
**CITY OF CHICO
MAP ADVISORY COMMITTEE
AGENDA**

REGULAR MEETING OF THURSDAY, JULY 13, 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. **Boundary Line Modification 23-05 (Homestead); 1006 and 1020 Main Street, APN 004-431-011: A request to modify the shared boundary lines between three legal lots existing under one Assessor’s Parcel Number, located on the west side of Main Street between Humboldt Avenue and W. 11th Street.** The site is designated Commercial Mixed Use (CMU) on the City of Chico General Plan Land Use Diagram and is zoned DS-L-COS-SD8 (Downtown South with overlays for Landmark (-L), Corridor Opportunity Site (-COS) and Special Design Considerations for the Southwest Chico Neighborhood Area (-SD8). The proposal would situate each of the two existing commercial buildings onto their own separate lots. Resultant Parcel “A” would contain the existing retail building and address at 1006 Main Street, and resultant Parcel “B” would contain the restaurant building and address at 1020 Main Street. 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 Senior Planner Kelly Murphy at (530) 879-6535 or kelly.murphy@chicoca.gov.**
2. **Boundary Line Modification 23-04 (Campos Properties); 1059 Salem Street & 232 West 11th Street, APN 005-094-011 & APN 005-094-009: The applicant requests approval of a Boundary Line Modification to modify the shared property lines of two parcels located at 232 West 11th Street and 1059 Salem Street, between Salem and Broadway Streets.** The modified property line would conform to the existing fence line separating lots as currently occupied. The subject parcels are designated Low Density Residential and on the General Plan Land Use Diagram and located within the R1 (Single Family Residential)) zoning district. This project is categorically exempt from further review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 12305 (Minor Land Use Limitations). **Questions regarding this project may be directed to Associate Planner Molly Marcussen at (530) 879-6808 or molly.marcussen@chicoca.gov.**

3. **Minor Land Division 20-08 (Santos); 460 Ryan Ave, APN 047-560-031:** The applicant requests to divide an existing 6.09 acre parcel into two separate lots. The project site is an “L” shaped parcel that currently takes access from Ryan Avenue, leading back to the bulk of the site which abuts Cohasset Road to the west. The site is designated Manufacturing and Warehousing on the City of Chico General Plan Land Use Diagram and zoned AM-AOC (Airport Manufacturing/Industrial with Airport Overflight Zone C overlay). As proposed, resultant Parcel “1” would be 4.60 acres while Parcel “2” would be approximately 1.50 acres. Resultant parcel “1” would retain the contractor’s yard while resultant parcel “2” would be developed to support a mini storage facility that was approved through Modification 19-04 of Use Permit 12-01 in 2019. 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 Molly Marcussen at (530) 879-6808 or molly.marcussen@chicoca.gov.**

4. **Boundary Line Modification 23-06 (2240 Nord Partnership); 2280 & 2240 Nord Avenue, APNs 042-140-174 & 042-140-175:** A request to modify a boundary line shared between two parcels located on the northern side of Nord Avenue (Highway 32), between West 8th Avenue and West East Avenue. The property at 2280 Nord Avenue currently exists on both sides of W. Lindo Avenue and contains three different primary zoning districts: IOMU (Industrial/Office Mixed Use), R2 (Medium Density Residential) and CN (Neighborhood Commercial). The property at 2240 Nord Avenue contains two primary zoning districts: R2 and CN. The proposal would align the property boundaries with W. Lindo Avenue such that 2280 Nord Avenue would only contain IOMU zoning and 2240 Nord Avenue would contain all the R2 and CN zoning on the site. The project is categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Section 15315 (Minor Land Divisions). **Questions regarding this project may be directed to Assistant Planner Madison Driscoll at (530) 879-6810 or madison.driscoll@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.