



DATE: July 17, 2018

TO: PLANNING COMMISSION

FROM: Shannon Costa, Assistant Planner (879-6807, shannon.costa@chicoca.gov)

RE: Farris Parcel Map (PM 18-02); 1876 Hooker Oak Avenue, APN 045-400-066

SUMMARY

The applicant proposes to subdivide a 0.46-acre site into two parcels. The site is located on the north side of Hooker Oak Avenue, approximately 300-feet east of Brookwood Way. The map would subdivide the property into two parcels, such that each lot would contain one single family home. No construction is proposed. No major issues have been identified.

Recommendation:

Planning staff recommends adoption of Resolution No. 18-17 (**Attachment A**), approving the parcel map, subject to the attached conditions.

Proposed Motion:

I move that the Planning Commission adopt Resolution No. 18-17, approving the parcel map, subject to the attached conditions.

BACKGROUND

The applicant proposes to subdivide a 0.46-acre site, located on the north side of Hooker Oak Avenue, approximately 300-feet east of Brookwood Way into two parcels (see Location/Notification Map, **Attachment B**). The site is designated Low Density Residential on the General Plan Land Use Diagram and is zoned R1-10 (Low Density Residential with 10,000-square-foot minimum lot size). Surrounding land uses are predominantly single-family residential, with a church and elementary school to the south.

The property contains two single family homes. The map would subdivide the property into two parcels such that each lot would contain one single family home (see Vesting Tentative Parcel Map, **Attachment C**). The project would yield a residential density of 4.34 units per gross acre, which is within the allowable range of 2.1 to 7 dwelling units per gross acre in the R1 zoning district and Low Density Residential General Plan designation. Both parcels would meet the minimum lots size of 10,000-square-feet.

Each of the proposed parcels would be roughly 79 feet wide and 126-127 feet deep. Both parcels would front on the existing 24-foot-wide private drive that serves the project site and two additional homes. All existing structures and trees would remain; no construction is proposed.

No modifications to design criteria are requested.

Neighborhood Meeting

On June 25, 2018, a neighborhood meeting was held at the project site. The project engineer and City staff were present, as well as five members of the public (see **Attachment D**, Neighborhood Meeting Sign-In). Some neighbors voiced concern over sidewalk improvements, requesting that the sidewalk not extend to the property line. The project engineer explained that she would consult with the City Engineering staff regarding the request.

GENERAL PLAN

The General Plan's Low Density Residential designation represents "the traditional single-family neighborhood with a majority of single-family detached homes and some duplexes." With a residential density of 4.39 units per acre the project is within the allowable range of 2.1 to 7 units per acre.

In addition, the following General Plan principles and policies are applicable to the project:

CD-5: Support infill and redevelopment compatible with the surrounding neighborhood.

CD-4: Maintain and enhance the character of Chico's diverse neighborhoods.

H-1: Increase equal housing opportunities for all persons and households in Chico.

LU-4: Promote compatible infill development.

LU-4.2: Support infill development, redevelopment, and rehabilitation projects that are compatible with surrounding properties and neighborhoods.

LU-4.2.3: For projects proposed on or adjacent to residentially zoned property, which require a discretionary approval by the Planning Commission or City Council, require applicants to have a pre-application neighborhood meeting with interested parties in the respective neighborhood to hear issues and consider input.

The proposal is consistent with General Plan policies that encourage compatible infill development (CD-5, LU-4 and LU-4.2), holding a pre-application neighborhood meeting (LU-4.2.3), and providing new housing opportunities while maintaining neighborhood character (H-1, H-3, and LU-4.3). The proposal is consistent with the General Plan.

DISCUSSION

The proposed lot configuration appears to be a suitable way to subdivide the property. Parcel size for Lot 1 would be 10,078 square feet, and Lot 2 would be 10,000 square feet (net), and would meet the size and dimensional requirements of the R1 zoning district and the 10,000-square foot minimum lot size.

