



# CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 09/08/22)

DATE: 8/26/22

FROM: Tina Wilson, Associate Planner

FILE: MLD 22-03

SUBJECT: Minor Land Division 22-03 (Slater/Coen)  
1060 Virginia Street; APN 005-413-006

---

## **REQUEST**

A request to divide an existing 0.41-acre residential parcel into three separate parcels (see Location Map, **Attachment A** and Plat, **Attachment B**). The site is located on the north side of Virginia Street between Guill Street and Community Park. The site is designated Low Density Residential (LDR) on the City of Chico General Plan Land Use Diagram and is zoned Low Density Residential (R1) and within the -SD6 overlay zone.

## **BACKGROUND/ANALYSIS**

The subject parcel is currently developed with one single-family residence proposed to remain on proposed Parcel C, while existing out-buildings are proposed for removal. Pursuant to Chico Municipal Code (CMC) Section 19.42.030, residential lots zoned R1 shall have a minimum lot size of 4,500 square feet for interior lots and 5,500 square feet for corner lots. The proposed minor land division would divide the parcel into three separate parcels with lot sizes as follows: 4,586 square feet (Parcel A), 5,795 square feet (Parcel B), and 7,563 square feet (Parcel C).

Pursuant to CMC Section 18.16.030, "A minor land division map is permitted, in lieu of a tentative map and parcel map, for all subdivisions creating less than five parcels...where no modifications from the requirements of this title are requested to accommodate the design of the proposed subdivision." No modifications from the subdivision design standards are proposed. However, Improvement Plans for both Guill Street and Virginia Street were recently submitted and approved by Development Engineering staff. As required by Condition No. 3 below, the public improvements for the project will need to be completed and accepted by Development Engineering staff prior to recordation.

Staff recommends finding the project to be categorically exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Section 15315 (Minor Land Divisions), which applies to "the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels and the parcel does not have an average slope greater than 20 percent." The proposed map would divide the subject parcel into three lots and does not have a slope greater than 20% thus meeting the categorical exemption criteria. The project proposes two trees to be removed within the proposed driveway approach that would serve proposed Parcels 2 and 3. In accordance with the CMC, a Tree Removal Permit shall be required (see **Condition No. 1**). Although no new construction is being proposed as part of this project, building permit applications and plans have been submitted to the Building Division for new single-family residences and junior accessory dwelling units on proposed Parcels A and B.

### **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 22-03 (Slater/Coen), subject to the following conditions:

1. As required by CMC 16.66, trees removed 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 municipal code.
  - d. 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.
  - e. 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.
2. Prior to recordation of the Certificate of Compliance, the applicant shall provide evidence to the Recorder's Office of the required tax deposit made to Butte County.
3. Prior to recordation of the Certificate of Compliance, the public improvements shall be completed and accepted by Development Engineering staff.

