



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 01/13/2022) DATE: December 20, 2021
FROM: Madison Driscoll, Assistant Planner (879-6810) FILE: S 17-09
SUBJECT: West 11th Avenue Subdivision -Extension of Time Request
APN: 043-800-013, -015, and -017

REQUEST

The applicant submitted a timely request on 08/12/21 for an extension of time in which to file final maps for the West 11th Avenue Subdivision Map (S 17-09). The site is identified as Assessor Parcel Numbers 043-800-013, -015, and -017, designated Low Density Residential on the General Plan Land Use Diagram, and zoned as R1 (Low Density Residential).

BACKGROUND/ANALYSIS

The subject site is approximately three gross acres located on the south side of West 11th Avenue, between Holly Avenue and Sun Circle Court (see Location Map, **Attachment A**). The tentative subdivision map was approved by the Planning Commission on 09/6/2018, resulting in an initial expiration date of 09/6/2021 (see Resolution, **Attachment B**).

The applicant has requested a six-year extension of time. Pursuant to SMA Section 66452.6(e) the MAC may extend the time for expiration of tentative maps for a period or periods not to exceed a total of seventy-two (72) months (six years). Consistent with past practice and the timeframe associated with initial tentative map approvals, staff recommends approval of a three-year extension of time for this map. If approved for a three-year extension, the applicant will retain the ability to request additional time extensions up to another three years.

RECOMMENDATION

Staff recommends that the Committee (1) determine that the project was previously found exempt from environmental review pursuant to section 15332 of the CEQA Guidelines (Infill Development Projects); and (2) approve a three year extension of time for the West 11th Avenue Subdivision Map (S 17-09) pursuant SMA 66452.6(e), resulting in a new expiration date of 09/6/2024, subject to the following condition:

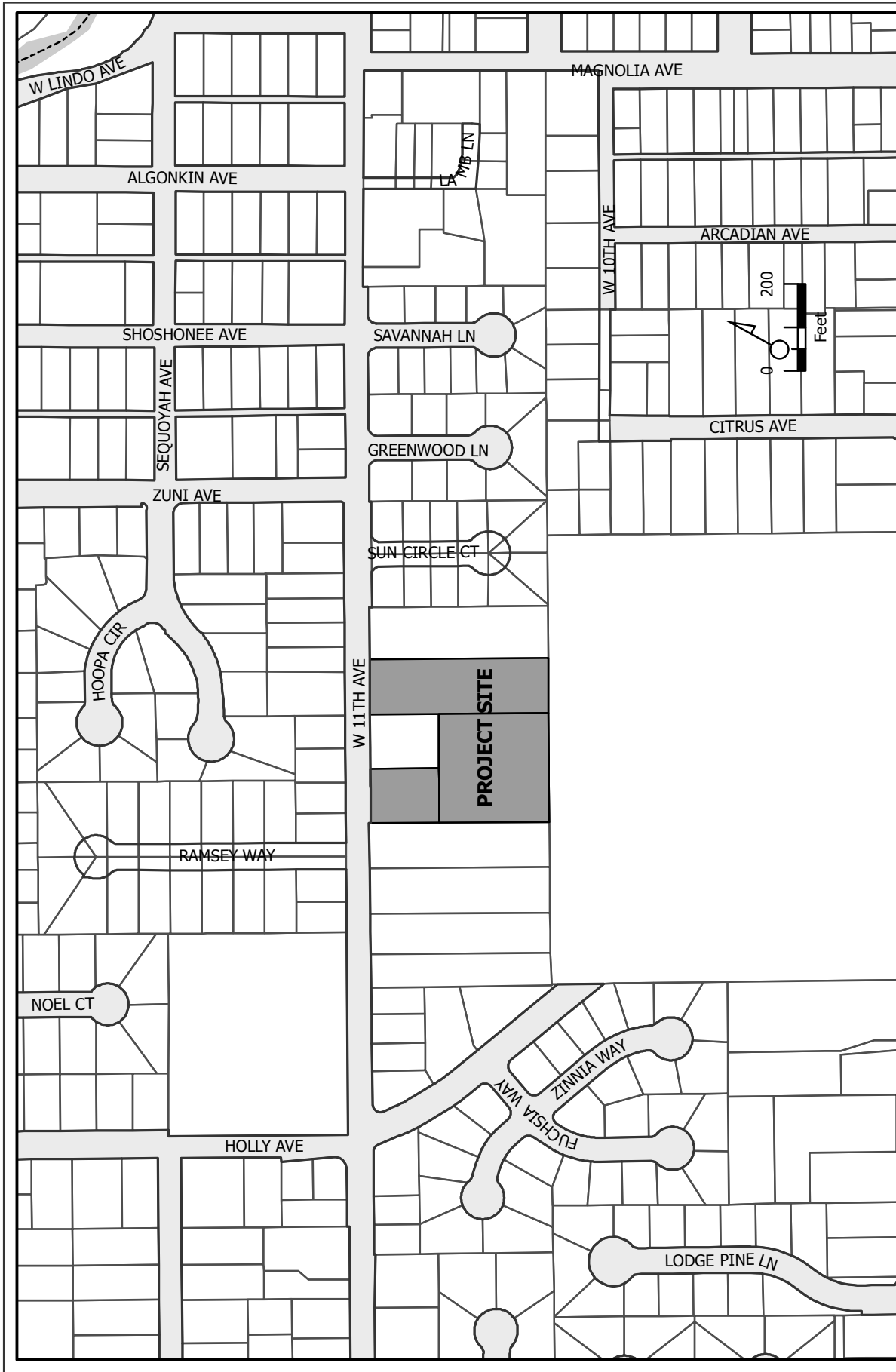
1. All conditions of approval and subdivision improvement requirements shall apply as set forth in Planning Commission Resolution No. 18-20, adopted on September 6, 2018.

ATTACHMENTS

- A. Location Map
- B. Planning Commission Resolution No. 18-20

DISTRIBUTION

cc: Zach Plottell, 466 Vallombrosa Avenue, Chico, CA 95926
Project File: S 17-09



S 17-09 (West 11th Avenue Subdivision)
443, 521, 525 W 11th Avenue
APNs 043-800-(013, 015, 017)-000

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

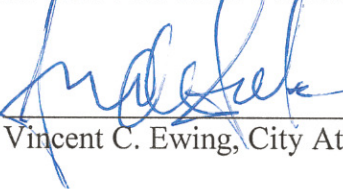
3. The Planning Commission hereby specifies that the materials and documents which constitute the record of proceedings upon which its decision is based are located at and under the custody of the City of Chico Community Development Department.

THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning Commission of the City of Chico held on September 6, 2018, by the following vote:

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

BRUCE AMBO
Planning Commission Secretary

APPROVED AS TO FORM:



Vincent C. Ewing, City Attorney*

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