Access to the site is provided by a 24-foot wide access easement that serves the project site

and the existing homes on the parcel to the east. Adequate fire truck turnaround is provided on site. As a result of the subdivision, the developer would construct adjacent portions of Hooker Oak Avenue. No demolition, construction, or tree removal is proposed. No modifications to design criteria are requested.

FINDINGS FOR APPROVAL

Environmental Findings

This project is categorically exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act Guidelines (Existing Facilities).

Subdivision Findings (CMC Section 18.18.070.B)

Pursuant to Chico Municipal Code Section 18.18.070.B, the Planning Commission shall consider the evidence presented in the application materials, staff report, and public hearing, and shall base its action on the conformity of the subdivision map with the subdivision regulations and on the design of the proposed subdivision. In order to approve a subdivision map, the Planning Commission must find that the subdivision map and its design conform with all applicable requirements of Title 18 and Title 19 of the Chico Municipal Code, and that the subdivision map and its design are consistent with the Chico General Plan.

As supported by the Conditions of Approval and the Subdivision Report (Exhibits I and II to **Attachment A**), and this staff report, the proposed subdivision map and its design conform with the requirements of Title 18 and Title 19 of the Chico Municipal Code, and would be consistent with the Chico General Plan.

PUBLIC CONTACT

A 10-day public hearing notice was mailed to all landowners and residents within 500 feet of the site, and a legal notice was published in the *Chico Enterprise Record*. As of the date of this report no correspondence has been received in response to the public notice.

DISTRIBUTION:

PC Distribution
AP Costa
Files: PM 18-02

External

Nikki Farris, 2607 Forest Avenue, Suite 120, Chico, CA 95926
NorthStar Engineering, Attn.: Nicole Ledford, 111 Mission Ranch Blvd, Suite 100, Chico, CA 95926 (nledford@northstareng.com)

ATTACHMENTS:

- A. Planning Commission Resolution No. 18-17
Exhibit I Conditions of Approval for PM 18-02
Exhibit II Subdivision Report
- B. Location/Notification Map
- C. Parcel Map 18-02
- D. Neighborhood Meeting Sign-In

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in Exhibit II, attached hereto.

3. 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 August 2, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DISQUALIFIED:

ATTEST:

APPROVED AS TO FORM:

BRUCE AMBO
Planning Commission Secretary

Vincent C. Ewing, City Attorney*

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

EXHIBIT “I”
CONDITIONS OF APPROVAL
Farris Parcel Map PM 18-02
(Farris)

1. The creation and improvement of 2 lots is authorized, as depicted on the “Farris Parcel Map (PM 18-02)” and accompanying project materials date stamped May 22, 2018, except as revised by any other condition of approval.
2. All development shall comply with all other State and local Code provisions, as well as any applicable requirements of the Fire Department, the Public Works Department, Butte County Environmental Health, and the Community Development Department. The developer is responsible for contacting these offices to verify the need for permits.

Tentative Map Conditions:

3. In the event that all fees have not been paid prior to recordation of the final map, the following notation shall be included on the final map:

“In accordance with the provisions of the Chico Municipal Code, a transportation facility fee, park facility fee, and building and equipment fee may be assessed and levied upon the owner of any lot or parcel within this subdivision at the time a new building or structure is constructed on such lot or parcel, at the time an alteration or addition is made to an existing building or structure constructed on such lot or parcel which results in the expansion of building or structure, or at the time of a change in use of an existing building or structure constructed on the lot or parcel. In addition, a storm drainage facility fee may be assessed and levied upon the owner of any lot or parcel within this subdivision at the time such lot or parcel is first used for any residential or nonresidential purpose, at the time the area of the lot or parcel devoted to such residential or nonresidential use is expanded, or at the time of a change in the use of the lot or parcel. Such transportation facility fee, park facility fee, building and equipment fee and storm drainage facility fee will be calculated from the schedule of such fees adopted by resolution of the City Council and in effect on the date of approval of such final map or parcel map, together with any adjustments to such schedules of fees made in accordance with the provisions of the Chico Municipal Code subsequent to the date of approval of the final map or parcel map to account for any changes in the type or extent of transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities which will be required as a result of the development and/or use of real property during the period upon which such fees are based, any change in the estimated cost of the transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities upon which such fees are based, or any change in that portion of the estimated cost of such transportation facilities, park facilities, buildings and equipment and/or storm drainage facilities which cannot be funded from revenue sources available to the City other than such fees.”

