



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 01/12/2017) DATE: December 29, 2016
FROM: Kelly Murphy, Assistant Planner (879-6535) FILE: S 03-11
SUBJECT: Mission Vista Hills Phase 2 Tentative Subdivision Map – Extension of Time Request

REQUEST

The applicant submitted a timely request on 12/10/16 for an extension of time in which to file final maps for the Mission Vista Hills Phase 2 Tentative Subdivision Map (S 03-11). The site is identified as Assessor Parcel Number 002-660-019-000, designated Office Mixed Use on the General Plan Land Use Diagram, and located in the OR (Office Residential) zoning district.

BACKGROUND/ANALYSIS

The subject site is bounded by State Highway Route 32 to the north, Humboldt Road to the south, and El Monte Avenue to the west (see Location Map, **Attachment A**). The subdivision was approved by the Planning Commission on January 22nd, 2004, resulting in an initial expiration date of 01/22/2007 (see Resolution, **Attachment B**). Phase 1 of the tentative subdivision map establishing 16 of the 33 approved single-family residential lots was recorded on February 15th, 2006, extending the expiration date by 36 months pursuant to Subdivision Map Act (SMA) section 66452.6(a)(1), for an expiration date of 01/22/2010. Four successive State legislative map extensions added a total of seven more years to the tentative map life, yielding the current expiration date of 01/22/2017 (SMA 66452.21, 66452.22, 66452.23 and 66452.24).

The applicant has requested a three year extension of time for Phase 2 of the Mission Vista Hills Subdivision 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 to exceed a total of sixty (60) months (five years). Since the MAC has not taken any prior action on this map, the applicant has the ability to request additional extensions if necessary.

RECOMMENDATION

Staff recommends that the Committee (1) determine that the project was previously analyzed in the Mission Vista Hills Mitigated Negative Declaration which was adopted by the Planning Commission and that no further environmental review is required pursuant to Section 15162 of the CEQA Guidelines; and (2) approve a three year extension of time for the Mission Vista Hills – Phase 2 – Tentative Subdivision Map (S 03-22) pursuant to SMA 66452.6 (e), resulting in a new expiration date of 01/22/2020, subject to the following condition:

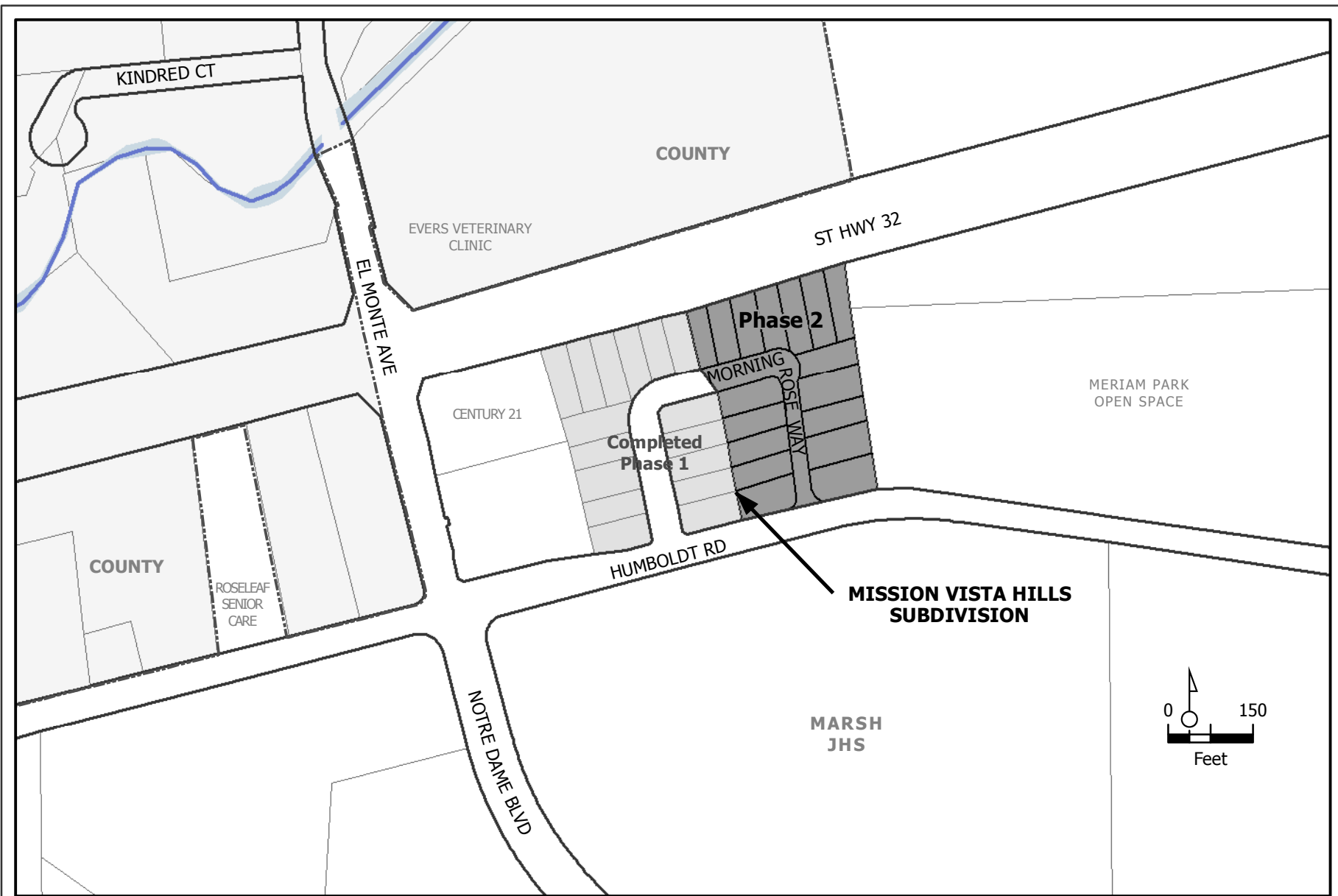
1. All conditions of approval shall apply as set forth in Planning Commission Resolution No. 04-01, adopted on January 22, 2004.

