



# CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 9/12/2019) Date: August 22, 2019  
FROM: Dexter O'Connell, Associate Planner (530-879-6810) File: PM 11-01  
SUBJECT: York Tentative Parcel Map – Lodge Pine Lane, APN 043-080-028  
Extension of Time Request #2

---

## **REQUEST**

The applicant submitted a timely request on August 6<sup>th</sup>, 2019 for an extension of time in which to file final maps for the York Tentative Parcel Map (PM 11-01). The site is designated Low Density Residential on the General Plan Diagram and zoned R1 (Low Density Residential).

## **BACKGROUND/ANALYSIS**

The subject site is located to the north of W. 8<sup>th</sup> Avenue, to the east of Lodge Pine Lane, and to the south of Fuchsia Way (see Location Map, **Attachment A**). The tentative parcel map was approved on appeal by the City Council 10/18/2011, resulting in an initial expiration date of 10/18/2014 (see Resolution, **Attachment B**). Two State legislative map extensions (SMA 66452.6 and SMA 66452.24) between 2011 and 2014 extended the map, and the MAC approved another extension on October 13, 2016, yielding the current expiration date of October 18, 2019.

The applicant has requested a three year extension of time to record the map. Pursuant to SMA Section 66452.6(e) the MAC may extend the time for expiration of tentative maps for “a period or periods not exceeding a total of six years.” Since the MAC has acted on this map in the past with a three-year extension, an extension of three years would be the last possible extension under the Subdivision Map Act.

## **RECOMMENDATION**

Staff recommends that the Committee (1) determine that the project was previously determined to be categorically exempt from environmental review pursuant to Section 15332 of the California Environmental Quality Act (CEQA) Guidelines (Infill Development Projects) and that no further environmental review is required; and (2) approve a three year extension for the York Tentative Parcel Map (PM 11-01) pursuant to SMA 66452.63 (e), resulting in a new expiration date of **10/18/2022** subject to the following condition:

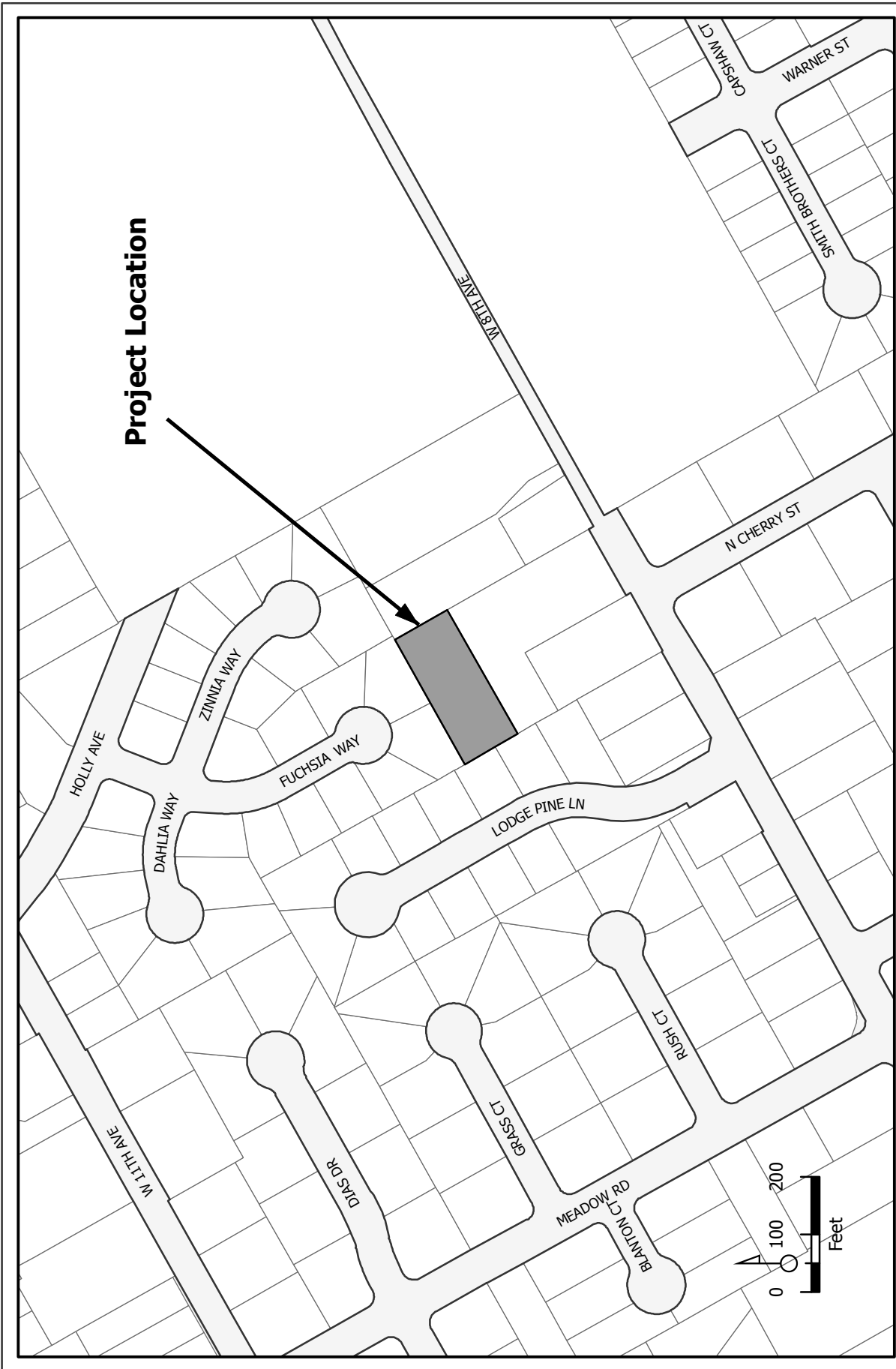
1. All conditions of approval shall apply as set forth in City Council Resolution No. 74-11, adopted on October 18, 2011.