4. Prior to recording the final map, any taxes and/or assessments against the property shall be paid.

Attachment A

Exhibit “I”

5. Impacts to school facilities within the Chico Unified School District shall be fully mitigated by payment of school impact fees to the extent permitted by State Law.



Subdivision Report

Meeting Date 8/2/18

DATE: July 17, 2018

File: PM 18-02

TO: PLANNING COMMISSION

FROM: Matt Johnson, Senior Development Engineer, 879-6910
Public Works Department

RE: **Tentative Parcel Map PM 18-02 Farris**

Exhibit "II"

This office has reviewed the Tentative Parcel Map PM 18-02 Farris and herewith submits the following findings and recommendations for same.

A. MODIFICATIONS TO TITLE 18R - DESIGN CRITERIA AND IMPROVEMENT STANDARDS OF THE CHICO MUNICIPAL CODE

The Subdivider has requested no modifications to Titles 18R of the Chico Municipal Code (CMC).

THE CONDITIONS CONTAINED IN THE REMAINDER OF THIS REPORT REFLECT, WHERE APPLICABLE, THE RECOMMENDATIONS ABOVE.

B. PUBLIC FACILITY CONSTRUCTION

1. Hooker Oak Avenue

The Subdivider shall construct City standard streets and appurtenant facilities along the Hooker Oak Avenue frontage in conformance with the typical section shown on the Tentative Map or as modified by the Public Works Department. Structural section to be determined by the Public Works Department.

2. Storm Drainage

a) Facility Construction

The Subdivider shall design and install the following City standard storm drain facilities:

- 1) Adjacent to Subdivision - Curb, gutter and an underground storm drain system with all appurtenances along the subdivision frontage.

Future storm drainage needs outside of the project shall be examined to the extent that improvements to serve such areas need to be built adjacent to this subdivision. Said improvements shall be constructed by the Subdivider.

b) Post Construction Standard Plans

Implement City Post Construction Standard Plans to evapo-transpire, infiltrate, harvest and reuse, or bio treat storm water runoff.

c) NPDES Requirements

Storm drain drop inlets shall be marked with Illustrative Storm Markers to achieve City of Chico NPDES Requirements.

d) Storm Drainage Master Plan

In conjunction with the first submittal of improvement plans, the Subdivider shall submit a Storm Drainage Master Plan to the Public Works Department for review and approval. Said Master Plan shall cover the entirety of the natural storm drain tributary area affected by the proposed subdivision.

The Storm Drainage Master Plan shall address the following elements:

1) Storm Water Runoff Management

The runoff management plan shall establish specific measures to accomplish the following:

- No net increase in the peak flow from the site.
- Erosion control.
- Pollutant runoff control, including first flush mitigation, (the first 1/2-inch of runoff shall be intercepted and treated).
- Restricted area protection.
- Incorporate Best Management Practices (BMPs) per City of Chico's Best Practices Manual dated September 1998.

The plan shall stipulate the measures to be implemented and the means of implementation by the Subdivider during construction and after construction but prior to lot development.

The plan shall establish any design constraints to be placed upon both public and private facility construction.

1) Storm Drainage Analysis

The storm drain analysis shall establish tributary area, size, grade, depth, and location for all the following storm drain facilities:

- Underground pipes.
- Storm water runoff management facilities.
- Both ultimate and interim facilities serving streets exterior to the subdivision that are required to be constructed herein.

e) **Statement of Effective Storm Water Disposal**

The storm drainage system for this project shall meet the following standards:

- No net increase in the peak flow from the site.
- Intercept and treat the first flush runoff (defined as the first 1/2-inch of runoff).