ATTACHMENTS

- A. Location Map
- B. Planning Commission Resolution No. 04-01

DISTRIBUTION

cc: Ron Coleman, 43 Edgewater Ct., Chico, CA 95928
Bob Feeney, Feeney Engineering & Surveying, Inc., 236 W. East Avenue, Ste. A, Chico, CA 95926
Project File S 03-11



Mission Vista Hills Phase 2
 - Extension of Time
 Apr 002-660-019-000



1 RESOLUTION NO. 04-01

2 RESOLUTION OF THE PLANNING COMMISSION
3 OF THE CITY OF CHICO CONDITIONALLY APPROVING
4 MISSION VISTA HILLS TENTATIVE SUBDIVISION MAP AND
5 PLANNED DEVELOPMENT PERMIT S/PD 03-11
6 (COLEMAN)

7 WHEREAS, a tentative subdivision map and planned development permit (PDP) have been
8 submitted for a 7.08 acre site located on two adjacent parcels bounded by State Highway Route (SHR)
9 32 to the north, Humboldt Road to the south, and El Monte Avenue to the west, and identified as
10 Assessor's Parcel Nos. 002-050-059 and 254 (the "Project"); and

11 WHEREAS, the Planning Commission considered the tentative subdivision map and planned
12 development plans, staff report, and comments submitted at a noticed public hearing held on January
13 22, 2004; and

14 WHEREAS, the Planning Commission has considered the initial study and proposed mitigated
15 negative declaration for the Project which concludes that the Project, with all required mitigation
16 measures having been incorporated into it, will not result in a significant impact on the environment.

17 NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE
18 CITY OF CHICO AS FOLLOWS:

19 1. The Planning Commission finds that the mitigation measures set forth in Exhibit 'I' hereto are
20 in fact a part of the proposed Project and are appropriate and will substantially reduce or avoid
21 the described environmental impacts to a less than significant level.

22 2. The Planning Commission, in exercising its independent judgment as the lead agency and after
23 considering the proposed mitigated negative declaration, all proposed conditions of approval
24 (including mitigation measures), all comments made in connection therewith, and the
25 recommendations of the Planning Director thereon, finds, on the basis of the whole record before
26 it, that:

27 A. There is no substantial evidence of a fair argument that the Project may have a significant
28 effect on the environment;

B. The mitigated negative declaration reflects the City of Chico's independent judgement
and analysis; and

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C. The document has been prepared in conformance with the provisions of the California Environmental Quality Act and the Chico Municipal Code, Chapter 1.40, "Environmental Review Guidelines;" and

3. The Planning Commission hereby adopts the mitigated negative declaration and mitigation monitoring program prepared for the Project, which is attached as Exhibit 'I' hereto.

4. The Planning Commission finds that the overall density of the project is 6.5 dwelling units per acre which is consistent with the Chico General Plan Diagram designation of Office (maximum density of 22 units per acre).

