

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.

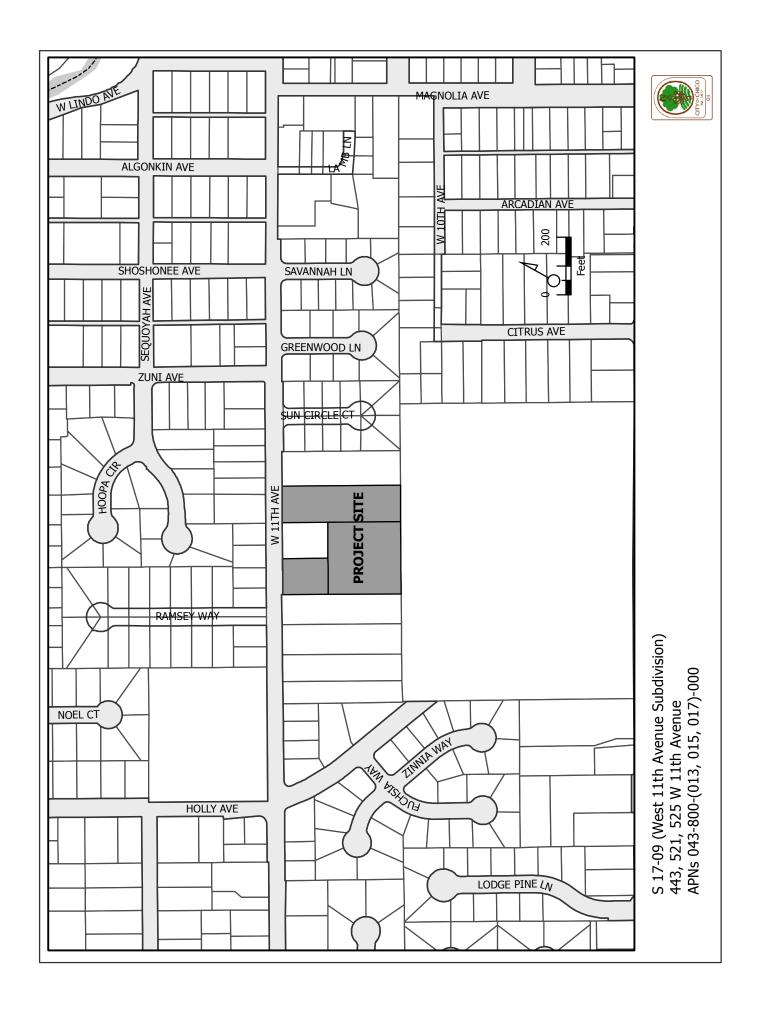
ATTACHMENTS

- 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



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RESOLUTION NO. 18-20

RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION APPROVING WEST 11TH AVENUE TENTATIVE SUBDIVISION MAP (S 17-09) APNs 043-800-013, -015, and -017 (West 11th Avenue)

WHEREAS, an application has been submitted to subdivide a 3.0-acre site into 21 lots on the south side of West 11th Avenue, between Holly Avenue and Sun Circle Court, identified as Accessor's Parcel Nos. 043-800-013, -015, and -017 (the "Project"); and

WHEREAS, the Planning Commission considered the Project, staff report, and comments submitted at a noticed public hearing held on September 6, 2018; and

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

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

- 1. With regard to the tentative parcel map the Planning Commission finds that:
 - A. The overall density of the Project is 6.54 dwelling units per gross acre, which is consistent with the Chico General Plan Diagram designation of Low Density Residential and the provisions in Title 19 of the Chico Municipal Code;
 - B. No substantial evidence has been presented that would require disapproval of the Project pursuant to Government Code Section 66474;
 - C. The requested modifications to the City's subdivision design criteria and improvement standards are acceptable, as the size and shape of the subdivision render it undesirable to strictly conform to the design criteria and improvement standards set forth in Title 18R; and
 - D. As supported by the subdivision report prepared for the Project, and the agenda report, the Project and its design conform with both the requirements of Title 18 and 19 of the Chico Municipal Code and the Chico General Plan.
- 2. Based on all of the above, the Planning Commission hereby approves the Project, subject to

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