These standards are to be met through the preparation and implementation of a site specific storm drainage master plan which shall incorporate one or more Best Management Practices (BMPs) as set forth in the City of Chico's Best Practices Manual. A review of this project, including the project location, has been made. Based on this review, it has been concluded that the use of one or more such BMPs will provide an adequate mechanism to meet the standards set forth herein and, therefore, provide the required mitigation of storm drainage effects resulting from the project.

- f) If applicable, the subdivider shall pay a storm drain fee calculated in accordance with the current fee schedule under the requirements of the Chico Municipal Code, prior to recording the final map.

3. Sanitary Sewer

a) **Facility Construction**

The Subdivider shall design and install City standard sanitary sewer facilities to serve both residences in conformance with the Application for Sewer Connection.

b) **Sanitary Sewer Fees**

The Subdivider shall complete an Application for Sewer Connection.

The Subdivider shall pay a sanitary sewer main fee to the City of Chico prior to recording the Final Map, plus applicable trunk line and water pollution control plant capacity fees in conjunction with building permits. All of the aforementioned fees will be subject to the terms and conditions of the Application for Sewer Connection.

4. Street Lights

The Subdivider shall install a City standard street light on Hooker Oak Avenue.

C. PRIVATE FACILITIES CONSTRUCTION

1. Accessway

The Subdivider shall construct a City standard accessway at least twenty-five (25) feet wide with twenty (20) feet thereof paved the entire length of the accessway with an adequate turnaround at the end to serve Parcel 1 and Parcel 2.

2. Storm Drainage

The Subdivider shall design and install storm drain facilities in such a manner that no onsite storm water runoff leaves the site.

3. Sanitary Sewer

The Subdivider shall design and install underground sanitary sewer laterals serving Parcel 1 and Parcel 2

4. Street Signs and Striping

The Subdivider shall install City standard regulatory signs, "No Parking Fire Lane" signs along the accessway.

D. PRIVATE FACILITIES MAINTENANCE

The following notation shall be included on the Final Map:

"The Subdivider shall prepare and record the necessary documents to address the maintenance of joint-use private improvements."

Prior to recordation, the documents shall be made available for City review. However, the City will not approve the documents as to form and/or content.

E. SUBDIVISION GRADING

1. Grading Standards

All subdivision grading shall be in conformance with Chapter 16R.22, Grading Standards, of the Chico Municipal Code.

F. PUBLIC PROPERTY CONVEYANCES

1. Dedications

In conjunction with recordation of the Final Map for this subdivision, the Subdivider shall:

- a) Dedicate additional Manzanita Avenue right-of-way to the City of Chico resulting in a total of 32 feet of half-width right-of-way along the Manzanita Avenue frontage.
- b) Dedicate any additional sanitary easements such that all public sanitary sewer facilities are located in sanitary sewer easements.
- c) Dedicate a 10-foot-wide public service easement adjacent to Hooker Oak Avenue.

G. PRIVATE PROPERTY CONVEYANCES

1. Conveyance

In conjunction with recordation of the Final Map for this subdivision, the Subdivider shall:

- a) Deed a 25-foot non-exclusive easement for access, egress, sanitary sewer, and storm drain purposes for the benefit of Parcel 1 and Parcel 2.

H. OTHER PUBLIC SERVICES

1. Public Utilities

- a) Easement Obstructions

All public utility and/or public service easements shall be kept free and clear of any and all obstructions, including but not limited to, structures, longitudinal fencing and/or soundwalls, which may impede the construction, operation and maintenance of public utility facilities within such easements.

- b) Utility Company Comments

- 1) AT&T, as of the date of this report, did not respond to a request for comments.
- 2) Pacific Gas and Electric Company, as of the date of this report, did not respond to a request for comments.
- 3) California Water Service Company, as of the date of this report, did not respond to a request for comments.

2. Fire Protection

The Subdivider shall comply with the recommendations of the City of Chico Fire Department.

I. DESIGN CRITERIA AND IMPROVEMENT STANDARDS

All public and joint-use private improvements shall be designed in accordance with Chapter 18R.08, Design Criteria, of the Chico Municipal Code, except as modified by the conditions of approval for this subdivision.