5. The Planning Commission further finds as follows:

A. The Project and its design and improvements are consistent with the Chico General Plan, specifically goals and policies directed at promoting mixed-uses, a mix of housing types in all neighborhoods, distinctive architectural features approved through the planned development permit process, pedestrian-oriented design, and the location of office buildings positively to the street and the location of parking areas in a manner that does not detract from the pedestrian environment.

B. No substantial evidence has been presented that would require disapproval of the Project pursuant to Government Code Section 66474.

C. As supported by the subdivision report prepared for the Project, and the staff report dated January 9, 2004, 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.

D. The Project is allowed within the zoning district and generally complies with all of the applicable provisions of the City of Chico Title 19 regulations with modifications as specifically approved, and applicable project design guidelines.

The project is allowed in the OR Office Residential zoning district with a use permit and is consistent with the site's OR Office Residential zoning classification. Through the PDP, the applicant's requested design modifications to reduce lot sizes, building setbacks, fence heights, and parking lot landscape buffers results in a mixed-use project which is strongly encouraged by the General Plan.

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- E. The Project would be harmonious and compatible with existing and future developments within the zoning district and general area, in that the project's mixed-use concept is consistent with the existing and future mixed-used character surrounding the site.
- F. The Project is consistent with the General Plan, in that at 6.5 units per acre, the project is within the General Plan density requirements of the Office designation. The mixed-use concept is consistent with guiding principles and policies of the Land Use Element that encourage mixed-uses, a range of housing types, and appropriate relationships between residential densities. The project's architectural concept provides distinctive architectural features and pedestrian-orientation required by the planned development permit process. The project promotes diversity of opportunities for housing consistent General Plan policies of the Housing Element and the project's office component provides pedestrian-oriented design and locates office buildings positively to the street consistent with General Plan policies.
- G. The site is physically suitable for the type and density and/or intensity of use being proposed in that the project site is level with ample area to accommodate the proposal with the requested modifications to development standards. Conditions of approval that require buffering between the proposed office development and the proposed residential uses will ensure compatibility between the two uses. A sound wall required along the site's State Highway Route 32 frontage will reduce potential noise impacts to new residents.
- H. There are adequate provisions for public and emergency vehicle access, sanitation, water, and public utilities and services to ensure that the Project would not be detrimental to public health and safety in that the City's sanitary sewer system has adequate capacity to serve the project; domestic water will be provided by California Water Service Company; storm water facilities will be constructed in accordance with adopted City standards and the City's Best Management Practices; and adequate access will be provided to accommodate emergency vehicles.
- I. The design, location, size and operating characteristics of the Project would not be

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detrimental to the public interest, health, safety, convenience, or welfare of the City in that the proposed density is consistent with the site's Office General Plan designation. The Project will comply with all City zoning, building, and public improvement standards. Therefore, the Project will not result in detrimental impacts to the public or the welfare of the City.

J. The proposed use is allowed within the subject zoning district and complies with all of the applicable provisions of Chapter 19.24 (Use Permits).

K. The proposed use would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed use.

L. The proposed use would not be detrimental and/or injurious to property and improvements in the neighborhood of the proposed use, as well as the general welfare of the City.

M. The proposed entitlement is consistent with the General Plan, any applicable specific plan, and any applicable neighborhood or area plan.

N. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity. As conditioned, the project will not be detrimental to persons or property in the neighborhood since all public improvements and facilities will be constructed in compliance with the requirements of the Department of Public Works and the recommendations project's traffic study and conditions of approval will ensure compatibility between proposed and future uses in the neighborhood. The project is consistent with General Plan density requirements and policies that encourage mixed-uses and pedestrian-oriented design.

6. The Planning Commission finds that the following modifications to the City's subdivision design criteria and improvement standards are necessary because the subdivision is such a size or shape, and/or is affected by such topographic or soil conditions that render it impossible, impractical or undesirable, in the particular case, to conform to the design criteria and improvement standards. The modifications are:

- Allow less than a standard parkway width along Street 'B';

1 AYES: Commissioners Alvistur, Brownell, Hughes, and Monfort

2 NOES: Commissioner Luvaas

3 ABSENT: Commissioners Francis and Schiffman

4 ABSTAIN: None


5 DISQUALIFIED: None

6 ATTEST:

APPROVED AS TO FORM:

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10 KIM SEIDLER
11 Planning Commission Secretary


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LORI J. BARKER
Assistant City Attorney