



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 05/13/2021) DATE: April 27, 2021
FROM: Madison Driscoll, Assistant Planner (879-6810) FILE: PM/PDP 17-01
SUBJECT: 979 Myrtle Avenue Tentative Parcel Map and Planned Development Permit
-Extension of Time Request
APN; 015-330-006

REQUEST

The applicant submitted a timely request on 02/26/21 for an extension of time in which to file final maps for the 979 Myrtle Avenue Parcel Map and Planned Development Permit (PM/PDP 17-01). The site is identified as Assessor Parcel Number 015-330-006-000, designated Low Density Residential on the General Plan Land Use Diagram, and zoned as R1-AOD (Low Density Residential with Aircraft Operations Zone D overlay).

BACKGROUND/ANALYSIS

The subject site is located on the south side of Myrtle Avenue, between Manzanita Avenue and North Avenue (see Location Map, **Attachment A**). The parcel map and planned development permit was approved by the Planning Commission on 03/1/2018, resulting in an initial expiration date of 03/1/2021 (see Resolution, **Attachment B**).

The applicant has requested a three year extension of time. Pursuant to SMA Section 66452.6(e) the MAC may extend the time for expiration of tentative maps for a period or periods not to exceed a total of seventy-two (72) months (six years). Since the MAC has not taken any prior action on this map, the applicant has the ability to request additional extensions if necessary. Lastly, pursuant to CMC 19.28.070 (Expiration), extending the tentative parcel map also confers an extension of the associated Planned Development Permit.

RECOMMENDATION

Staff recommends that the Committee (1) determine that the project was previously found exempt from environmental review pursuant to Section 15332 of the CEQA Guidelines (Infill Development Projects); and (2) approve a three year extension of time for the PM/PDP 17-01 pursuant to SMA 66452.6(e), resulting in a new expiration date of 03/1/2024, subject to the following condition:

1. All conditions of approval shall apply as set forth in Planning Commission Resolution No. 18-02, adopted on March 1, 2021.

ATTACHMENTS

- A. Location Map
- B. Planning Commission Resolution No. 18-01

DISTRIBUTION

cc: Bentz Family Living Trust, P.O. Box 128, Vina, CA 96092
Amberlynn Avila Cristine L Rebentisch, P.O. Box 623, Chico, CA 95927
Brendan Vieg, Community Development Director
Project File EXT 21-01, PM/PDP 17-01



PM/PD 17-01 (Bentz)
 979 Myrtle Avenue
 APN 015-330-006-000



1 meets applicable provisions of Title 19. The project design is consistent with Design
2 Guidelines (DGs), including those that de-emphasize garage fronts by recessing garages
3 from the front façade of the main dwelling (DG 4.2.16). The scale and character of the
4 new homes is similar to and compatible with adjacent developments that predominantly
5 includes single-story, single-family homes.

6 B. The project will be harmonious and compatible with existing adjacent developments and
7 the structures do not unnecessarily block views from other structures or dominate their
8 surroundings. Single-story residential designs with reserved color schemes are compatible
9 with nearby single-family residential developments. Exterior lighting would be typical of
10 residential uses in the area. Typical residential landscaping is provided and tree and plant
11 species have been thoughtfully and appropriately selected for their locations.

12 C. At 4 units per gross acre, the project would establish residential density at the site
13 consistent with the R1 zoning, -AOD overlay, and Low-Density Residential General Plan
14 Designation (2.1 to 7 units per acre). Utilizing larger lots with single-story construction
15 and greater setbacks for the new single-family residences balances General Plan policies
16 that encourage compatible infill development (LU-4.2 and LU-4.3), and context-sensitive
17 design (CD-5.2 and CD-5.3).

18 D. The site is physically suitable for a single-family residential uses in that it is adjacent to
19 existing single-family residential uses, relatively flat with no sensitive resources, and all
20 necessary utilities and infrastructure are available to serve the project. The proposed lot
21 sizes are ample to accommodate future home development in compliance with all City
22 development regulations.

23 E. The project would not be detrimental to public health and safety, in that the City's sanitary
24 sewer system has adequate capacity to serve the project; domestic water will be provided
25 by California Water Service Company; and storm water facilities will be constructed in
26 accordance with adopted City standards.

27 F. The design, location, size, and operating characteristics of the project will comply with

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all City zoning, building, and public improvement standards, with specific subdivision modifications considered and approved herein and, therefore, the project would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The proposal limits residential construction to single-story buildings with minimum 15-foot rear setbacks, which will ensure that future homes do not unnecessarily block existing views or cause significant privacy impacts to existing adjoining properties.

G. The project is consistent with the purpose of Chico Municipal Code Chapter 19.28 (Planned Development) in that it is consistent with the General Plan and design guidelines as outlined above.

3. Based on all of the above, the Planning Commission hereby approves 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.

4. The Planning Commission 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 Community Development Department.

THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning Commission of the City of Chico held on March 1, 2018, by the following vote:


AYES: Arregui, Evans, Scott, Tuchinsky

NOES: Howlett

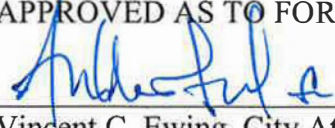
ABSENT: Arim-Law, Bennett

ABSTAIN:

DISQUALIFIED:

ATTEST:


BRUCE AMBO
Planning Commission Secretary

APPROVED AS TO FORM:


Vincent C. Ewing, City Attorney*

*Pursuant to The Charter of the City of Chico, Section 906(E)