



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 16-06
SUBJECT: Minor Land Division 16-06 (Stornetta)
1413 Salem Street, APN 005-168-001

REQUEST

This is a request to divide an existing 0.28-acre parcel located at 1413 Salem Street into two separate lots (see Location Map, **Attachment A**, and Plat, **Attachment B**). The site is developed with an existing 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-SD8 (Low Density Residential with Special Design Considerations – Southwest Chico Neighborhood overlay) zoning district.

BACKGROUND/ANALYSIS

The project site is located on the northeast corner of Salem and West 14th Streets. Proposed Parcel “A” would be approximately 90 feet wide and 55 feet deep (4,950 square feet in size), and contain an existing out-building and gazebo to be removed. Proposed Parcel “B” would be 90 feet wide and 85 feet deep (7,650 square feet in size), and contain the existing single-family residence. No construction is proposed at this time, however, it is anticipated that Parcel “A” would be developed with a residence in the future.

Currently, two off-street parking spaces are available for the existing single-family residence. However, the lot split would result in the existing parking being located on resultant Parcel “B”. As such, the applicant will be responsible for constructing a new driveway and off-street parking area for the existing residence on resultant Parcel “A”, as well as segregating all utility lines that may cross the new property. To comply with the parking standards set forth in Chico Municipal Code (CMC) Chapter 19.70, a City street tree is proposed for removal. Conditions have been included to address these issues.

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 16-06 (Stornetta), subject to the following conditions:

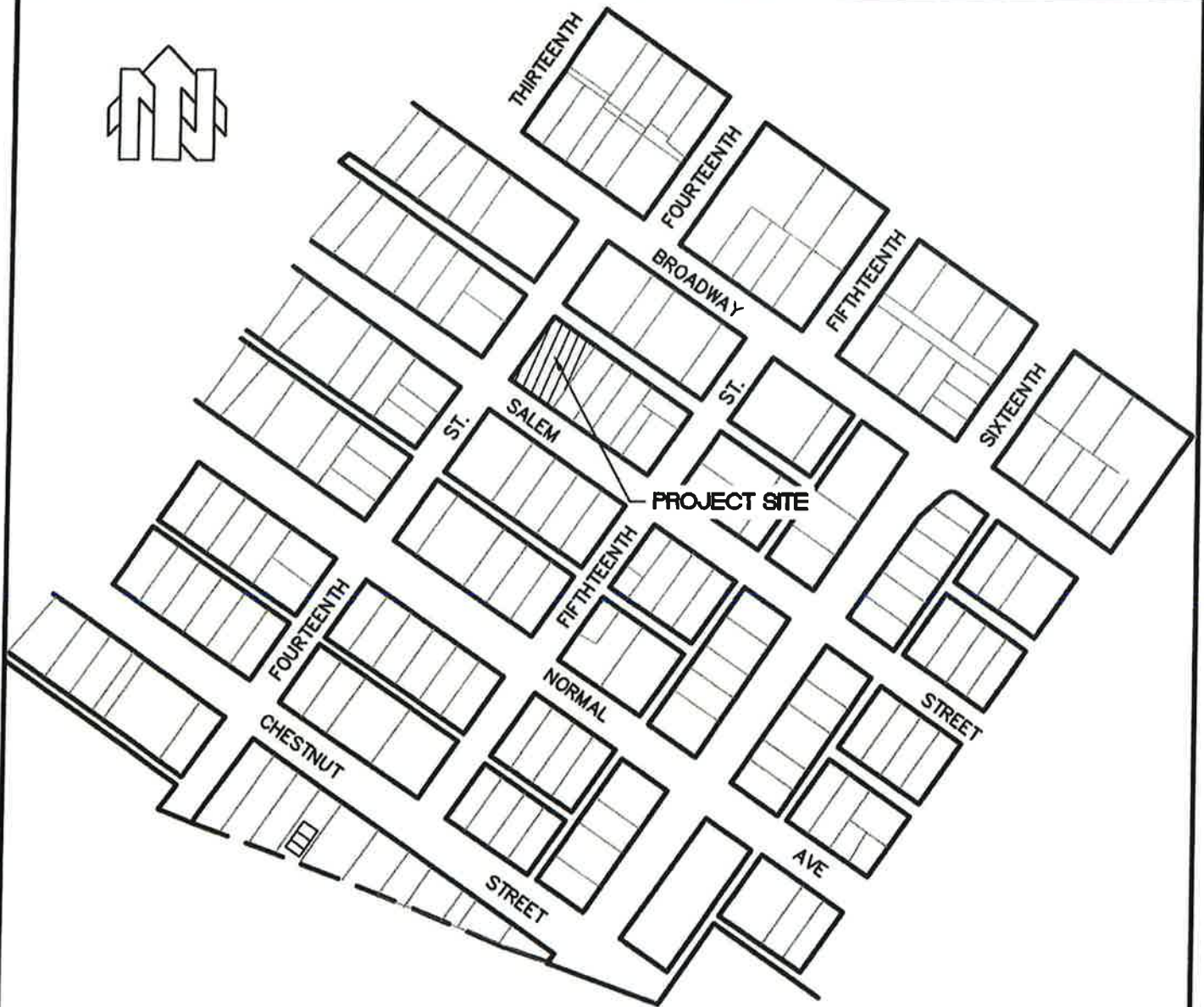
1. Prior to recording the Certificate of Compliance the owner shall construct a new driveway providing a minimum of two off-street parking spaces on proposed Parcel “A”. The owner is responsible for obtaining any necessary permits for the work, including but not limited to an encroachment permit and street tree removal permit.
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.
3. The applicant shall be responsible for replacing any damaged or deficient public improvements and the payment of storm drainage fees in accordance with CMC requirements.

