



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 01/12/2017) DATE: December 27, 2016
FROM: Kelly Murphy, Assistant Planner (879-6535) FILE: MLD 16-08
SUBJECT: Minor Land Division 16-08 (Selkirk)
634 Madrone Avenue, APN 045-520-053

REQUEST

This is a request to divide an existing 0.815-acre parcel located at 634 Madrone Avenue into two separate lots (see Location Map, **Attachment A**, and Plat, **Attachment B**). The site is developed with an existing 1,860 square foot single-family residence that would remain. The site is designated Low Density Residential (LDR) on the City of Chico General Plan Diagram, and located in the R1, Low Density Residential, zoning district.

BACKGROUND/ANALYSIS

The project site is a double-frontage lot located on the north side of Madrone Avenue, south side of Amber Way, between Filbert and Hooker Oak Avenues. Proposed Parcel “1” would be approximately 110 feet wide and 95 feet deep (11,562 square feet in size). Proposed Parcel “2” would be 110 feet wide and 207 feet deep (23,918 square feet in size), and contain the existing single-family residence. Acceptable public improvements exist along both the street frontages adjoining the site (see Aerial Map, **Attachment C**). Currently, a driveway off of Madrone Avenue provides two off-street parking spaces for the existing single-family residence.

No construction is proposed at this time, however, it is anticipated that Parcel “1” would be developed with a residence in the future. Pursuant to Chico Municipal Code (CMC) Section 16.66.030, the City’s Tree Preservation Ordinance applies to all undeveloped private property within the City having an area of 10,000 square feet or greater. In accordance with CMC Section 16.66.060, a Tree Removal Permit shall be required for any future development of Parcel “1” proposing to remove existing onsite trees. Conditions have been included to ensure compliance with these regulations.

RECOMMENDATION

Staff recommends that the Committee determine the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 – *Minor Land Divisions*, and approve Minor Land Division 16-08 (Selkirk), subject to the following conditions:

1. Following recordation of the Certificate of Compliance, Parcel “1” shall be subject to all regulations of the Tree Preservation Ordinance as outlined in CMC Chapter 16.66.
2. Prior to recording the Certificate of Compliance the owner shall segregate all private utilities that cross the proposed new property line. The owner is responsible for obtaining any necessary permits for this work, including but not limited to an electrical permit. Additionally, the owner is responsible for the payment of storm drainage fees in accordance with CMC requirements.

ATTACHMENTS

- A. Location Map
- B. Plat for MLD 16-08
- C. Aerial Map

DISTRIBUTION

cc: Feeney Engineering & Surveying, Inc., Attn: Lauren McSwain, 236 W. East Avenue, Suite A, Chico, CA 95926
Marc Selkirk, P.O. Box 8672, Chico, CA, 95927