### **ATTACHMENTS**

- A. Location Map
- B. Plat

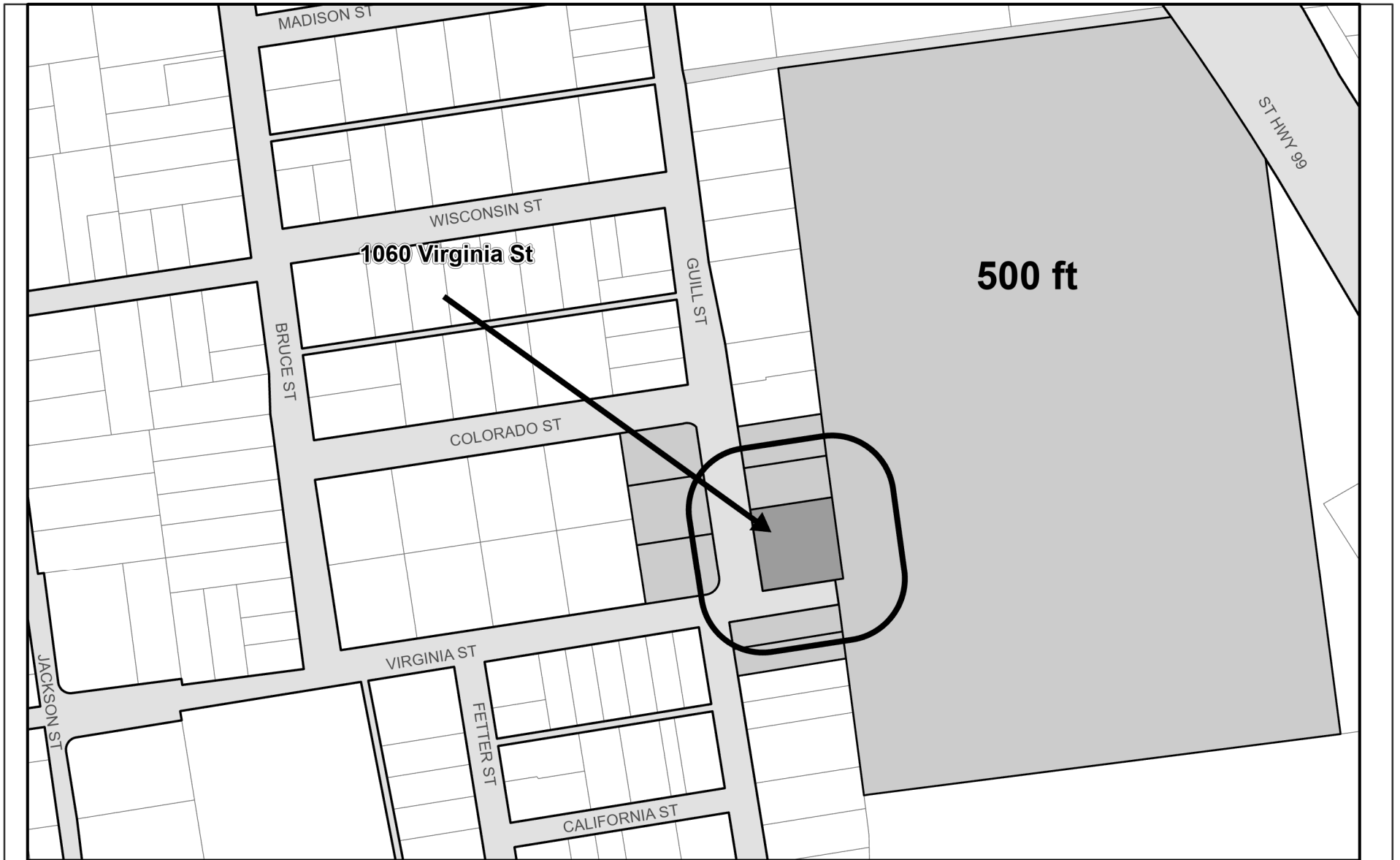
**DISTRIBUTION**

cc: James & Rachael Slater; Christopher & Joanna Coen, 3753 Morehead Avenue, Chico, CA 95928

Brandon Slater, Email: [Brandon@slaterandson.com](mailto:Brandon@slaterandson.com)

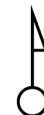
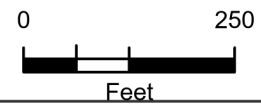
Rolls Anderson & Rolls, Attn: Keith Doglio, Email: [kdoglio@rarcivil.com](mailto:kdoglio@rarcivil.com)

Rolls Anderson & Rolls, Attn: Suzanne Markey, Email: [suz@rarcivil.com](mailto:suz@rarcivil.com)

