



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 7/12/2018) DATE: July 3, 2018
FROM: Kimber Gutierrez, Associate Planner FILE: MLD 17-07
SUBJECT: Minor Land Division 17-07 (Marshall-Leeds) 1367 East Avenue, APN 015-440-015

REQUEST

The applicant requests approval to divide an existing 3.81-acre parcel into two separate lots located at 1367 East Avenue (see **Attachment A**, Location Map and **Attachment B**, Plat). The northerly portion of the site is designated Office Mixed Use on the City of Chico General Plan Diagram and zoned OR (Office Residential) and the southerly portion of the site is designated Low Density Residential on the City of Chico General Plan Diagram and zoned R1 (Low Density Residential). The entire site is located within an Airport Overflight Zone C (-AOC) overlay zone. The site currently contains Magnolia Gift & Garden Nursery. The proposed division would create a new parcel accommodating the existing retail nursery.

BACKGROUND/ANALYSIS

The site is located on the south side of East Avenue, between Mariposa Avenue and Ceanothus Avenue. Proposed Parcel 1 would be 0.78-acres in size and is currently developed with Magnolia Gift and Garden Nursery. Proposed Parcel 2 would be 3.03-acres in size and is currently developed with a greenhouse and outside nursery stalls for plant storage.

The proposed division includes a 0.7-acre portion of the R1 zoned portion to be included with the proposed Parcel 1 resulting in a new parcel with two zoning districts. Pursuant to Chico Municipal Code (CMC) Section 19.40.020(D) (*Consolidated Lots in Two Zoning Districts*), no rezone application shall be required for lot line adjustments where the transfer area is less than ten percent of the receiving parcel. Therefore, the 0.7-acre portion zoned R1 is allowed as it is ten percent of the predominately OR parcel. Approval of the proposed Minor Land Division will accommodate the existing retail use, as well as, future development of Parcel 2 as a low density residential subdivision.

As discussed, the proposed Parcel 1 would accommodate the existing retail use. CMC Section 19.44.030 (*Commercial and office zone general development standards*) provides setback requirements for structures within the OR zoning district. The proposed Minor Land Division would provide adequate setbacks to the existing retail use consistent with code requirements. Pursuant to CMC Section 19.70.040 (*Number of parking spaces required*), office space required one parking space for each 375 square feet while plant nurseries require one parking space for each 375 square feet of indoor display area and one parking space for each 1,250 square feet of outdoor display area. The proposed land division would provide 14 total parking spaces, meeting the minimum code requirements for off-street parking (see **Attachment C**, Magnolia Gift and Garden Site Plan).

Public improvements are installed along East Avenue, however, based on comments from Development Engineering, staff has included a condition of approval (Condition No. 1) requiring the applicant to remove and/or replace any deficient public improvements to comply with current ADA and Title 24 accessibility requirements and the Chico Municipal Code, as well as, payment of required storm drain fees prior to recordation of the Certificate of Compliance.

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 17-07 (Marshall-Leeds), subject to the following conditions:

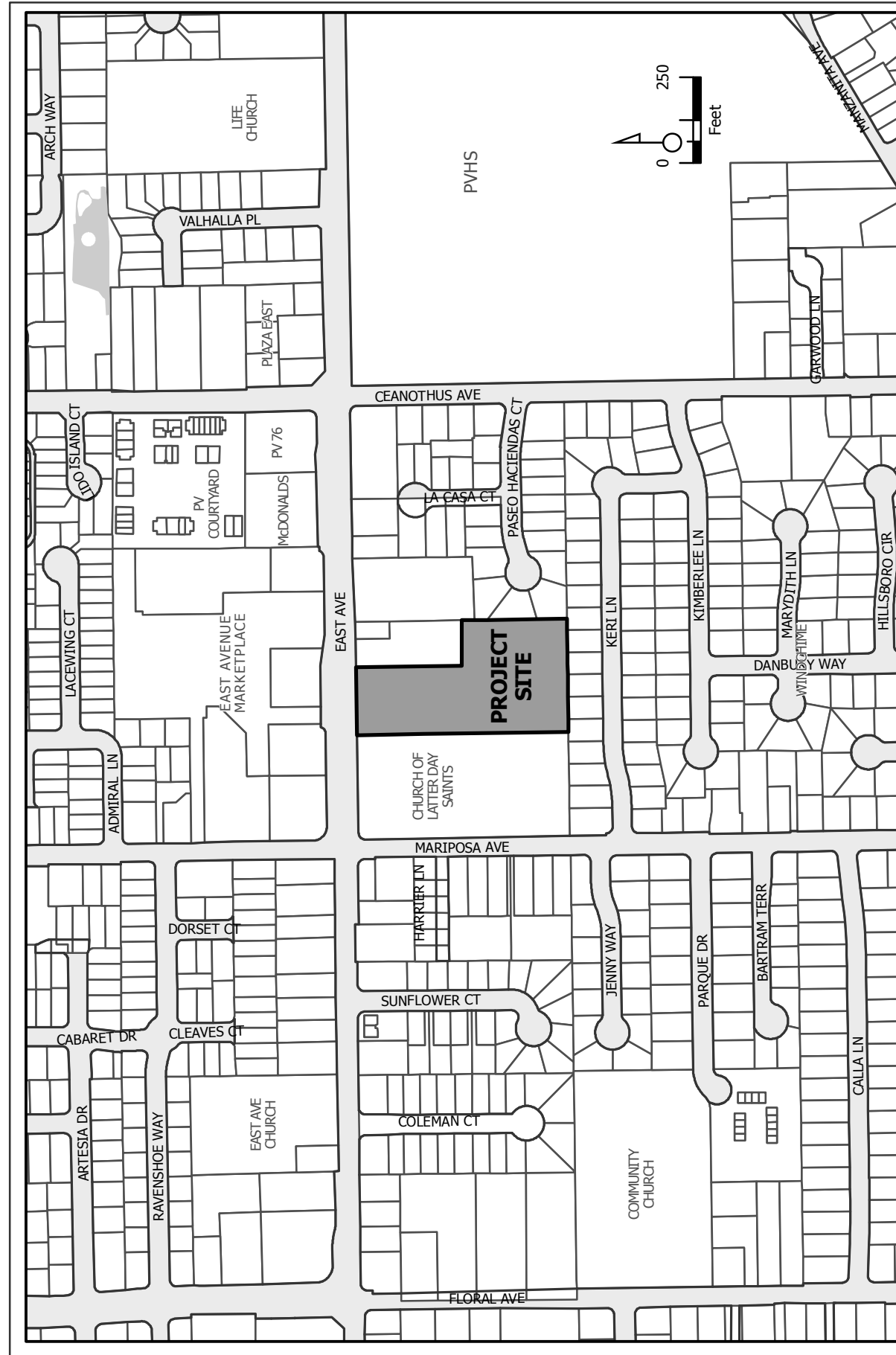
1. Prior to recordation of the Certificate of Compliance, the plats and legal descriptions shall be subject to review and approval by the Development Engineering Department, which could result in revised plats and legal descriptions of the resultant lots. Should revisions be necessary, the applicant shall provide revised plats and legal descriptions to Planning staff.
2. Prior to recordation of the Certificate of Compliance, the applicant shall complete the necessary work to satisfy the Development Engineering staff's requirement to remove and/or replace any deficient public improvements.
3. Prior to recordation of the Certificate of Compliance, the applicant shall submit required storm drain fees.

