
CITY OF CHICO
MAP ADVISORY COMMITTEE
AGENDA

Thursday, June 14, 2018 – 11:00 a.m.

Municipal Center - 411 Main Street – Engineering Conference Room (2nd Floor)

The following items will be considered at the Map Advisory Committee meeting on Thursday, June 14, 2018.

1. Boundary Line Modification 18-04 (Garner Lane) 13301 Garner Lane, APNs 006-400-074, -075, -076: A request to modify a shared property line between three parcels located between the Esplanade and Garner Lane. The subject parcels are designated Commercial Mixed Use on the General Plan Land Use Diagram, and are zoned CC-AOD (Community Commercial with an Airport Overflight Zone D overlay). The proposed modification would reduce the southern parcel, Lot "C" (APN 006-400-076), by 1.28 acres to 3.08 acres, increase the northeastern-adjacent parcel, Lot "A" (APN 006-400-074), to 5.44 acres, and the northwestern-adjacent parcel, Lot "B" (APN 006-400-075), to 4.56 acres. Currently, all lots are developed for a driving range and "pitch-and-putt" practice course. The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Alterations in Land Use Limitations). Questions regarding this project may be directed to Associate Planner Kimber Gutierrez at (530) 879-6810, or kimber.gutierrez@chicoca.gov.

2. Certificate of Merger 18-04 (Orwitz Walnut Street Apartments) 808, 820, 832 & 842 Walnut Street; APNs 004-265-003, -004, -005 & -006: A request to merge four parcels located at 808, 820, 832, 842 Walnut Street into one parcel. The proposed merger would accommodate future development of the site with a three story multi-family housing project with a total of 18 units. The subject parcels are designated Commercial Mixed Use on the General Plan Land Use Diagram and are located within the CC (Community Commercial) zoning district. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Infill Development). Questions regarding this project may be directed to Assistant Planner Shannon Costa at (530) 879-6807, or shannon.costa@chicoca.gov.

3. Map Extension S 14-05 (Mariposa Manor), East side of Mariposa Avenue, opposite Whitewood Way; APN 016-060-020: A request for an extension of time in which to file a final map for the Mariposa Manor Vesting Tentative Subdivision Map (S 14-05). The site is designated Low Density Residential on the General Plan Land Use Diagram and is zoned R1-AOC (Low Density Residential with Airport Overflight Zone C overlay). The project was previously analyzed under an Initial Study and resulting Mitigated Negative Declaration, which was adopted by the Planning Commission; therefore, no further environmental review is required pursuant to California Environmental Quality Act Section 15162 (Subsequent EIRs and Negative Declarations). Questions regarding this project may be directed to Associate Planner Kimber Gutierrez at (530) 879-6810, or kimber.gutierrez@chicoca.gov.

4. Subdivision 04-20 (Woodbrook Subdivision Extension of Time) Woodbrook Subdivision, APN 016-200-117: This is a request for an extension of time in which to file a final map for the Woodbrook Vesting Tentative Subdivision Map Phase 2 (S 04-20). The site is designated Low Density Residential on the General Plan Land Use Diagram and is located in the R1-AOC (Low Density Residential with Airport Overflight Zone C overlay) zoning district. This project was previously analyzed under an Initial Study resulting in a Mitigated Negative Declaration which was adopted by the Planning Commission; therefore, no further environmental review is required pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162 (Subsequent EIRs and Negative Declarations). Questions regarding this project may be directed to Planning Intern Chris Smith at chris.smith@chicoca.gov or to Associate Planner Kimber Gutierrez, who can be reached at (530) 879-6810 or kimber.gutierrez@chicoca.gov.

5. Subdivision 06-05 (Montecito Place Subdivision) Extension of Time, APN 006-690-011, 012: This is a request for an extension of time in which to file final maps for the Montecito Place Vesting Tentative Subdivision Map (S 06-05). The site is designated Medium Density Residential on the General Plan Land Use Diagram and is located in the R2-AOD (Medium Density Residential with Airport Overflight Zone D overlay) zoning district. This project was previously analyzed under the Northwest Chico Specific Plan Environmental Impact Report which was certified by City Council; therefore, no further environmental review is required pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162 (Subsequent EIRs and Negative Declarations). Questions regarding this project may be directed to Planning Intern Christopher Smith at chris.smith@chicoca.gov or Associate Planner Kimber Gutierrez, who can be reached at (530) 879-6810 or kimber.gutierrez@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: June 7, 2018
Prior to 3:00 PM.