
**CITY OF CHICO
MAP ADVISORY COMMITTEE
AGENDA**

**SPECIAL MEETING OF THURSDAY, May 27, 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, May 27, 2021:

- 1. Minor Land Division 20-06 (Vermeltfoort) – 15 W. Eaton Road, APN 006-690-022-000. A request to divide an existing 3.03-acre commercial parcel into two separate lots.** The subject parcel is located on the southwest corner at the intersection of Esplanade and Eaton Road. The site is currently designated Office Mixed Use on the General Plan Land Use Diagram and zoned OC (Office Commercial). The west half of the parcel has been developed with an office building and parking area, while the remaining area on the eastern portion of the site is vacant. The proposed minor land division would separate the developed portion of the site from the undeveloped area. 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.**

- 2. Minor Land Division 21-02 (Stofa) – 3291 Shadybrook Lane, APN 018-060-024-000. A request to divide an existing 8.72-acre undeveloped residential parcel into three separate lots.** The subject parcel is located on the south side of Shadybrook Lane and designated Very Low Density Residential (VLDR) on the General Plan Land Use Diagram. The site is primarily zoned RS-20-FDSD (Suburban Residential - Minimum 20,000 square feet with Foothill Development overlay); however, there is an undevelopable area existing along the rear portion of the lot that is zoned OS1-FDSD (Primary Open Space with Foothill Development overlay). The proposed minor land division would divide the parcel into three separate lots having an average lot size of 2.9 acres. No new construction is being proposed at this time. Any future development of the resultant parcels would require approval of a Foothill Development Permit. 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.**

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: May 20, 2021
Prior to 5:00 PM