
**CITY OF CHICO
MAP ADVISORY COMMITTEE
AGENDA**

REGULAR MEETING OF THURSDAY, JANUARY 12, 2023

Zoom online meeting – 11:00 a.m.

This hearing will be held via an online format.

Public Participation: Members of the public may virtually attend and participate in the meeting using the City’s Zoom platform. To remotely view and participate in the meeting online please visit and follow the viewing instructions using the following link: <https://chico.ca.us/post/2023-meeting-agendas>.

Comments may also be submitted in advanced of the meeting by submitting an email with the subject line PUBLIC COMMENT ITEM to Zoning@ChicoCA.gov by 10:00 a.m. the day of the meeting.

The following items will be considered at this Map Advisory Committee meeting:

1. **Extension of Time 22-05 for the Chico Walmart Expansion Project (PM 15-02, AR 15-16, UP 15-10 and UP 15-12); APN 002-370-057, 002-370-055, and 002-170-004: A request for an extension of time in which to file final maps for the Chico Walmart Expansion Project.** The site is designated Regional Commercial on the General Plan Land Use Diagram and is located within the CR (Regional Commercial) zoning district. This project has previously been analyzed in an Environmental Impact Report (EIR), which was adopted by the City Council on 11/15/2016 (State Clearinghouse No. 2015102017), and that no further environmental review is required pursuant to Section 15162 of the CEQA Guidelines. Pursuant to State law, the City can grant one or more discretionary extensions for a period or periods not exceeding a total of six years. **Questions regarding this project may be directed to Principal Planner Mike Sawley, can be reached at (530) 879-6812 or mike.sawley@chicoca.gov.**

2. **Boundary Line Modification 22-10 (Penney Properties Sub Holdings, LLC); 1906 & 1932 East 20th Street, APNs 002-450-038, -040, and -042: A request to modify the shared property lines of three parcels located at the southwest side of the Chico Marketplace near East 20th Street and Highway 99.** The subject parcels are designated Regional Commercial (RC) on the City of Chico General Plan Land Use Diagram and are zoned Regional Commercial (CR). The project is categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations). **Questions regarding this project may be directed to Associate Planner Tina Wilson at (530) 879-6807 or tina.wilson@chicoca.gov.**

3. **Boundary Line Modification 22-11 (ECP/TPB1, LLC); East 20th Street and Forest Avenue, APNs 002-450-044, -045, -046, and -047: A request to modify the shared property lines of four parcels located at the southeast corner of the Chico Marketplace near East 20th Street and Forest Avenue.** The subject parcels are designated Regional Commercial (RC) on the City of Chico General Plan Land Use Diagram and are zoned Regional Commercial (CR). The project is categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations). **Questions regarding this project may be directed to Associate Planner Tina Wilson at (530) 879-6807 or tina.wilson@chicoca.gov.**

4. **Minor Land Division 22-02 (Panda Express); 2350 Forest Avenue, APN 002-230-028: A request to divide an existing 17.91-acre commercial parcel located south of Forest Avenue and west of Notre Dame Boulevard into two (2) separate lots.** The subject parcel is designated Regional Commercial (RC) on the City of Chico General Plan Land Use Diagram and zoned Regional Commercial (CR). The proposed minor land division would divide the parcel into two separate lots. Parcel 1 would be a 16.94-acre lot currently developed with the existing Lowe's Home Improvement Warehouse building, parking lot, and landscaping. Parcel 2 would be a 0.97-acre lot with the proposed Panda Express building, drive-through, parking lot, and landscaping. The project is categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions). **Questions regarding this project may be directed to Associate Planner Tina Wilson at (530) 879-6807 or tina.wilson@chicoca.gov.**

Any person or persons dissatisfied with a Map Advisory Committee decision may appeal that decision to the Planning Commission within 10 calendar days. In accordance with Government Code Section 65009, if any person(s) challenges the action of the Map Advisory Committee in court, said person(s) may be limited to raising only those issues that were raised at the public hearing described in this notice, or in written correspondence delivered to the Map Advisory Committee at, or prior to, the public hearing.

Materials related to an item on this agenda submitted to the Map Advisory Committee after distribution of the agenda packet are available for public inspection in the Planning Services Division at 411 Main Street, Chico, CA during normal business hours.



Please contact the City Clerk at 530-896-7250 should you require an agenda in an alternative format or if you need to request a disability-related modification or accommodation in order to participate in a meeting. This request should be received at least three working days prior to the meeting in order to accommodate your request. Anyone who has difficulty hearing the proceedings of a meeting may be provided with a portable listening device.

Agenda Posted: January 5, 2023 - Prior to 5:00 PM