The Subdivider shall submit improvement plans, profiles, typical sections, details and specifications to the Public Works Department for review and approval prior to the start of any construction of public and joint-use private improvements.

All public and joint-use private improvements shall be constructed in conformance with Chapter 18R.12, Improvement Standards, of the Chico Municipal Code and in conformance with the details shown on the approved improvement plans.

J. ADMINISTRATIVE REQUIREMENTS

1. Subdivision Improvement Agreement

If the public and joint-use private improvements required herein are not satisfactorily completed prior to recordation of the Final Map, the Subdivider shall enter into a subdivision improvement agreement in conformance with Chapter 18.36, Subdivision Improvement Requirements, of the Chico Municipal Code.

2. Subdivision Fees

a) Plan Checking Fee

The Subdivider shall pay to the City of Chico a subdivision plan checking fee upon filing the Final Map and/or improvement plans and specifications for checking in the following amount:

An initial deposit of 1½% of the estimated cost of all public and/or joint use private improvements exclusive of private utility facilities (\$750 minimum). A final fee equal to actual City costs.

b) Inspection Fee

The Subdivider shall pay to the City of Chico an inspection fee prior to commencing construction in the following amount:

An initial deposit of 2% of estimated cost of all public and/or joint use private improvements exclusive of private utility facilities. A final fee equal to actual City costs.

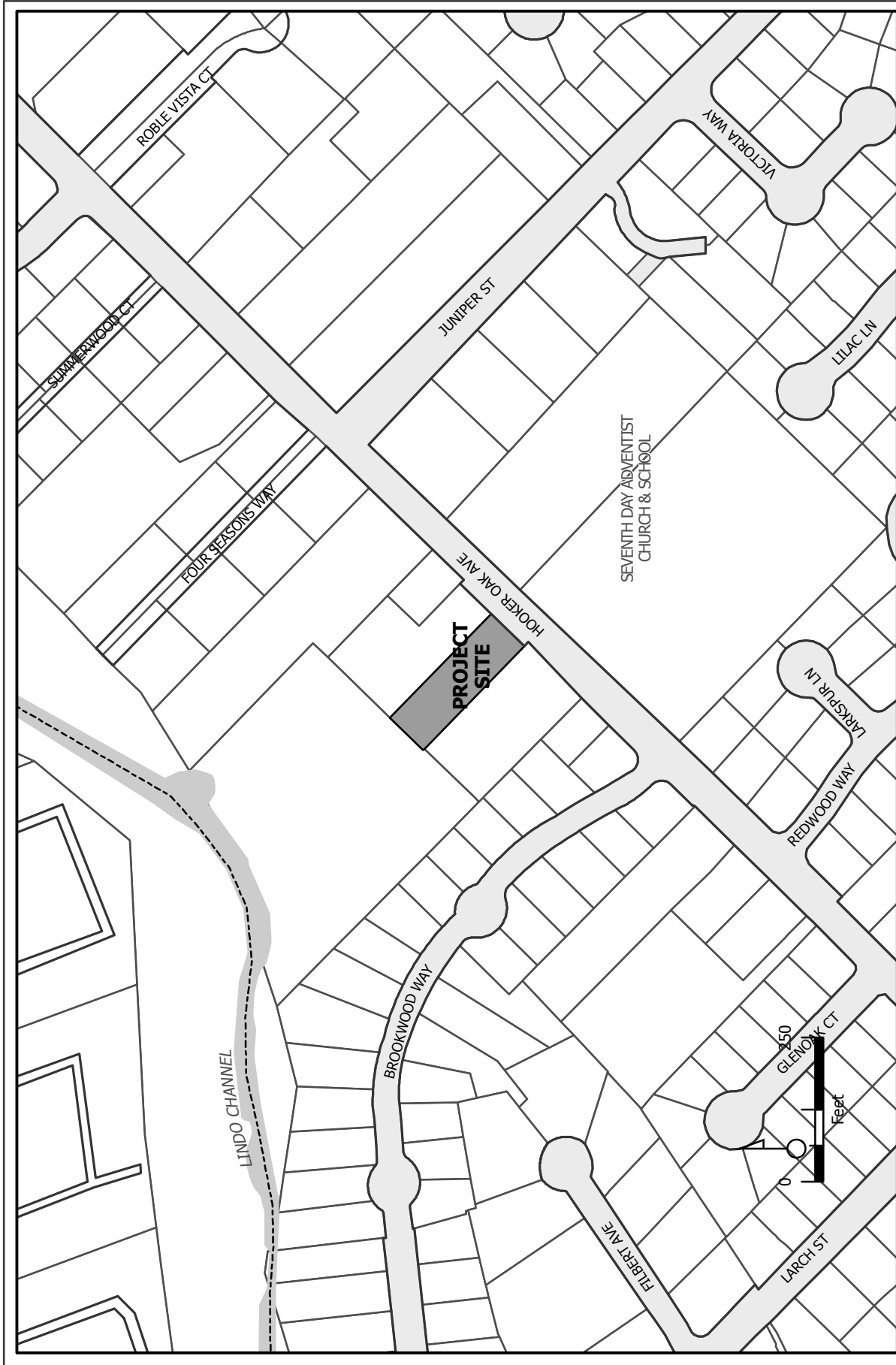
Recommendations and comments of all parties to whom the Tentative Map was circulated for review are on file with the respective parties and in Planning Services Department.



