



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 08/10/2023) DATE: July 27, 2023
FROM: Kelly Murphy, Senior Planner (879-6535) FILE: MLD 23-03
SUBJECT: Minor Land Division 23-03 (Kirkman); 2674 and 2672 Ceres Avenue, APN 015-200-055.

REQUEST

A request to divide an existing 3.2-acre parcel with frontage on Ceres Avenue and Bison Court into two separate lots (see Location Map, **Attachment A** and Plat, **Attachment B**). The subject parcel is designated Low Density Residential (LDR) on the City of Chico General Plan Land Use Diagram and zoned R1-AOB2 (Low Density Residential with Airport Overflight Compatibility Zone B).

BACKGROUND/ANALYSIS

The property has been developed with two single family residences. The proposed minor land division would situate the existing residences on separate parcels, with resultant Parcel “A” retaining the home and address at 2674 Ceres Avenue and resultant Parcel “B” retaining the home with a current address of 2672 Ceres Avenue. Legal access to Parcel “A” is provided on Ceres Avenue, while access to Parcel “B” is provided on Bison Court.

Pursuant to Chico Municipal Code (CMC) Section 19.42.030, interior residential lots zoned R1 shall have a minimum lot size of 4,500 square feet. Resultant Parcel “A” would be approximately 26,400 square feet (0.61 acres) in size and resultant Parcel “B” be approximately 113,800 square feet in size (2.61 acres).

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 23-03 (Kirkman), subject to the following conditions:

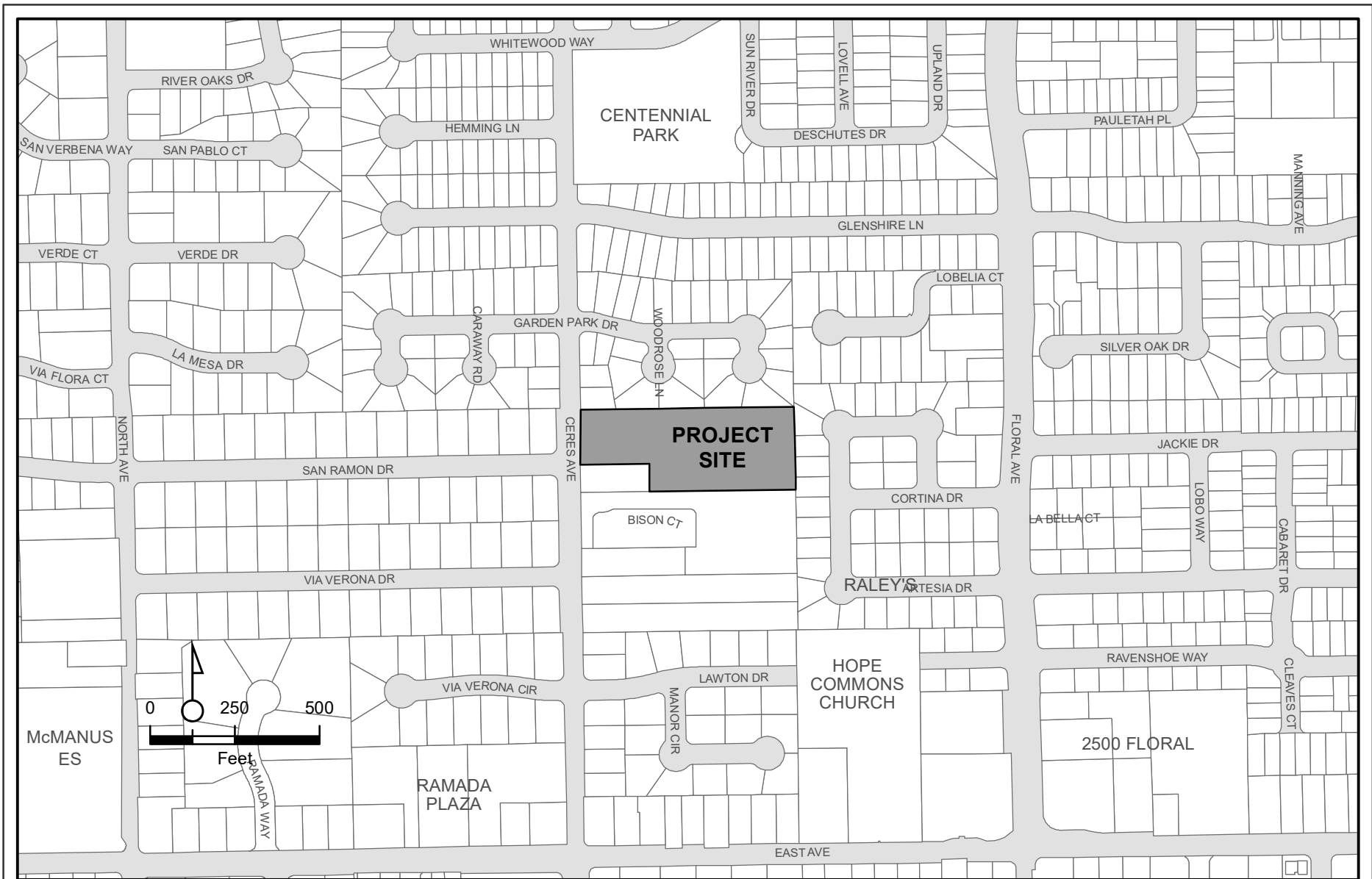
1. Prior to recordation of the Certificate of Compliance, the applicant shall provide evidence to the Recorder’s Office of the required tax deposit made to Butte County.

