
**CITY OF CHICO
MAP ADVISORY COMMITTEE
AGENDA**

REGULAR MEETING OF THURSDAY, OCTOBER 13, 2022

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/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 by 10:00 a.m. the day of the meeting.

The following items will be considered at this Map Advisory Committee meeting:

1. **Vesting Tentative Subdivision Map 15-05 (Stonegate) Extension of Time; located on the east and west sides of Bruce Road between E. 20th Street and Skyway in southeast Chico, APN’s 002-190-041, 018-510-007, -008, and -009: A request for extension of time in which to file a final map for the Stonegate Subdivision (S 15-05), the extension of which would also apply to a related use permit approval for the Stonegate Mixed-use Project. The request is made under provisions associated with pending litigation associated with the project approval.** The site is designated designated/(zoned) a mixture of Low Density Residential (R1), Medium Density Residential (R2), Community Commercial (CC), Primary Open Space (OS1), Secondary Open Space (OS2). This project was previously analyzed under an Environmental Impact Report, which was certified by the Chico City Council on September 18, 2018 (State Clearinghouse #2016062049), and 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 Principal Planner Mike Sawley at (530) 879-6812 or mike.sawley@chicoca.gov.**

2. **Certificate of Merger 22-03 (Wells); East Avenue, APN’s 006-071-060 and 006-071-061: A request to merge two parcels located on the south side of East Avenue between Esplanade and Highway 99.** The subject parcels are 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 overlay zone. The proposed merger would combine two parcels into one 0.34 acre parcel. 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 Assistant Planner Madison Driscoll at (530) 879-6810 or madison.driscoll@chicoca.gov.**

3. **Boundary Line Modification 22-09 (Amain); 2860 Fair Street, APN's 040-310-070 and 040-310-071: A request to modify a shared boundary line between two parcels located on the south side of Fair Street between Midway and Highway 99.** The subject parcels are designated Manufacturing and Warehousing (MW) on the City of Chico General Plan Land Use Diagram and is zoned Light Manufacturing (ML). The proposed boundary line modification would shift the shard property line to the west to allow room for an expansion of the existing facility. An existing warehouse facility is located on one of the parcels. The project is categorically exempt form 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 Assistant Planner Madison Driscoll at (530) 879-6807 or madison.driscoll@chicoca.gov.**

4. **Boundary Line Modification 22-08 (Peterson); 121 W. 21st Street, APN 005-281-018: A request to modify a boundary between two historic parcels located on the south side of W. 21st Street between Salem Street and Park Avenue.** The subject parcel is designated Low Density Residential (LDR) on the City of Chico General Plan Land Use Diagram and is zoned Low Density Residential (R1) and within the -SD8 overlay zone. The proposed boundary line modification would shift the boundary to the north by four feet to allow for future development and to bring the existing building into compliance. The project is categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15312 (Minor Land Divisions). **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.

Agenda Posted: October 6, 2022 - Prior to 5:00 PM