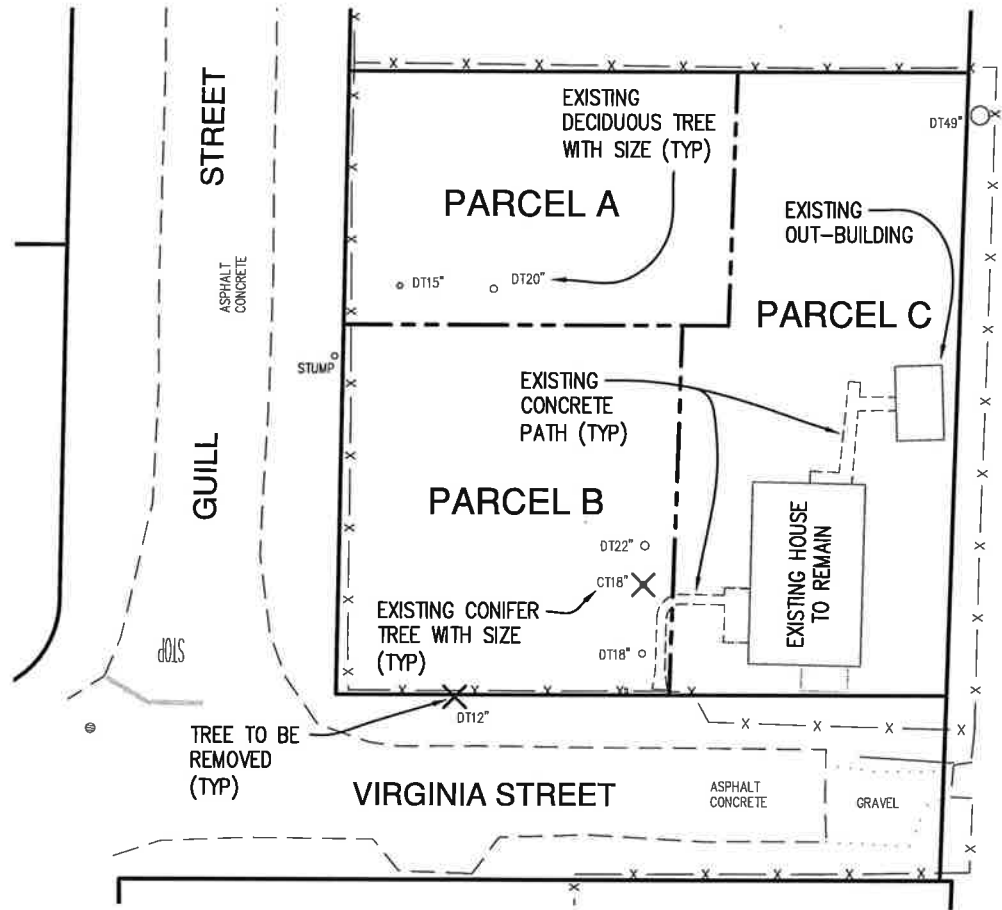


MLD 22-03 (Slater/Coen)  
 1060 Virginia St  
 APN: 005-413-006-000

- Noticed Parcels
- Noticed Addresses




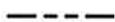
Date Saved: 8/24/2022



## NOTES

1. THE EXISTING HOUSE IS PROPOSED TO REMAIN. ALL OUT-BUILDINGS ARE PROPOSED TO BE REMOVED.
2. TREES THAT ARE PROPOSED TO BE REMOVED ARE SHOWN ABOVE.
3. THERE ARE NO WELLS, SUMPS OR SEPTIC SYSTEMS KNOWN TO EXIST ON THE SITE.
4. THERE ARE NO EASEMENTS KNOWN TO EXIST ON THE SITE.