ATTACHMENTS

- A. Location Map
- B. Plat

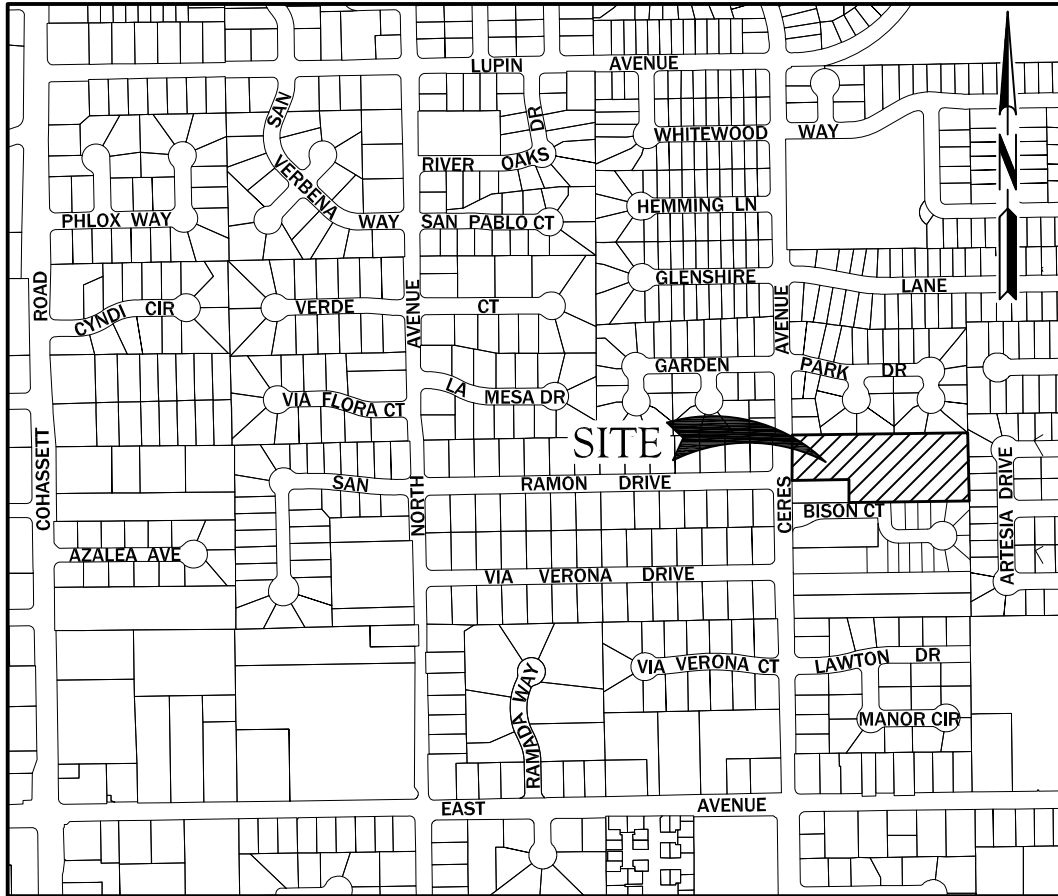
DISTRIBUTION

cc: Rolls Anderson Rolls, Attn: Lauren McSwain; Email: ljmcswain@rarcivil.com
 Janice Kirkman, 2674 Ceres Avenue, Chico, CA 95973



MLD 23-03 (Kirkman)
 2672, 2674 Ceres Avenue
 APN 015-200-055-000





LOCATION MAP

NO SCALE



Lauren J. McSwain
06/16/2023

RAR
ROLLS ANDERSON & ROLLS
CIVIL ENGINEERS
115 YELLOWSTONE DRIVE • CHICO, CALIFORNIA 95973-5811 • TELEPHONE 530-895-1422
(23097)

CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY R.A.R. DATE JUNE, 2023
CHECKED _____ SCALE N/A