ATTACHMENTS

- A. Location Map
- B. Plat for MLD 16-06

DISTRIBUTION

cc: NorthStar, Attn: Nicole Ledford, 111 Mission Ranch Blvd, Suite #100, Chico, California 95926
Toby Stornetta, 10636 South Miller Avenue, Chico, CA, 95928



LOCATION MAP



111 MISSION RANCH BLVD, SUITE 100, CHICO, CA 95926
 PHONE: (530) 893-1600 www.northstareng.com



JOB NO. 16-202

CITY OF CHICO

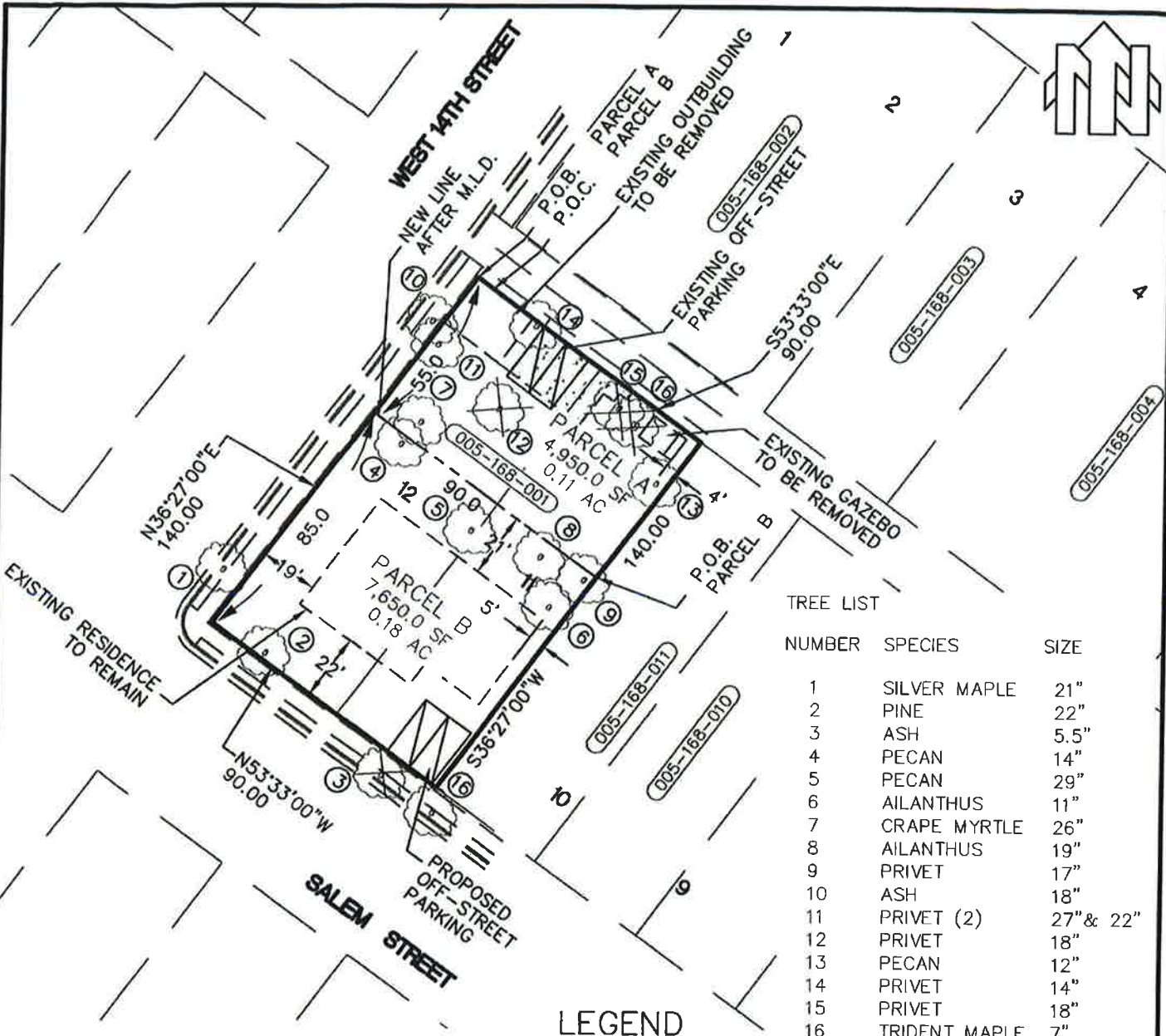
PLANNING SERVICES

DRAWN BY NS. E. DATE DECEMBER 2016
 CHECKED *MJ* SCALE NA
 APPROVED *fr Matt*
 PUBLIC WORKS DIRECTOR

MINOR LAND DIVISION
 NO. 16-06
 STORNETTA

EXHIBIT
 "B"

SHEET 1 OF 2



TREE LIST

NUMBER	SPECIES	SIZE
1	SILVER MAPLE	21"
2	PINE	22"
3	ASH	5.5"
4	PECAN	14"
5	PECAN	29"
6	AILANTHUS	11"
7	GRAPE MYRTLE	26"
8	AILANTHUS	19"
9	PRIVET	17"
10	ASH	18"
11	PRIVET (2)	27" & 22"
12	PRIVET	18"
13	PECAN	12"
14	PRIVET	14"
15	PRIVET	18"
16	TRIDENT MAPLE	7"

LEGEND

- EXISTING PROPERTY LINE FOR SURROUNDING PARCELS
- PROPERTY BOUNDARY
- PROPOSED PARCEL LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING BUILDING
- EXISTING CONCRETE
- TREE WITH NUMBER LABEL

CURRENT GENERAL PLAN: LDR
 CURRENT ZONING: R1 (-SD8)



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JOB NO. 16-202

CITY OF CHICO

PLANNING SERVICES

DRAWN BY: NS. E. DATE: DECEMBER 2016
 CHECKED: [Signature] SCALE: 1"=60'
 APPROVED: [Signature] PUBLIC WORKS DIRECTOR

MINOR LAND DIVISION
 NO. 16-06
 STORNETTA

EXHIBIT
 "B"