
**CITY OF CHICO
MAP ADVISORY COMMITTEE
AGENDA**

REGULAR MEETING OF THURSDAY, April 08, 2021
Zoom online meeting – 11:00 a.m.

Due to protocols established under the Governor’s Executive Orders for COVID 19 community response, this hearing will be held via an online format.

Public Participation: This meeting is being conducted in accordance with Executive Order N-29-20. Members of the public may virtually attend 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/2021-meeting-agendas-1>.

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 public is encouraged not to send more than one email per item and not to comment on numerous items in one email

The following items will be considered at the Map Advisory Committee meeting on Thursday, April 08, 2021:

- 1. Certificate of Merger 21-01 (Perkins Glass) 2819 Esplanade, APNs 006-350-022 and -028. A request to merge two parcels located adjacent to the northwest corner parcel at the intersection of E. Lassen Avenue and Esplanade.** The site is designated Commercial Mixed Use on the General Plan Land Use Diagram and zoned CC-AOD-COS (Community Commercial with Airport Overflight Zone D and Corridor Opportunity Site overlays). The site has been developed with a vehicle repair and maintenance land use, Perkins Auto Glass. A three-bay, 2,660 square foot automotive service building exists on the primary project parcel (APN 006-350-022), which has an area of 0.52 acres. An Architectural Review application (AR 20-15) was approved on September 2, 2020, authorizing the construction of an additional 3,868 square foot building with four automotive service bays, administrative offices, and a customer lobby. An additional parking area is provided on the secondary parcel (APN 006-350-028), which has an area of 0.38 acres and will be developed with asphalt paving and landscaping as part of the approved development. The applicant is proposing to merge these two parcels into a single parcel having an area of 0.90 acres. 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 Planner Kelly Murphy at (530) 879-6535, or kelly.murphy@chicoca.gov**
- 2. Boundary Line Modification 21-02 (Pajouh) APNs 006-400-061, -063, -064 & -065):** The applicant **requests approval of a Boundary Line Modification to modify the shared property line between four lots located on the east side of Garner Lane, between Esplanade and Highway 99 in North Chico.** The subject parcels are designated Commercial Mixed Use and Manufacturing & Warehousing on the City of Chico General Plan Land Use Diagram and zoned CC (Community Commercial) and ML (Light Manufacturing). 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 Principal Planner Mike Sawley at (530) 879-6812, or mike.sawley@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: April 01, 2021
Prior to 5:00 PM