



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 06/09/2022) DATE: May 18, 2022
FROM: Kelly Murphy, Planner (879-6535) FILE: MLD 20-05
SUBJECT: Minor Land Division 20-05 (Heath) – 1115 and 1125 Palm Avenue, APN 003-113-005.

REQUEST

A request to divide an existing 12,000 square foot parcel into two separate lots. The subject parcel is located at the northwest corner of E. 1st Avenue and Palm Avenue (see Location Map, **Attachment A**, and Plat, Attachment B). The site is designated Medium Density Residential on the General Plan Land Use Diagram and zoned R2 (Medium Density Residential).

BACKGROUND/ANALYSIS

The subject parcel is currently undeveloped. Pursuant to Chico Municipal Code (CMC) Section 19.42.030, interior lots in the R2 zoning district are required to have a minimum lot width of 40 feet and a minimum lot size of 4,000 square feet. Corner lots are required to be at least 4,400 square feet in size and have a minimum lot width of 48 feet. As proposed, resultant Parcel “1” would be 58 feet wide and have an area of 5,800 square feet, while Parcel “2” would be 62 feet wide and have an area of 6,200 square feet. A bicycle rack and bus stop are located adjacent to the site along the E. 1st Avenue frontage.

Building permits have been submitted to develop each parcel with a single-family residence. The residential density range for the R2 zoning district is 6 to 14 dwelling units per gross acre (du/acre). For undeveloped parcels 15,000 square feet or smaller in size, density may be calculated using net site acreage rather than gross acreage when so doing substantially advances General Plan goals of infill development and neighborhood compatibility (CMC Section 19.42.040 -- Minimum lot area and density). Residential density for resultant Parcels 1 and 2 would equate to 7.02 du/acre and 7.51 du/acre, respectively.

The project does not propose the removal of any trees onsite. In accordance with CMC Section 16.66.060, should tree removal be necessary, a Tree Removal Permit shall be required. The proposed project would be required to connect to city sewer and pay storm drain fees prior to recordation of the Certificate of Compliance. Conditions have been included to ensure compliance with these regulations.

RECOMMENDATION

Staff recommends that the Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15315 (Minor Land Divisions) and approve Minor Land Division 20-05 (Heath), subject to the following conditions:

1. Prior to the removal of any onsite trees, the applicant shall contact the Parks Division to verify the need for a tree removal permit.

2. Prior to recordation of the Certificate of Compliance, the applicant shall provide evidence to the Planning Division of a tax deposit made to Butte County.

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

cc: Feeney Engineering & Surveying, Inc., Attn: Lauren McSwain, PMB 301, 236 W. East Avenue, Suite A, Chico, CA 95926
Matt Heath, 5 Glenview Court, Chico, CA 95928
MLD 20-05 File