ATTACHMENTS

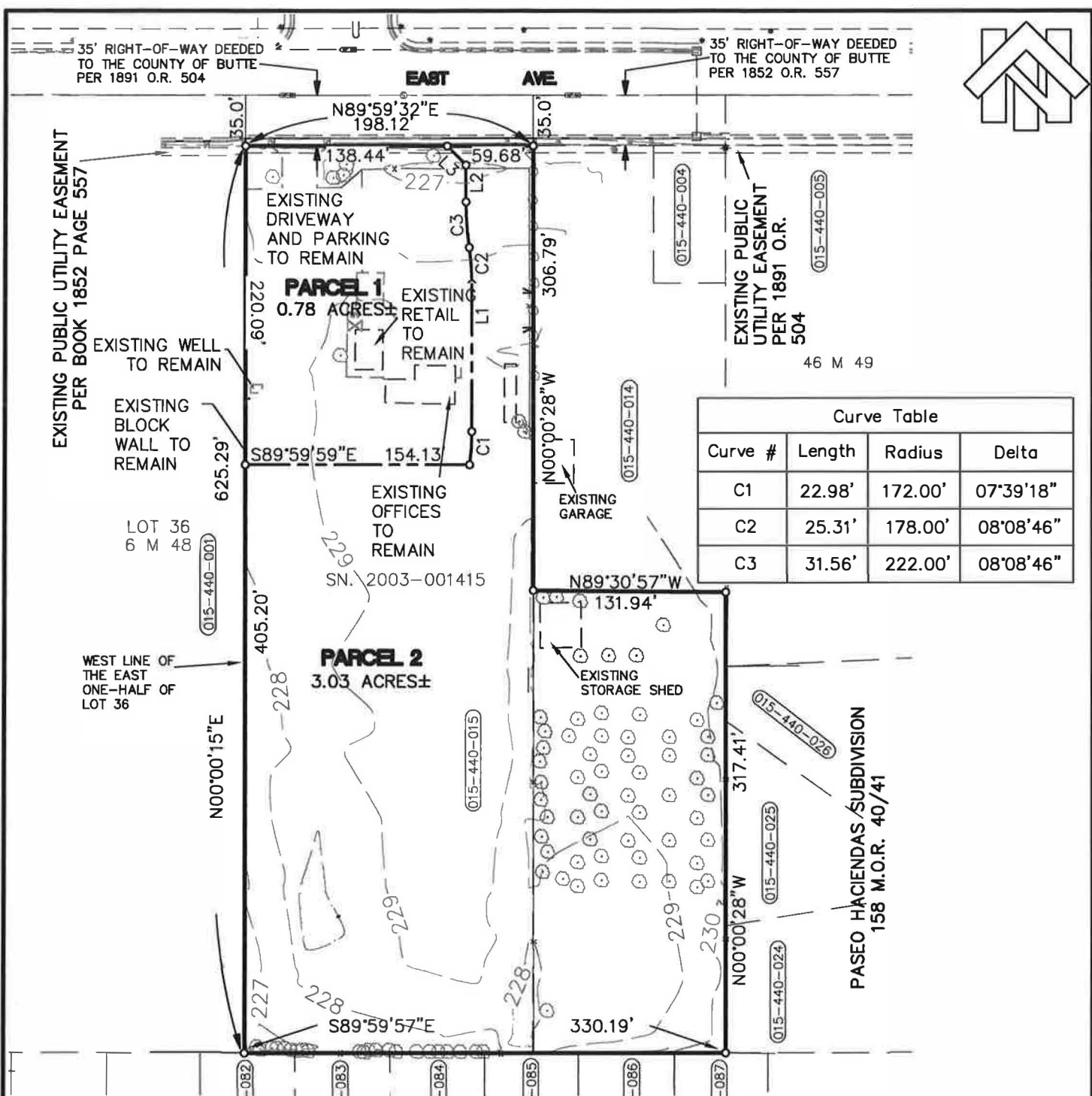
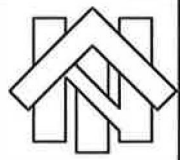
- A. Location Map
- B. Plat for MLD 17-07
- C. Magnolia Gift and Garden Site Plan

DISTRIBUTION

cc: Donn Marshall, 1367 East Avenue, Chico, CA, 95926
NorthStar, Attn.: Nicole Ledford, 111 Mission Ranch BLVD., Suite 100, Chico, CA, 95926



MLD 17-07 (Marshall-Leeds)
 1367 East Avenue
 APN 015-440-015-000



Curve #	Length	Radius	Delta
C1	22.98'	172.00'	07°39'18"
C2	25.31'	178.00'	08°08'46"
C3	31.56'	222.00'	08°08'46"

Line #	Direction	Length
L1	S00°00'28"E	101.79'
L2	N00°00'28"W	25.52'
L3	N44°52'14"W	18.63'



