

**CITY OF CHICO**  
**MAP ADVISORY COMMITTEE**  
**AGENDA**  
**Thursday, April 13, 2017 – 11:00 a.m.**  
**Municipal Center - 411 Main Street – Engineering Conference Room**

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The following items will be considered at the Map Advisory Committee meeting on Thursday, April 13, 2017.

- 1. Subdivision 09-01 (Meriam Park Subdivision Extension of Time) Meriam Park Subdivision, APN 002-180-157, -156, -154, -166** – The applicant is requesting an extension of time in which to file final maps for the Meriam Park Vesting Tentative Subdivision Map Phases 1-4, 9 and 10 (S 09-01). The site is designated Special Mixed-Use on the General Plan Diagram and located within a TND (Traditional Neighborhood Development) zoning district. Questions regarding this project may be directed to Assistant Planner Shannon Costa, who can be reached at (530) 879-6506 or [shannon.costa@chicoca.gov](mailto:shannon.costa@chicoca.gov).
- 2. Boundary Line Modification 17-02 (Roycroft) APNs 042-790-017, -018 and -019** – A Boundary Line Modification affecting three undeveloped residential parcels located within the Westside Place subdivision at 1318, 1322 and 1326 Roycroft Lane. The proposal would move the shared property lines between the parcels to create three equal-sized lots. The site is designated Medium Density Residential on the General Plan Diagram and located within an R2-AOD-COS-SD5 (Medium Density Residential with Aircraft Operations Compatibility Zone D, Corridor Opportunity Site and Special Design Considerations 5 overlays) zoning district. The project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Land Use Limitations). Questions regarding this project may be directed to Assistant Planner Kelly Murphy, who can be reached at (530) 879-6535 or [kelly.murphy@chicoca.gov](mailto:kelly.murphy@chicoca.gov).
- 3. Minor Land Division 17-03 (Patel Hotel), APN 002-370-073** A proposal to divide an existing 3-acre parcel into two separate lots. The project site is located on the south side of Springfield Drive, between Forest Avenue and Devonshire Drive. The site is currently developed with parking. The site is designated Commercial Mixed Use (CMU) on the General Plan Diagram, located within a CC (Community Commercial) zoning district. The project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15315 (Minor Land Divisions). Questions regarding this project may be

directed to Assistant Planner Shannon Costa, who can be reached at (530) 879-6506 or shannon.costa@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 6, 2017  
Prior to 3:00 PM.