## LEGEND

-  EXISTING PROPERTY LINE
-  PROPOSED PROPERTY LINE

**PRELIMINARY**

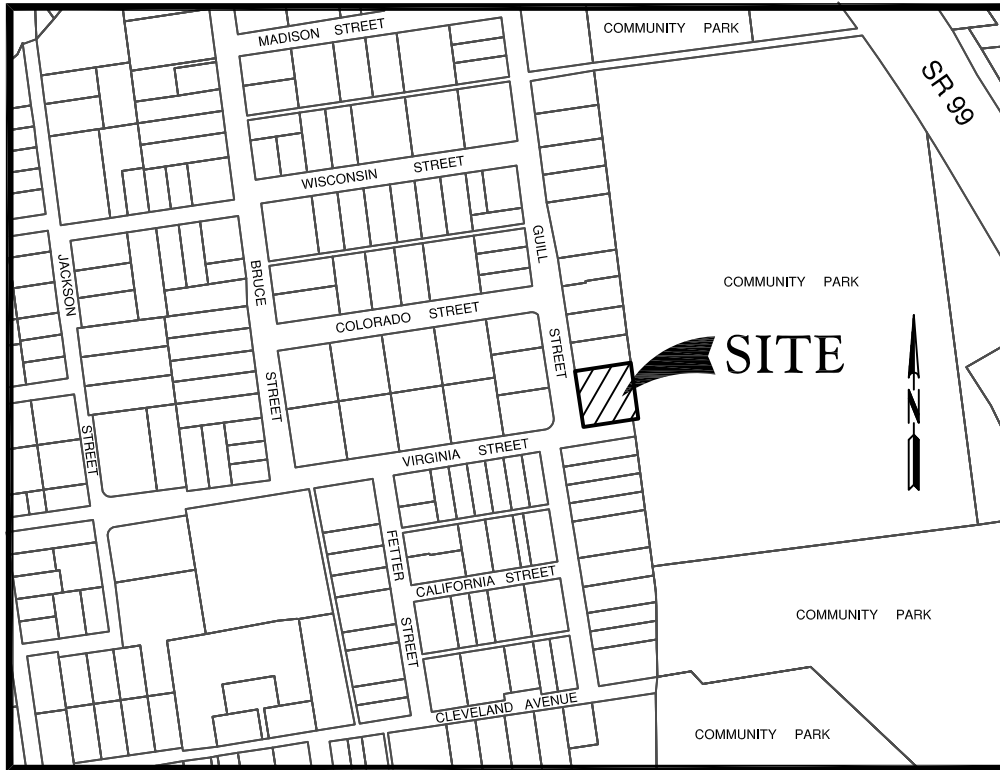
## PRELIMINARY PLAT

FOR  
SLATER & COEN

 **RAR**  
ROLLS ANDERSON & ROLLS  
CIVIL ENGINEERS  
115 YELLOWSTONE DRIVE • CHICO, CALIFORNIA 95973-5811  
TELEPHONE 530-895-1422

JUNE, 2022 21132 SHEET 1 of 1

S:\CIVIL 3D 2018 PROJECTS\21132 Slater - Guill St\21132 Slater - Guill Street Site with Topo.dwg 08/01/22 6:23:51 AM



## LOCATION MAP

NO SCALE

### LEGEND

	EXISTING PARCEL LINE
	PROPOSED PARCEL LINE
<i>T.P.O.B.</i>	TRUE POINT OF BEGINNING
<i>P.O.B.</i>	POINT OF BEGINNING
<i>P.O.C.</i>	POINT OF COMMENCEMENT

