELLS ARE KNOWN TO EXIST ON THE PARCEL MAP PROPERTY.
- 7) THE FINAL PARCEL MAP WILL INCLUDE A 10' WIDE P.U.E. ALONG MANZANITA AVENUE RIGHT OF WAY AND A 3' WIDE P.U.E. ALONG EACH LOT LINE.
- 8) 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.
- 9) THE EXISTING STRUCTURES WILL BE REMOVED FROM PARCELS 1, 2, AND 3.
- 10) DRIVEWAYS FOR PARCELS 1-4 SHALL BE PLACED (APPROXIMATELY) ALONG MANZANITA AVENUE AS ILLUSTRATED.

DESIGN MODIFICATIONS:

- 1) ALLOW NON-STANDARD STREET SECTIONS.
- 2) LOT DEPTHS LESS THAN 80 FEET.
- 3) NON RIGHT ANGLE OR RADIAL LOT LINES
- 4) ALLOW FLAG LOTS

RECORD REFERENCES:

(R1) - EIGHTEENTH SUBDIVISION OF THE BIDWELL RANCHO, BOOK 7 OF MAPS, PAGE 26.

RECEIVED

FEB 12 2018

**CITY OF CHICO
PLANNING SERVICES**

LEGEND:

- EXISTING GROUND CONTOUR (CITY OF CHICO DATUM)
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN 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
- EXISTING FIRE HYDRANT
- ABUTTER'S RIGHTS TO THE CITY OF CHICO
- STORM DRAIN EASEMENT

THIS TENTATIVE PARCEL MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.

By: Wesley E. Gilbert DATE: 2/9/18

WESLEY E. GILBERT
R.C.E. 31689
EXPIRES: 12/31/18

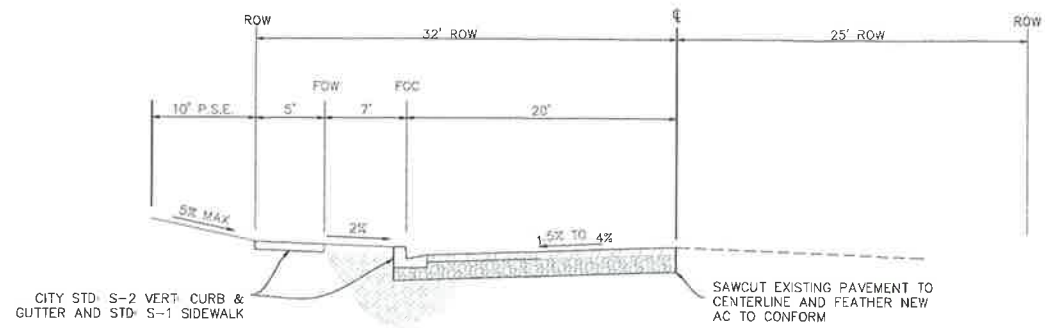


**VESTING TENTATIVE PARCEL MAP
PM 17-02
(A SMALL LOT/PUBLIC STREET SUBDIVISION)**

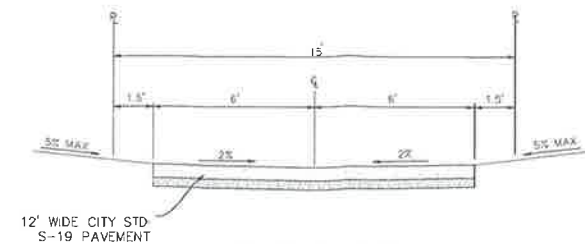
for
PHIL ENGELBERT

BEING A PORTION OF LOT 38, SHOWN ON THE MAP ENTITLED "EIGHTEENTH SUBDIVISION OF THE BIDWELL RANCHO", RECORDED IN BOOK 7 OF MAPS, AT PAGE 26. CITY OF CHICO, COUNTY OF BUTTE STATE OF CALIFORNIA