Matt Johnson, Senior Development Engineer

Distribution:

Original - Planning Services Department PM 18-02 File
Development Engineering Parcel Map File



SEVENTH DAY ADVENTIST
CHURCH & SCHOOL

PM 18-02 (Farris)
1876 Hooker Oak Avenue
APN 045-400-066-000



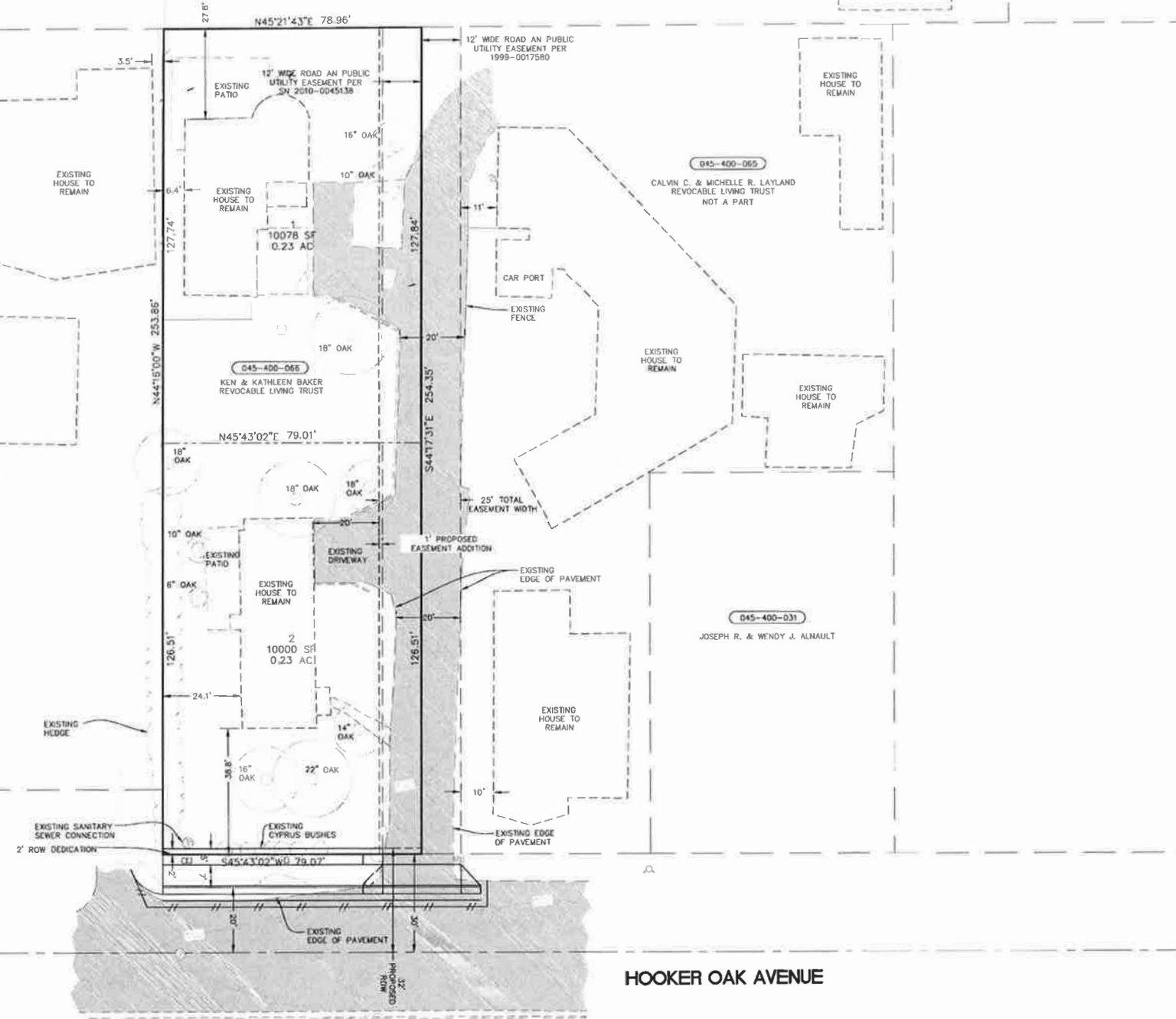
SCALE: 1" = 20'

