



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 12/10/2020) DATE: November 17, 2020
FROM: Kelly Murphy, Planner (879-6535) FILE: MLD 20-07
SUBJECT: Minor Land Division 20-07 (Smith) – 1013 W. 8th Avenue, APN 043-070-055

REQUEST

A request to divide an existing 0.483-acre parcel into two separate lots. The subject parcel is located on the south side of W. 8th Avenue between Leafwood Court and Meadow Road (see Location Map, **Attachment A**, and Plat, **Attachment B**). The site is designated Low Density Residential on the General Plan Land Use Diagram and zoned R1 (Low Density Residential).

BACKGROUND/ANALYSIS

The subject parcel is currently developed with one single family residence and a detached shop building. Pursuant to Chico Municipal Code (CMC) Section 19.42.030, interior lots in the R1 zoning district are required to have a minimum lot width of 45 feet at the front setback line and a minimum lot size of 4,500 square feet. As proposed, resultant Parcel “A” would be 45 feet wide at the front setback line and have an area of 8,643 square feet, while Parcel “B” would be approximately 55 feet wide at the front setback line and have an area of 12,433 square feet. Resultant parcel “B” would retain the single-family residence, while the existing shop building would remain on resultant parcel “A”. No new construction is proposed at this time; however, it is anticipated that a new single-family residence would be developed on parcel “A” in the future.

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 segregate all utilities that cross the proposed new property line 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 20-07 (Smith), subject to the following conditions:

1. Prior to recordation of the Certificate of Compliance, the applicant shall complete an application for sewer connection and comply with all requirements, including abandonment of the existing onsite septic system.
2. Prior to recordation of the Certificate of Compliance, the applicant shall submit required storm drain fees.

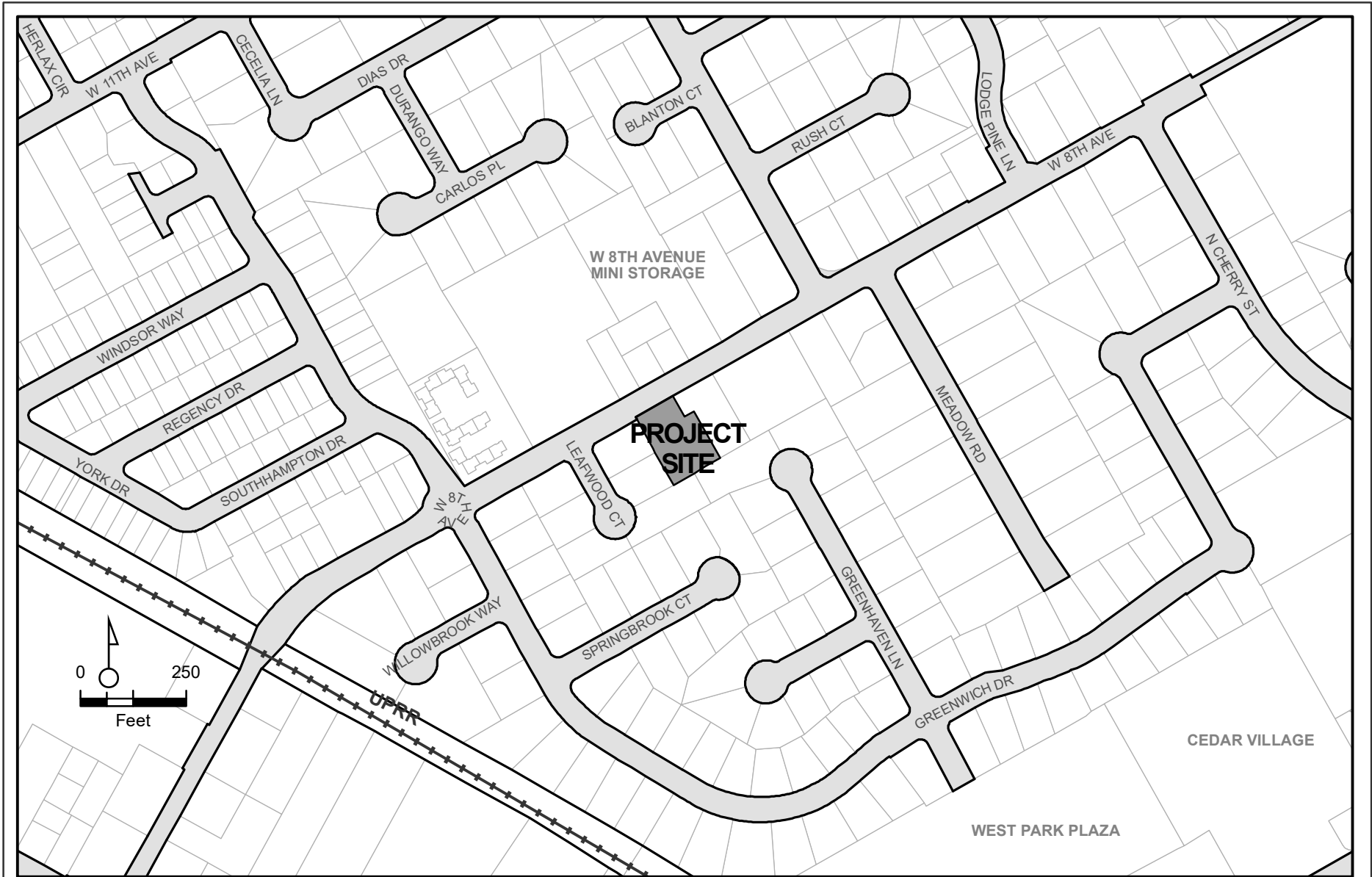
3. No tree removal has been approved as part of this application. Should tree removal be necessary, the applicant shall contact the Parks Division to verify the need for a tree removal permit.
4. Prior to recordation of the Certificate of Compliance, the applicant shall provide evidence to the Planning Division of a tax deposit made to Butte County.
5. 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.
6. Residential occupancy of the existing shop building to remain on resultant parcel "A" shall be prohibited. Upon construction of a new single-family residence on resultant parcel "A", the applicant may apply for building permits to convert and legalize the shop building as an accessory dwelling unit.

