

**CITY OF CHICO**  
**MAP ADVISORY COMMITTEE**  
**AGENDA**  
**Tuesday, May 23, 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 Tuesday, May 23, 2017.

- 1. Subdivision/Planned Development Permit 03-02 - Westside Place Tentative Map Extension of Time Request** – An extension of time in which to file final maps for the Westside Place Tentative Subdivision Map (S/PDP 03-02), originally approved 06/17/2004. The site is located on the north side of Nord Avenue between W. Lindo Avenue and W. 8<sup>th</sup> Avenue. The site is designated Medium Density Residential on the General Plan Land Use Diagram, and located in the R2-AOD-COS-SD5 (Medium Density Residential with Aircraft Overflight, Corridor Opportunity Site and Special Design Considerations overlays) zoning district. Planning staff is recommending an extension of three (3) years, resulting in a new expiration date of 05/11/2020. Questions regarding this project may be directed to Assistant Planner Kelly Murphy at (530) 879-6535 or [kelly.murphy@chicoca.gov](mailto:kelly.murphy@chicoca.gov).
- 2. Minor Land Division 17-01 North State Radiology, 1700 & 1702 Esplanade** - A request to divide an existing 0.82-acre parcel into two separate lots. The site is developed with an existing 10,249 square foot medical office building (“North State Imaging”) and a parking lot that also serves the Chico Breast Care Center (1720 Esplanade). The proposed lot split would divide the existing parking area, designating 34 spaces to the office building on Parcel “A” and 30 parking spaces to Parcel “B”. The site is designated OMU (Office Mixed Use) on the City of Chico General Plan Diagram, and located in an OR (Office Residential) zoning district. The project is exempt from 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 Shannon Costa, who can be reached at (530) 879-6807 or [shannon.costa@chicoca.gov](mailto:shannon.costa@chicoca.gov).
- 3. Minor Land Division 17-02 (Little Chico Creek) – 1770 Humboldt Avenue; APN 002-050-246** – A request to divide an existing 2.57-acre parcel into two (2) lots. Parcel A would be approximately 1.7 acres, and Parcel B would be 0.845 acres in size. The site is designated OMU (Office Mixed Use) on the City of Chico General Plan Diagram, and located in an OR (Office Residential) zoning district. The project is exempt from 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 Kelly Murphy at (530) 879-6535 or [kelly.murphy@chicoca.gov](mailto: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 16, 2017  
Prior to 3:00 PM.