045-390-015
BAKER REVOCABLE LIVING TRUST
LAYLAND REVOCABLE LIVING TRUST
NOT A PART

045-400-065
CALVIN C. & MICHELLE R. LAYLAND
REVOCABLE LIVING TRUST
NOT A PART

045-390-016
STARK-MODLIN
LIVING TRUST
NOT A PART

045-400-031
JOSEPH R. & WENDY J. ALHAULT

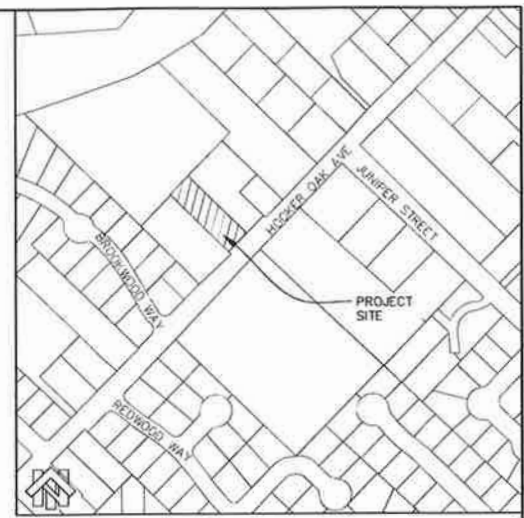


NOTES

1. ZONING: R1-10
2. GENERAL PLAN: LDR
3. LAND USE: EXISTING - RESIDENTIAL
PROPOSED - RESIDENTIAL
4. SEWAGE: CITY OF CHICO
5. STORM DRAINAGE: ON-SITE QUANTITY AND QUALITY MITIGATION
6. WATER: CALIFORNIA WATER SERVICE
7. POWER: PG&E
8. TELEPHONE: AT&T
9. CABLE TV: COMCAST
10. OWNER: KEN & KATHLEEN BAKER REVOCABLE LIVING TRUST
1876 HOOKER OAK AVE, CHICO CA 95926
11. DEVELOPER: NIKKI FARRIS 2607 FOREST AVE., STE 120, CHICO CA 95926
12. PROJECT SURVEYOR: JAMES A. STEVENS, LS 6050
13. THIS TENTATIVE MAP WAS PREPARED UNDER THE DIRECTION OF A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.
14. FLOOD PLAIN: ZONE X (AREA OF MINIMAL FLOOD HAZARD)
15. THE PROJECT SITE CONTAINS NO KNOWN WELLS OR SEPTIC TANKS.
16. BASED ON A TOPOGRAPHIC SURVEY PERFORMED NOVEMBER 2017.
17. NO MODIFICATION TO THE CHICO MUNICIPAL CODE PROPOSED.