ATTACHMENTS

- A. Location Map
- B. Plat

DISTRIBUTION

cc: W. Gilbert Engineering, 140 Yellowstone Drive, Suite 110, Chico, CA 95973
Gregory Smith, PO Box 21, Chico, CA 95927
MLD 20-07 File



MLD 20-07 (Smith)
 1013 W 8th Avenue
 APN 043-070-055-000



APN
043-070-009

APN
043-070-045

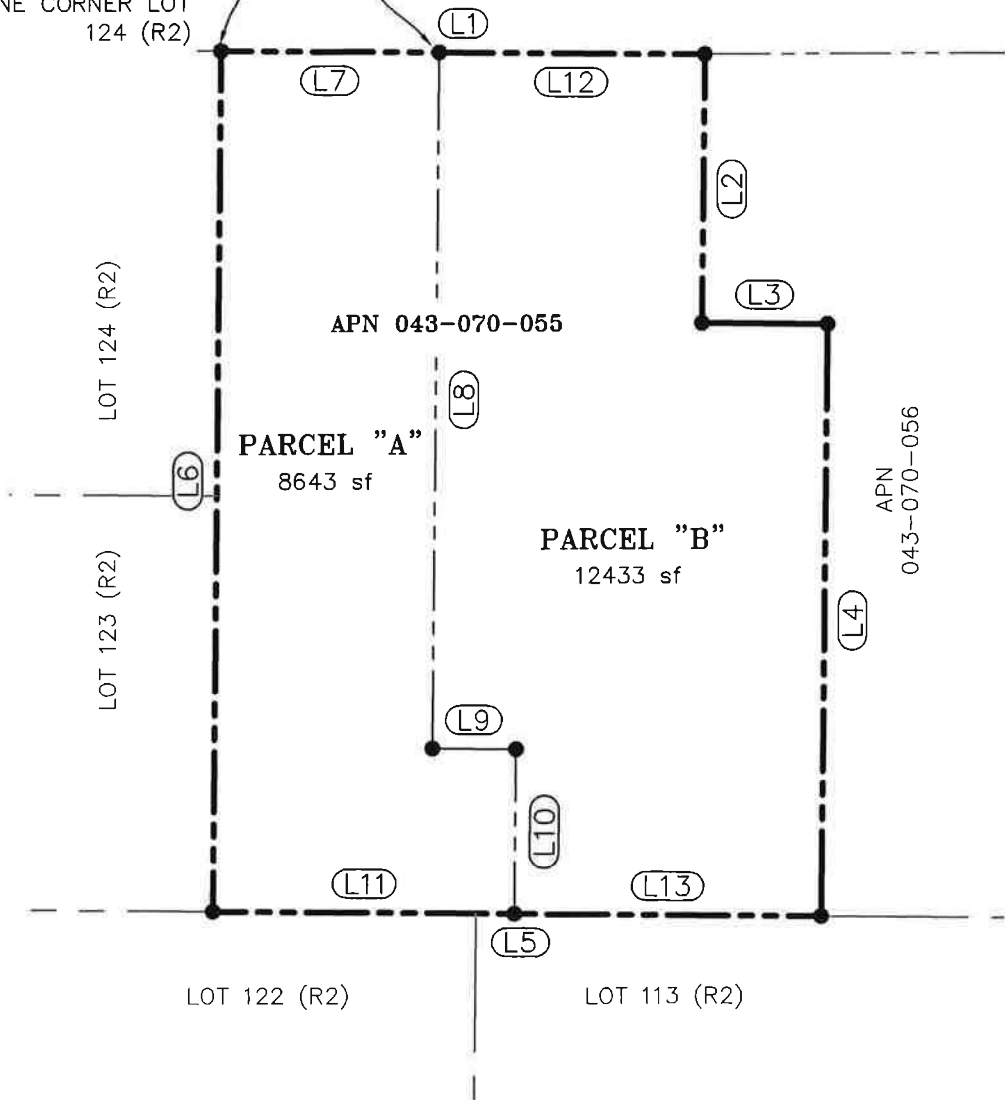
PARCEL 2
(R1)

PARCEL 1
(R1)

W 8TH AVE

P.O.B., PARCEL "A"
P.O.C., PARCEL "B"
NE CORNER LOT
124 (R2)

T.P.O.B., PARCEL "B"



APN 043-070-055

PARCEL "A"
8643 sf

PARCEL "B"
12433 sf

APN
043-070-056

LOT 122 (R2)

LOT 113 (R2)

TOTAL AREA = 0.483 ACRES± (21,076 SF)

CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY RAT DATE SEPT. 2020
CHECKED WEG SCALE 1" = 40'

APPROVED *[Signature]*
for PUBLIC WORKS DIRECTOR

MLD 20-07 (Smith)
FOR
GREGORY M. SMITH

EXHIBIT
"B"

SHEET 2 OF 3