### PROPOSED AREA SUMMARY

PARCEL A	4,586 SF ±
PARCEL B	5,795 SF ±
PARCEL C	7,563 SF ±
	17,944 SF ±

### EXISTING AREA SUMMARY

A.P. NO. 005-413-006	17,944 SF ±
----------------------	-------------



08-01-22

*Keith Doglio*

**CITY OF CHICO**

**COMMUNITY DEVELOPMENT DEPARTMENT**

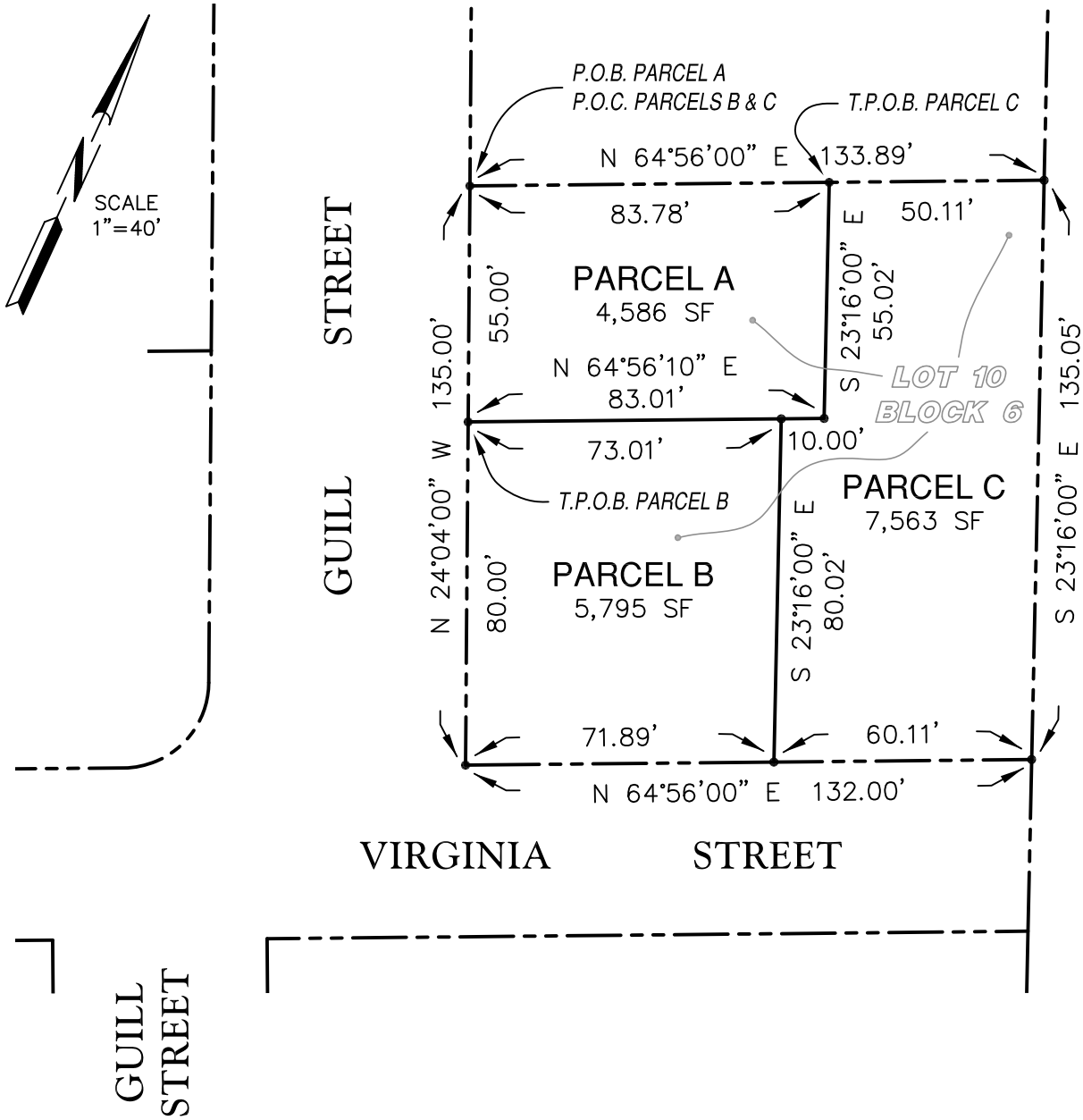
DRAWN BY: R.A.R. DATE: JUNE, 2022  
 CHECKED: \_\_\_\_\_ SCALE: N/A  
 APPROVED: \_\_\_\_\_  
 PUBLIC WORKS DIRECTOR

**CITY OF CHICO  
 MINOR LAND DIVISION  
 MLD 22-03 (SLATER/COEN)**

**EXHIBIT  
 "B"**

SHEET 1 OF 2

S:\CIVIL 3D 2018 PROJECTS\21132 Slater - Guill St\21132 Slater - Guill Street Site with Topo.dwg 08/01/22 6:24:06 AM



<b>CITY OF CHICO</b>		<b>COMMUNITY DEVELOPMENT DEPARTMENT</b>	
DRAWN BY: <u>R.A.R.</u> DATE: <u>JUNE, 2022</u>		<b>CITY OF CHICO</b> <b>MINOR LAND DIVISION</b> <b>MLD 22-03 (SLATER/COEN)</b>	
CHECKED: _____ SCALE: <u>N/A</u>			
APPROVED: _____ PUBLIC WORKS DIRECTOR			
		<b>EXHIBIT "B"</b>	
		SHEET 2 OF 2	