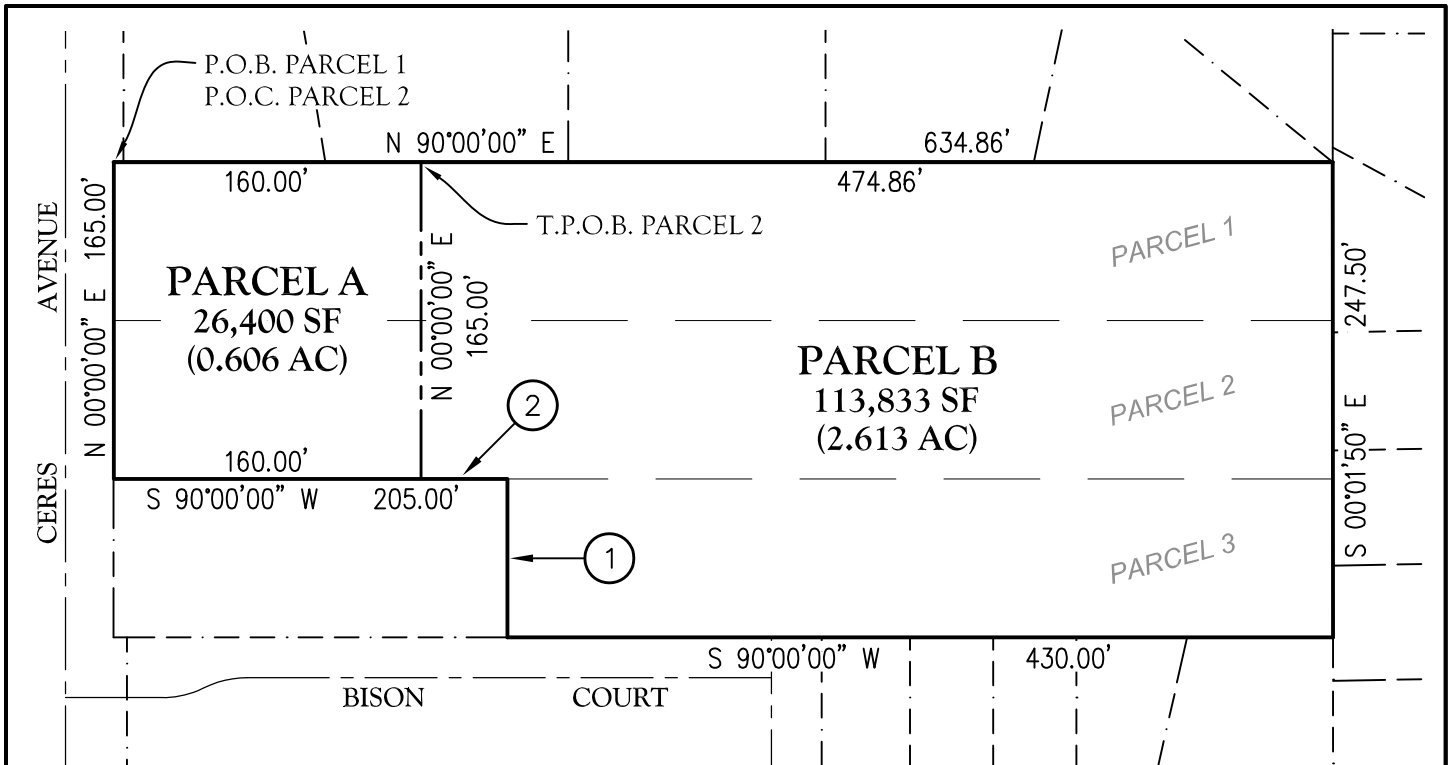
APPROVED _____
DIRECTOR OF PUBLIC WORKS

CITY OF CHICO
MINOR LAND DIVISION
MLD 23-03 (KIRKMAN)

EXHIBIT
"B"

SHEET 1 OF 2

Attachment B

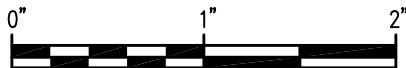


LINE & CURVE DATA

- ① N 00°00'00" E 82.50'
- ② N 90°00'00" W 45.00'

LEGEND

- BOUNDARY LINE
- - - - EXISTING RIGHT-OF-WAY CENTERLINE
- - - - PROPOSED LOT LINE
- PARCEL LINES PER RECORD OF SURVEY BOOK 54 OF MAPS PAGE 42
- PARCEL 3 PARCEL PER RECORD OF SURVEY BOOK 54 OF MAPS PAGE 42
- · - · - ADJACENT PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING



THIS BAR ON THE ORIGINAL IS 2 INCHES LONG

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COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY R.A.R. DATE JUNE, 2023
 CHECKED _____ SCALE 1" = 100'

APPROVED _____
 DIRECTOR OF PUBLIC WORKS

CITY OF CHICO
 MINOR LAND DIVISION
 MLD 23-03 (KIRKMAN)

EXHIBIT
 "B"

SHEET 2 OF 2

Attachment B