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**CITY OF CHICO  
MAP ADVISORY COMMITTEE  
AGENDA**

REGULAR MEETING OF THURSDAY, JUNE 9, 2022  
Zoom online meeting – 11:00 a.m.

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**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/2022-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](mailto:Zoning@ChicoCA.gov) by 10:00 a.m. the day of the meeting.

The following items will be considered at the Map Advisory Committee meeting on Thursday, June 9, 2022:

- 1. Boundary Line Modification 22-05 (Fogarty) Humboldt Road, APNs 018-500-160, -161 and -162:** A request to modify the shared property lines of three parcels located on the north side of Humboldt Road at the future extension of Yosemite Drive. The subject parcels are designated Medium Density Residential (MDR) on the City of Chico General Plan Land Use Diagram and are zoned Medium Density Residential (R2) and within -SD2 and -FDSD overlay zones. 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](mailto:tina.wilson@chicoca.gov).**
- 2. Minor Land Division 20-05 (Heath) – APN 003-113-005-000:** A request to divide an undeveloped 12,000 square foot residential parcel located on the northwest corner of Palm Avenue and E. 1<sup>st</sup> Avenue into two separate lots. The subject parcel is designated Medium Density Residential (MDR) on the General Plan Land Use Diagram and zoned R2 (Medium Density Residential). The proposed minor land division would divide the parcel into two separate lots with an average lot size of 6,000 square feet. Single family residences are proposed on each of the resultant parcels. 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 Planner Kelly Murphy at (530) 879-6535 or [kelly.murphy@chicoca.gov](mailto:kelly.murphy@chicoca.gov).**

3. **Boundary Line Modification 22-07 (Cascade Properties, LLC) 1075 East 20<sup>th</sup> Street, APNs 005-550-037, 005-550-005, 005-490-060, and 005-490-061:** The applicant requests approval of a **Boundary Line Modification to modify the shared property lines of four parcels located at 1075 East 20<sup>th</sup> Street, between East 20<sup>th</sup> Street and Silver Dollar Way.** Boundaries would be modified to allow construction of a new warehouse building. The subject parcels are designated Manufacturing and Warehousing and on the General Plan Land Use Diagram and located within the ML (Light Manufacturing) 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 Assistant Planner Madison Driscoll at (530) 879-6810, or [madison.driscoll@chicoca.gov](mailto:madison.driscoll@chicoca.gov).**
  
4. **Certificate of Merger 22-01 (Olson) 266 and 254 Humboldt Avenue, APNs 004-426-007 & -008:** A **request to merge two parcels into one at the southwest corner of Orient Street and Humboldt Avenue.** The site is designated Residential Mixed Use on the City of Chico General Plan Land Use diagram and zoned RMU, -COS, -L (Residential Mixed Use with Corridor Opportunity Site and Landmark overlays). The proposed merger would allow for future development of the site. The project has been determined to be exempt from further environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Alteration in Land Use Limitations). **Questions regarding this project may be directed to Assistant Planner Madison Driscoll at (530) 879-6810 or [madison.driscoll@chicoca.gov](mailto: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.*