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**CITY OF CHICO  
MAP ADVISORY COMMITTEE  
AGENDA**

SPECIAL MEETING OF THURSDAY, NOVEMBER 18, 2021

Zoom online meeting – 11:00 a.m.

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**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, or to review the report and project materials, please visit 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](mailto: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, November 18, 2021:

1. **Certificate of Merger (19-01) CSUC; 17 parcels bounded by Warner Street to the east, Stadium Way to the north, College Drive to the south, and California State University (CSUC) campus to the east. A request to approve the merging of 17 parcels under the ownership of California State University Chico (CSUC):** The proposal would result in merging of 17 parcels designated Low Density Residential on the General Plan Land Use Diagram and zoned R1 (Low Density Residential). The proposal would support future expansion of CSUC facilities. The project has been determined to be exempt from environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Alterations in Land Use Limitations). **Questions regarding this project may be directed to Assistant Planner Madison Driscoll at [madison.driscoll@chicoca.gov](mailto:madison.driscoll@chicoca.gov), or (530) 879-6810.**
2. **Boundary Line Modification 21-05 (MP Northfork) APNs 002-180-198, -097, -167:** The applicant requests that the Map Advisory Committee forward a recommendation of approval of a Boundary Line Modification to modify the shared property lines of three parcels located South of Humboldt Road between Notre Dame Boulevard and Bruce Road. Parcel 1 and Parcel 3 are designated Special Mixed Use on the General Plan Land Use Diagram and zoned TND (Traditional Neighborhood Development). Parcel 2 is designated Primary Open Space and zoned OS1 (Primary Open Space). The boundary line modification would adjust the Little Chico Creek Greenway boundary consistent with the Meriam Park North Subdivision Map (S 20-01). The project is categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15305 (Minor Land Use Limitations). **Questions regarding this project may be directed to Assistant Planner Madison Driscoll at [madison.driscoll@chioca.gov](mailto:madison.driscoll@chioca.gov), or (530) 879-6810.**

3. **Boundary Line Modification 21-07 (Jesus Center) 2300 Fair Street, APNs 005-480-035 and -063:** The applicant request approval of a Boundary Line Modification to modify the shared property line of two parcels located on Fair Street, In between East Park Avenue and East 20<sup>th</sup> Street. The subject parcels are designated Industrial/Office Mixed Use on the General Plan Land Use Diagram and located within the IOMU (Industrial Office Mixed Use) zoning district. The project is categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15305 (Minor Land Use Limitations). **Questions regarding this project may be directed to Assistant Planner Madison Driscoll at [madison.driscoll@chicoca.gov](mailto:madison.driscoll@chicoca.gov), or (530) 879-6810**
  
4. **Boundary Line Modification 20-09 (Epick Homes, Inc./City of Chico; APNs 002-190-041 & 002-220-006):** The applicant requests that the Map Advisory Committee forward a recommendation of approval for a Boundary Line Modification (BLM) to modify the shared property line between two lots located south of East 20th Street and north of Parkhurst Street, west of Bruce Road. The subject parcels are designated Commercial Mixed Use and Secondary Open Space on the City of Chico General Plan Land Use Diagram and are zoned CC (Community Commercial) and OS2 (Secondary Open Space). The proposed configuration would align with City zoning boundaries and would effectuate the “Land Transfer” provision of the approved Stonegate Subdivision. Under the new configuration the City-owned parcel would be entirely zoned OS2 (Secondary Open Space), and the parcel in the Stonegate Subdivision would be entirely zoned CC (Community Commercial). The proposed lot line adjustment is described in the Environmental Impact Report (EIR), which was certified by the Chico City Council for the Stonegate project on 09/18/2018 (SCH# 2006062049). Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary, as there have been no substantial changes to the project which would require revisions of the EIR, no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which would require major revisions of the EIR, and no new information of substantial importance has become available that would otherwise require the City to revisit the EIR in connection with approving this subsequent component of the project. **Questions regarding this project may be directed to Principal Planner Mike Sawley at [mike.sawley@chicoca.gov](mailto:mike.sawley@chicoca.gov), or (530) 879-6812.**

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: November 10, 2021  
Prior to 5:00 PM