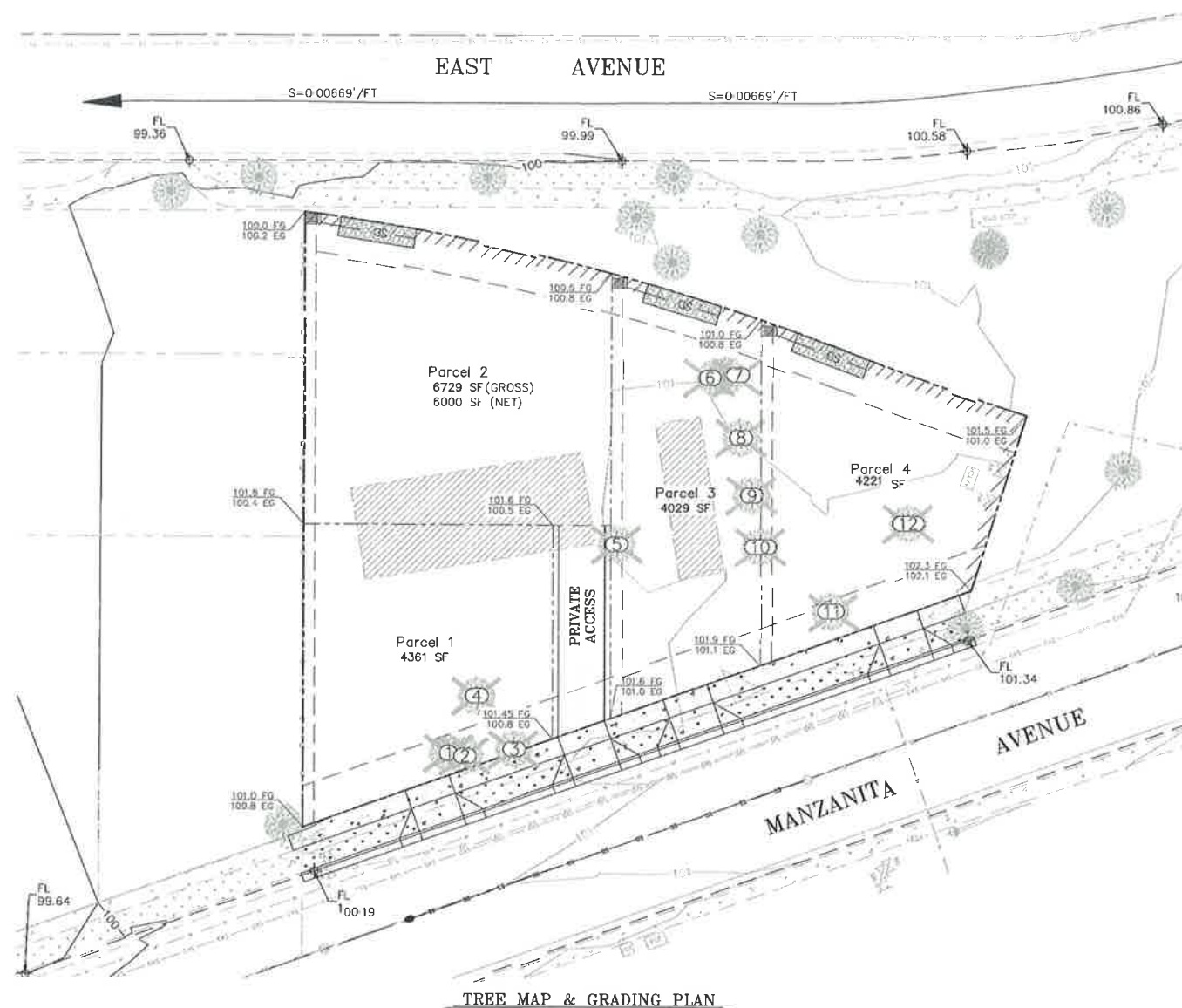
W. GILBERT ENGINEERING
140 YELLOWSTONE DRIVE, SUITE 110
CHICO, CALIFORNIA 95973
(530) 809-1315



MANZANITA AVENUE
TYPICAL SECTION
N.T.S.



ACCESS EASEMENT
TYPICAL SECTION
N.T.S.



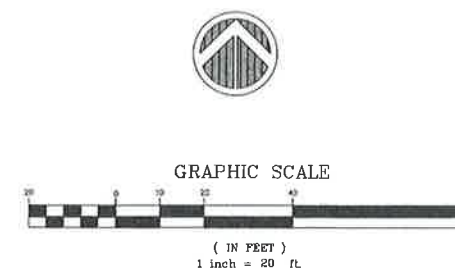
TREE MAP & GRADING PLAN

TREE INVENTORY TABLE*

TREE NO.	TREE SPECIES	TREE DIAMETER	DRIPLINE RADIUS	PROTECT/REMOVE	DIAMETER SUBJECT TO REPLACEMENT/IN-LIEU FEES
1	N/A	6"	-	REMOVE	0" - DOES NOT QUALIFY
2	QUERCUS AGRIFOLIA	14"	-	REMOVE	14" - IN-LIEU
3	PISTACIA CHINENSIS	12"	-	REMOVE	0" - DOES NOT QUALIFY
4	QUERCUS AGRIFOLIA	12"	-	REMOVE	12" - IN-LIEU
5	PYRUS CALLERYANA "BRADFORD"	18"	-	REMOVE	0" - DOES NOT QUALIFY
6	N/A	6"	-	REMOVE	0" - DOES NOT QUALIFY
7	N/A	6"	-	REMOVE	0" - DOES NOT QUALIFY
8	N/A	6"	-	REMOVE	0" - DOES NOT QUALIFY
9	N/A	6"	-	REMOVE	0" - DOES NOT QUALIFY
10	N/A	6"	-	REMOVE	0" - DOES NOT QUALIFY
11	WASHINGTON FILIFERA	12"	-	REMOVE	0" - DOES NOT QUALIFY
12	PRUNUS ARMENIACA	12"	-	REMOVE	0" - DOES NOT QUALIFY

*SCOTT VASQUEZ, ISA CERTIFIED ARBORIST WITH NORTH VALLEY TREE SERVICE IDENTIFIED TREES GREATER THAN 8"

TOTAL INCHES REQUIRING MITIGATION = 26" DIVIDED BY 8" = 3.25 REPLACEMENT TREES REQUIRED.



RECEIVED

FEB 12 2018

**CITY OF CHICO
PLANNING SERVICES**

VESTING TENTATIVE PARCEL MAP
PM 17-02
(A SMALL LOT/PUBLIC STREET SUBDIVISION)

for
PHIL ENGELBERT

BEING A PORTION OF LOT 38, SHOWN ON THE MAP ENTITLED "EIGHTEENTH SUBDIVISION OF THE BIDWELL RANCHO", RECORDED IN BOOK 7 OF MAPS, AT PAGE 26. CITY OF CHICO, COUNTY OF BUTTE STATE OF CALIFORNIA

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

FEBRUARY 9, 2018

SHEET 2 OF 2

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)