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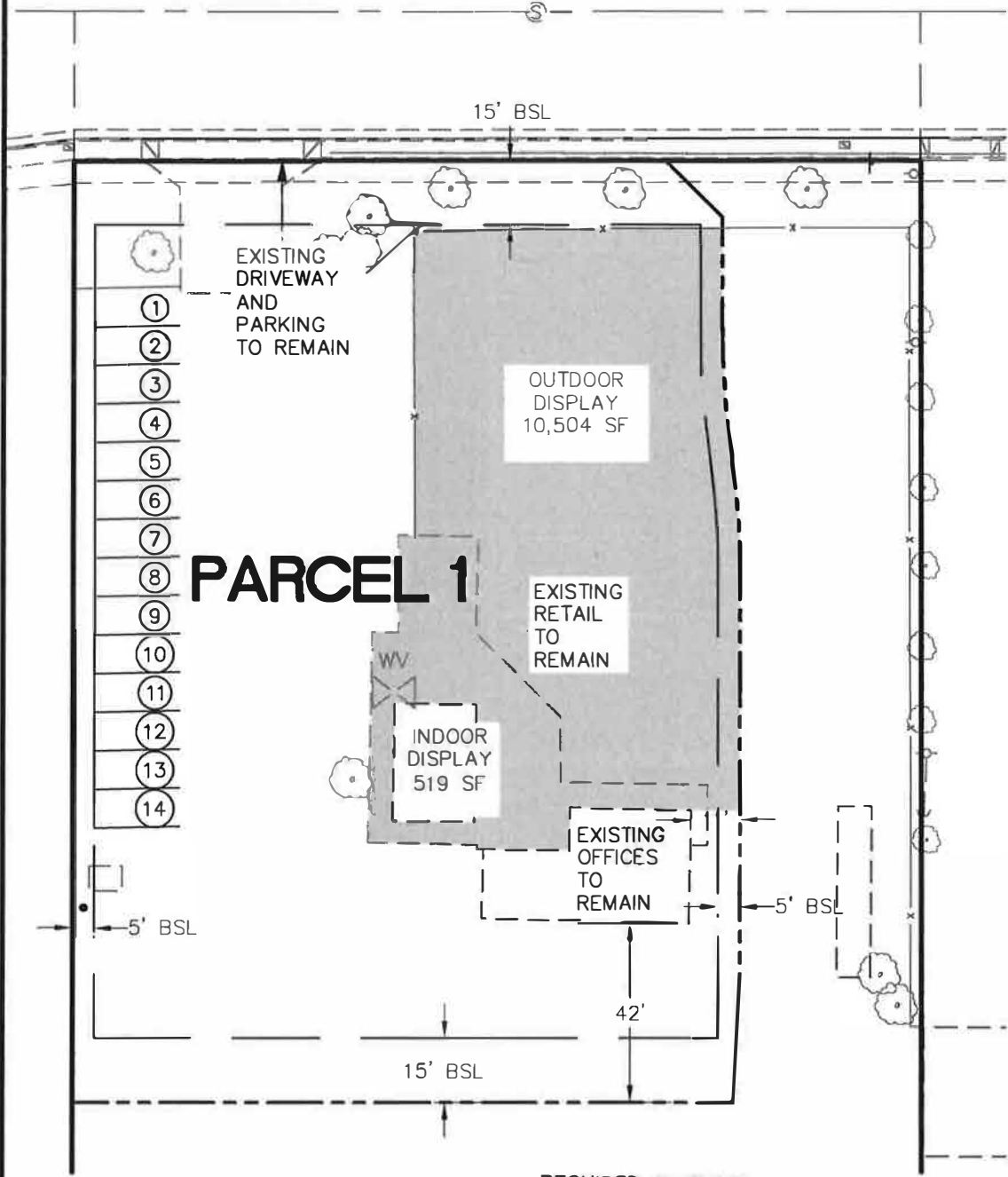
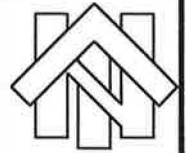
JOB NO. 17-180

CITY OF CHICO PLANNING SERVICES

DRAWN BY FRW DATE JUNE 2018
 CHECKED _____ SCALE 1"=100'
 APPROVED _____
PUBLIC WORKS DIRECTOR

MINOR LAND DIVISION
 NO. 17-07
 MARSHALL-LEEDS

EAST AVE.



REQUIRED PARKING

INDOOR DISPLAY (1/375 SF) (519 SF)	2 SPACES
OUTDOOR DISPLAY (1/1250 SF) (10,504 SF)	9 SPACES
OFFICE (1/375 sf) (1,076 SF)	3 SPACES

TOTAL 14 SPACES

EXISTING PARKING
PARKING

14 SPACES



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JOB NO. 17-180

CITY OF CHICO

PLANNING SERVICES

DRAWN BY FRW DATE JUNE 2018
 CHECKED _____ SCALE 1" = 40'
 APPROVED _____
 PUBLIC WORKS DIRECTOR

MINOR LAND DIVISION
 NO. 17-07
 MARSHALL-LEEDS

SHEET 3 OF 3