
**CITY OF CHICO
MAP ADVISORY COMMITTEE
AGENDA**

REGULAR MEETING OF THURSDAY, AUGUST 10, 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. **Minor Land Division 23-03 (Kirkman); 2674 and 2672 Ceres Avenue, APN 015-200-055: A request to subdivide an existing 3.2-acre parcel with frontage on Ceres Avenue and Bison Court into two (2) smaller lots.** The subject parcel is designated Low Density Residential (LDR) on the City of Chico General Plan Land Use Diagram and zoned R1-AOB2 (Low Density Residential with Airport Overflight Compatibility Zone B). The proposed minor land division would separate the two single-family residences existing on the property, with resultant Parcel “A” retaining the home and address at 2674 Ceres Avenue and resultant Parcel “B” retaining the home with a current address of 2672 Ceres Avenue. Legal access to Parcel “A” is provided on Ceres Avenue, while access to Parcel “B” is provided on Bison Court. 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 Senior Planner Kelly Murphy at (530) 879-6535 or kelly.murphy@chicoca.gov.**
2. **Minor Land Division 23-02 (Leiker); 2991 Esplanade, APN 006-330-006: A request to divide an existing 0.82 acre parcel located on the southwest corner of Esplanade at West Shasta Avenue.** The subject parcel is designated Commercial Mixed Use (CMU) on the City of Chico General Plan Land Use Diagram and is zoned Community Commercial (CC) and within the -AOD and -COS overlay zones. The proposed minor land division would divide the parcel into two separate lots, each containing one of the existing commercial buildings on the property, no new construction is proposed. The project is categorically exempt from environmental review under California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines 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.**

3. **Extension of Time Request for Subdivision 08-04 (Meriam Park Phase 5,6,7 & 8) and 09-01 (Meriam Park Phase 1-4 & 9-10):** A request for an extension of time in which to file final maps for the Meriam Park Phase 5, 6, 7, & 8 Vesting Tentative Subdivision Map (S 08-04) and Meriam Park Phase 1-4 & 9-10 Vesting Tentative Subdivision Map (09-01). Subject parcels are designated Special Mixed-Use on the General Plan Land Use Diagram and zoned TND (Traditional Neighborhood Development). The proposed extension would extend the life of both maps through the duration of the development agreement for Meriam Park. This project has previously been analyzed with an Environmental Impact Report (EIR), which was adopted by the City Council on June 19, 2007, and that no further environmental review is required pursuant to Section 15162 of the CEQA Guidelines. Pursuant to State law, the City can grant discretionary extension through the duration of the development agreement for Meriam Park. **Questions regarding this project may be directed to Assistant Planner Madison Driscoll at (530) 879-6810 or madison.driscoll@chicoca.gov.**

4. **Extension of Time Request for Subdivision 19-04 (Meriam Park Phase EB) and 20-01 (Meriam Park North):** A request for an extension of time in which to file final maps for the Meriam Park Phase EB Vesting Tentative Subdivision Map (S 19-04) and Meriam Park North Vesting Tentative Subdivision Map (20-01). Subject parcels are designated Special Mixed-Use on the General Plan Land Use Diagram and zoned TND (Traditional Neighborhood Development). The proposed extension would extend the life of both maps through the duration of the development agreement for Meriam Park. This project has previously been analyzed with an Environmental Impact Report (EIR), which was adopted by the City Council on June 19, 2007, and that no further environmental review is required pursuant to Section 15162 of the CEQA Guidelines. Pursuant to State law, the City can grant discretionary extension through the duration of the development agreement for Meriam Park. **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.