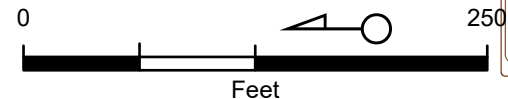


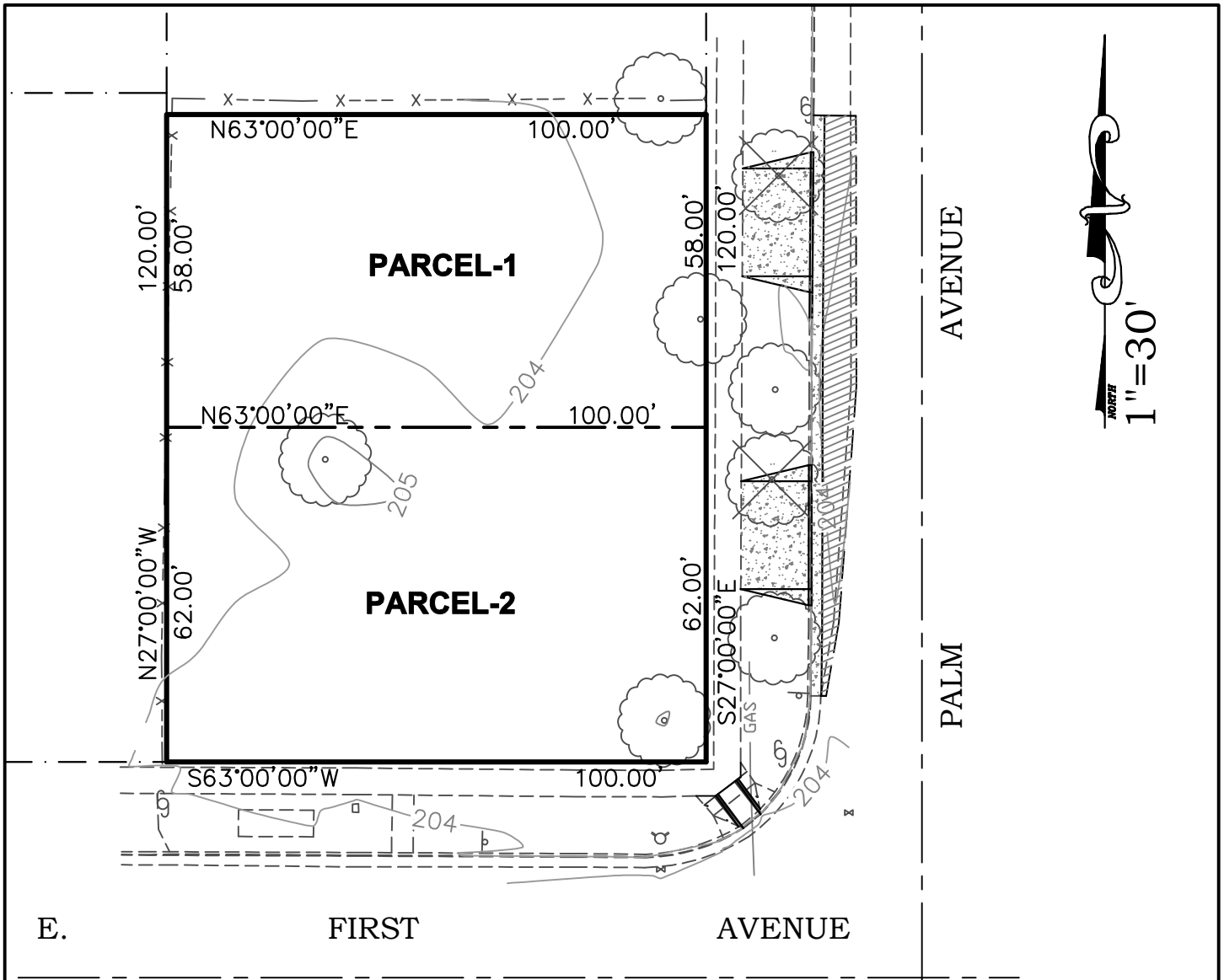
Palm Ave & E 1st Ave
500 ft

MLD 20-05 (Heath)
 Corner of Palm and E1st Ave
 APN: 003-113-005-000

Date Saved: 5/23/2022

- Noticed Parcels
- Noticed Addresses





NOTES:

- 1.) ZONING = R2 GENERAL PLAN = MDR
- 2.) EXISTING VACANT PARCEL
- 3.) PROPOSED PARCEL TO BE TWO RESIDENTIAL LOTS
- 4.) PARKING: PROPOSED 4 ONSITE PARKING SPACES PER LOT
(2 GARAGE AND 2 DRIVEWAY)
- 5.) PARCEL AREAS: PARCEL-1=5,800 SF (0.133 AC)
PARCEL-2=6,200 SF (0.142 AC)
- 6.) NO EXISTING ONSITE TREES TO BE REMOVED

LEGEND:

BOUNDARY	
NEW PROPERTY LINE	
ADJACENT PROPERTY	
EXISTING FENCE LINE	
UTILITY POLE	
FIRE HYDRANT	
TREE	
TREE TO BE REMOVED	

**MINOR LAND DIVISION
(MLD 20-05)**

A PORTION OF LOT 10 OF THE
CHICO VECINO SUBDIVISION
PER BK 9 PG 23

1115 & 1125 PALM AVENUE
CHICO CA 95926
APN: 003-113-005

MAY, 2022

SHEET 1 OF 1

Attachment B