AREAS

TOTAL AREA = 0.46 ACRES
 NUMBER OF PROPOSED LOTS = 2 RESIDENTIAL
 RANGE OF RESIDENTIAL LOT AREAS = 10,000 SF TO 10,078 SF
 AVERAGE RESIDENTIAL LOT SIZE = 0.23 AC +/-
 PROPOSED DENSITY = 4.34 LOTS/ACRE



LOCATION MAP NTS

LEGEND

- FOUND MONUMENT AS DESCRIBED
- EXISTING WATER METER
- EXISTING POWER POLE WITH ANCHOR
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER VALVE
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING EDGE OF PAVEMENT
- EXISTING EASEMENT
- EXISTING PROPERTY LINE FOR SURROUNDING PARCELS
- EXISTING TREE (x" IN SIZE)
- EXISTING TREE TO BE REMOVED
- PROPOSED FIRE HYDRANT
- PROPERTY BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED NEAT CUT LINE
- PROPOSED IMPROVEMENTS



RECEIVED

MAY 22 2018

CITY OF CHICO
PLANNING SERVICES

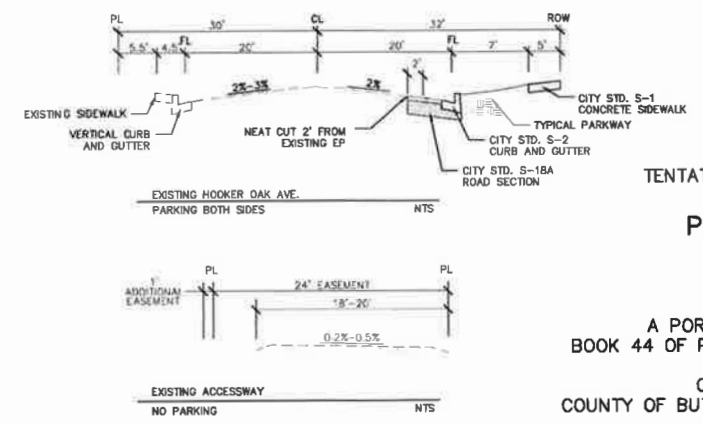
TENTATIVE PARCEL MAP

PM 18-02

FOR
NIKKI FARRIS

A PORTION OF PARCEL B
BOOK 44 OF PARCEL MAPS, AT PAGE 39

CITY OF CHICO
COUNTY OF BUTTE STATE OF CALIFORNIA



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

Sign In

Name	Address	Email - Phone Number
Judith Ann Stark-Modlin	1866 Hooper Ave	Modlin 1779@
Dick E Modlin	618 Brookwood Way	Comcast
Harry Gaab	618 Brookwood Way	342-0460
Shirley Gaab	618 Brookwood Way	342-0460
Chad Laylor	1880 Hooper oak ave	530-228-5854

Meeting Notes

Approximately 7 attendees

On June 25th, 2018 at 5:15 pm a Neighborhood Meeting was held for the proposed Tentative Parcel Map for APN 045-400-066. The meeting began with a quick summary of the proposed project by Nicole Ledford of NorthStar and was followed by questions from the neighbors. The attendees came in waves so this process was repeated approximately 3 times. The representative for the Applicant was Nicole Ledford (NorthStar) and no staff from the City of Chico attended.

The neighbors were mainly interested in the type of application moving forward and what improvements were going to happen within Hooker Oak Avenue.

There was no indication that anyone was opposed to the project.

The neighbors directly to the West of the project, APN 045-390-016, voiced a couple of concerns with the project:

- The proposed curb, gutter, and sidewalk may not allow for ease of entrance to their driveway. They would like the improvements held back 2-3 feet from the property line so that their driveway is not impacted.
- The parcel map indicates that the bushes on the property line cross the property line and they would like to clarify the plantings are completely on the 045-390-016 side of the line.