## **ATTACHMENTS**

- A. Location Map
- B. City Council Resolution No. 74-11

## **DISTRIBUTION**

cc: Patrice York, 630 W. 9<sup>th</sup> Avenue, Chico, CA 95926  
File PM 11-01



**Project Location**

PM 11-01 (York)  
APN 043-080-028-000

RESOLUTION NO. 74-11

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHICO DENYING AN APPEAL AND UPHOLDING THE PLANNING COMMISSION'S APPROVAL OF TENTATIVE PARCEL MAP 11-01 (YORK)

WHEREAS, Patrice York has submitted a tentative parcel map to create two residential lots on 0.63 acres, on property located to the east of 1856 Lodge Pine Lane, identified as Assessor's Parcel No. 043-080-028 (the "Project"); and

WHEREAS, a pre-application neighborhood meeting was held for the Project on June 28, 2011, as required by CMC 19.76.180.C.; and

WHEREAS, the Planning Commission considered the Project, agenda report, and comments submitted at a noticed public hearing held on September 1, 2011, and voted 4-1-1-1 to approve the Project; and

WHEREAS, an appeal of the Planning Commission's action to the City Council was properly filed by Eric Ayars; and

WHEREAS, the City Council considered the Project, agenda report, appeal, correspondence, and comments submitted at a noticed public hearing held on October 18, 2011; and

WHEREAS, the Project has been determined to be categorically exempt pursuant to the Guidelines for the California Environmental Quality Act, 14 CCR Section 15332 (Infill Development Projects).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHICO AS FOLLOWS:

- I. The City Council hereby finds that:
  - A. The overall density of the Project is 3.17 dwelling units per gross acre, which is consistent with the Chico General Plan Diagram designation of Low Density Residential and the provisions in Title 19 of the Chico Municipal Code;
  - B. No substantial evidence has been presented that would require disapproval of the Project pursuant to Government Code Section 66474;
  - C. The requested modification to the City's subdivision design criteria and improvement standards to deviate from the 25-foot wide accessway width is necessary, as the

DATE 10/18/11 AGENDA 10/18/11 COUN  
 ADD. INFO CM ACM CA  
 GSD CPSD ASD CLK PSD  
 BSD HR/RRM FIN.D COP FC  
 HNSD FIG OTHER

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

subdivision is of such a size or shape that renders it impractical to conform to the design criteria and improvement standards set forth in Title 18R; and

D. As supported by the subdivision report prepared for the Project, the City Council agenda report, and the Planning Commission agenda report, the Project and its design conform with both the requirements of Title 18 and 19 of the Chico Municipal Code and the Chico General Plan, including the infill residential flag lot criteria in CMC 19.76.180.

II. Based on all of the above, the City Council hereby denies the appeal and upholds the Planning Commission's approval of the Project, subject to the conditions set forth in Exhibit I, and the provisions of the Subdivision Report set forth in Exhibit II, attached hereto.

III. The City Council hereby specifies that the materials and documents which constitute the record of proceedings upon which its decision is based are located at and under the custody of the City of Chico Planning Services Department.

THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the City Council of the City of Chico held on October 18, 2011, by the following vote:

AYES: Goloff, Gruendl, Holcombe, Walker, Schwab, Evans, Sorensen

NOES: None

ABSENT: None

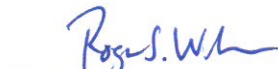
ABSTAIN: None

DISQUALIFIED: None

ATTEST:

APPROVED AS TO FORM:





DEBORAH R. PRESSON  
City Clerk

ROGER S. WILSON  
Assistant City Attorney