To City -

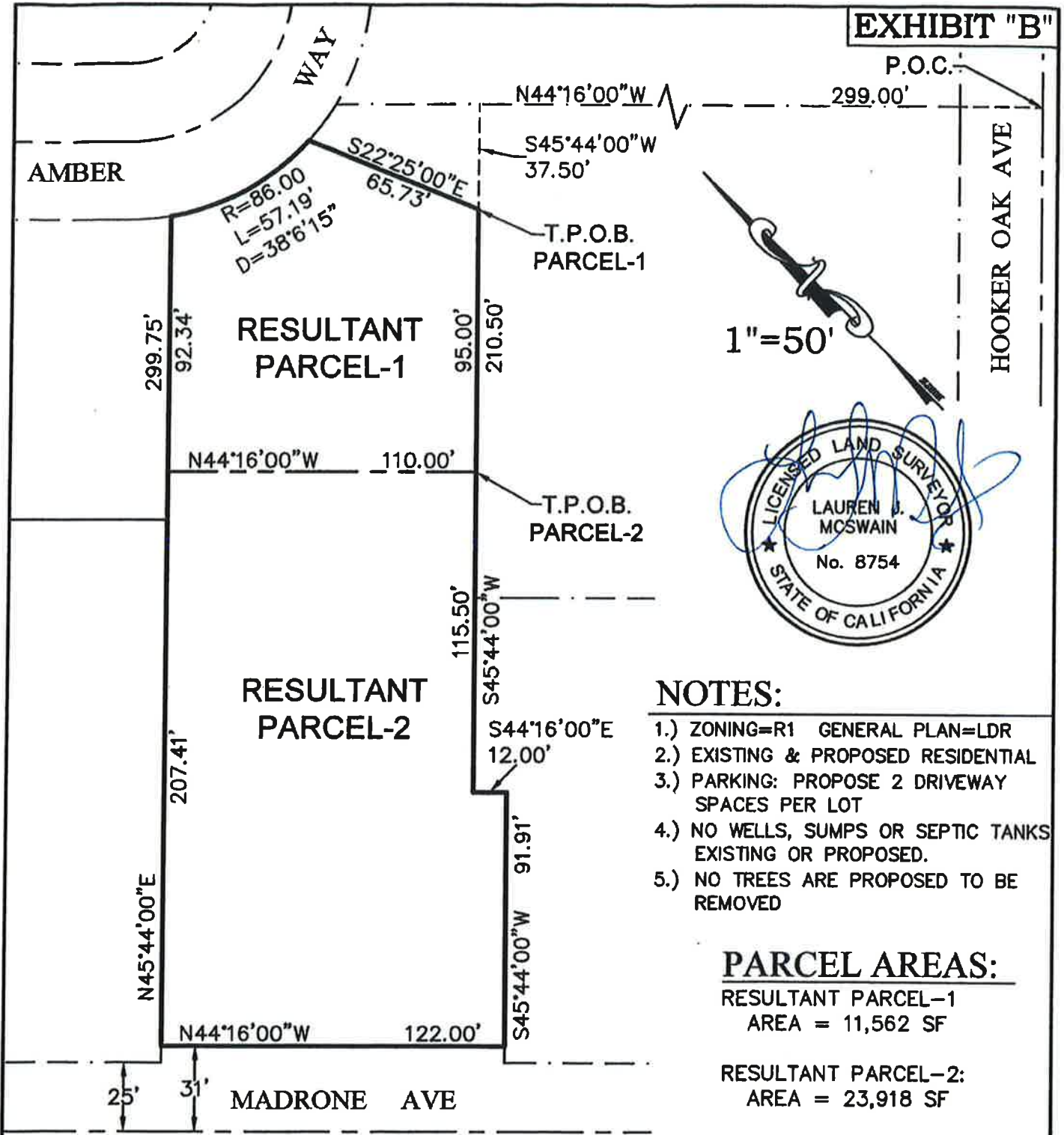
VICINITY MAP

NOT TO SCALE
APN: 015-280-050



 SITE

CITY OF CHICO		COMMUNITY DEVELOPMENT DEPARTMENT	
DRAWN BY: <u>LJM</u> DATE: <u>12/16/2016</u> CHECKED: <u>MJ</u> SCALE: <u>NTS</u> APPROVED: <u>[Signature]</u> for PUBLIC WORKS DIRECTOR	CITY OF CHICO MINOR LAND DIVISION MLD 16-08		EXHIBIT "B" SHEET 1 OF 2



NOTES:

- 1.) ZONING=R1 GENERAL PLAN=LDR
- 2.) EXISTING & PROPOSED RESIDENTIAL
- 3.) PARKING: PROPOSE 2 DRIVEWAY SPACES PER LOT
- 4.) NO WELLS, SUMPS OR SEPTIC TANKS EXISTING OR PROPOSED.
- 5.) NO TREES ARE PROPOSED TO BE REMOVED

PARCEL AREAS:

RESULTANT PARCEL-1
AREA = 11,562 SF

RESULTANT PARCEL-2:
AREA = 23,918 SF

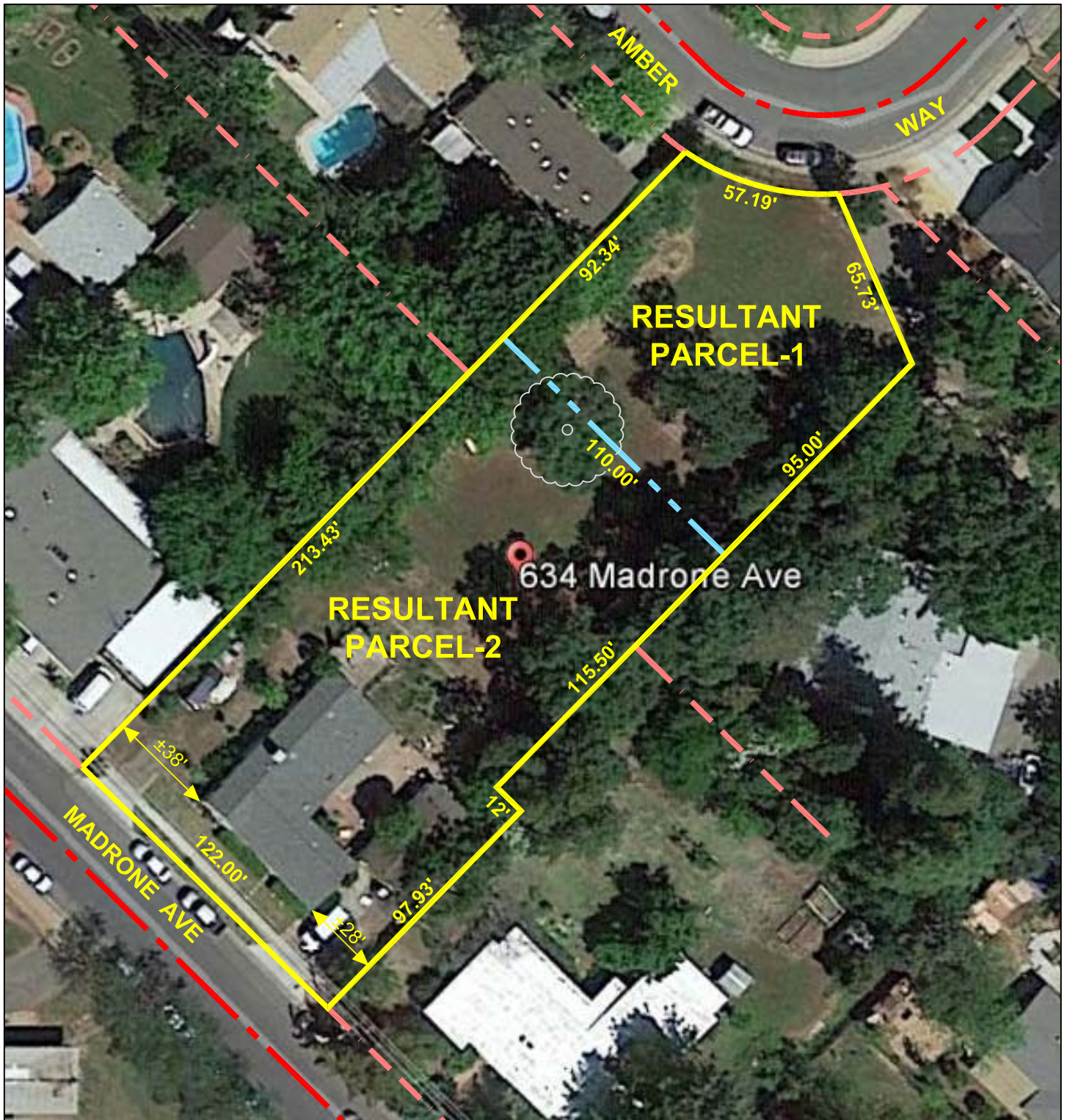
LEGEND:

BOUNDARY	=====
NEW BOUNDARY LINE	-----
ADJACENT PROPERTY	-----
CENTERLINE	-----
POINT OF COMMENCEMENT	P.O.C.
TRUE POINT OF BEGINNING	T.P.O.B.

MINOR LAND DIVISION
(MLD 16-08)

634 MADRONE AVENUE
CHICO CA 95928

BY
FEENEY ENGINEERING & SURVEYING, INC.
DECEMBER 16, 2016 SHEET 2 OF 2



1"=50'



LEGEND:

- BOUNDARY
- NEW BOUNDARY LINE
- ADJACENT PROPERTY
- CENTERLINE

MINOR LAND DIVISION
(MLD 16-08)
AERIAL PLAT

634 MADRONE AVENUE
CHICO CA 95928

BY

FEENEY ENGINEERING & SURVEYING, INC.
DECEMBER 16, 2016 SHEET 1 OF 1