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**CITY OF CHICO  
MAP ADVISORY COMMITTEE  
AGENDA**

**Thursday, September 13, 2018 – 11:00 a.m.**

**Municipal Center - 411 Main Street – Engineering Conference Room, 2<sup>nd</sup> Floor**

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The following items will be considered at the Map Advisory Committee meeting on Thursday, September 13, 2018.

1. **Certificate of Merger 18-06 (5<sup>th</sup> Street Steakhouse) – 345 and 331 W. 5<sup>th</sup> Street, APNs 004-221-001 and -002:** A request to merge two parcels into one parcel. The merged parcels would total approximately 11,761 square feet in size and allow the applicant to expand the outdoor patio dining area. The subject parcels are designated Residential Mixed Use (RMU) on the General Plan Land Use Diagram and are located within the RMU zoning district. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(e), New Construction or Conversion of Small Structures. Questions regarding this project may be directed to Assistant Planner Shannon Costa at (530) 879-6807 or shannon.costa@chicoca.gov.
2. **Boundary Line Modification 18-05 (Gonzales Development Co., LLC) – APNs 002-180-185, -186, & -187-** A request to consolidate three parcels into two parcels located on the west side of Carlisle Lane, north of Craigie Lane. The three subject parcels are currently undeveloped. The proposed modification would remove the two shared property lines that enclose the center parcel and add a single new line, resulting in two larger parcels and eliminating the center parcel. Currently the two westerly parcels are approximately 9,500 square feet each, and the third is just under 12,900 square feet. The new westerly parcel (Parcel 1) would be approximately 16,500 square feet. The new easterly parcel (Parcel 2) would be approximately 15,500 square feet. The project has been determined to be categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Land Use Limitations). Questions regarding this project may be directed to Planning Intern Chris Smith at (530) 879-6535 or chris.smith@chicoca.gov.
3. **Boundary Line Modification 18-06 (Hart) - 3252 Canyon Oaks Drive and 5 Hill Oak Commons; APNs 018-060-003 and -006-** A request to approve a boundary line modification located between two parcels located in the Canyon Oaks development in east Chico. The westerly parcel (Parcel A) is developed with a single-family home, and the easterly parcel (Parcel B) is undeveloped. The proposed modification would move the shared property line to the east, shifting nearly 9,000 square feet to Parcel A. The size of Parcel A would be increased to 49,052 square feet, decreasing Parcel B to 30,765 square feet. The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Land Use Limitations). Questions regarding this project may be directed to Planning Intern Chris Smith at (530) 879-6535 or chris.smith@chicoca.gov.
4. **Modification of BLM 12-02 (Schlund) – 227 Orient Street, APN 004-094-025** – A request to modify conditions placed on the approval of BLM 12-02 to allow a reduced side setback from 20-feet to a 4-feet for a proposed residence abutting Lower Park in Annie's Glen. The parcel is designated as Low Density Residential (LDR) on the City's General Plan Land Use Diagram and is zoned R1 (Low Density Residential). Questions regarding this project may be directed to Associate Planner Kimber Gutierrez 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: September 6, 2018  
Prior to 3:00 PM.