



# CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg.5/14/2020) DATE: May 14, 2020  
FROM: Molly Marcussen, Associate Planner FILE: MLD 20-01  
SUBJECT: Minor Land Division 20-01 (Oxford Suites), 2035 Business Lane, APN 002-370-069

## **REQUEST**

The applicant requests approval to divide an existing 5.3-acre parcel into two separate lots (see Location Map, **Attachment A**, and Plat, **Attachment B**). The westerly portion of the site is developed with an Oxford Suites hotel, landscaping, lighting and parking area. The proposed division would split the undeveloped rear portion of the site from the main developed portion.

## **BACKGROUND/ANALYSIS**

The site is located on the north east corner of the intersection of Business Lane and Baney Lane. The site is designated Regional Commercial on the City of Chico General Plan Land Use Diagram and is zoned CR (Regional Commercial). At its May 16, 2017 meeting, the Architectural Review and Historic Preservation Board approved the site design and architecture for a new 82,000-square-foot, 116-room hotel structure with surrounding lighting and landscaping. The proposal would subdivide the property such that Parcel A would be 3.03 acres in size and contain the existing hotel building and surrounding improvements. Parcel B would be 2.22 acres in size and support the future development of the site for the new hotel structure and requires frontage improvements. Parcel A and Parcel B would meet all development standards and no major issues have been identified.

## **RECOMMENDATION**

Staff recommends that the Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15315 (Minor Land Division) and approve Minor Land Division 20-01 (Oxford Suites), subject to the following conditions:

1. Prior to recordation of the Certificate of Compliance, the applicant shall provide evidence to the Planning Division of a tax deposit made to Butte County.
2. Prior to the recordation of the Certificate of Compliance, the applicant shall complete the necessary work to satisfy Development Engineering staff's requirements outlined in Exhibit I.

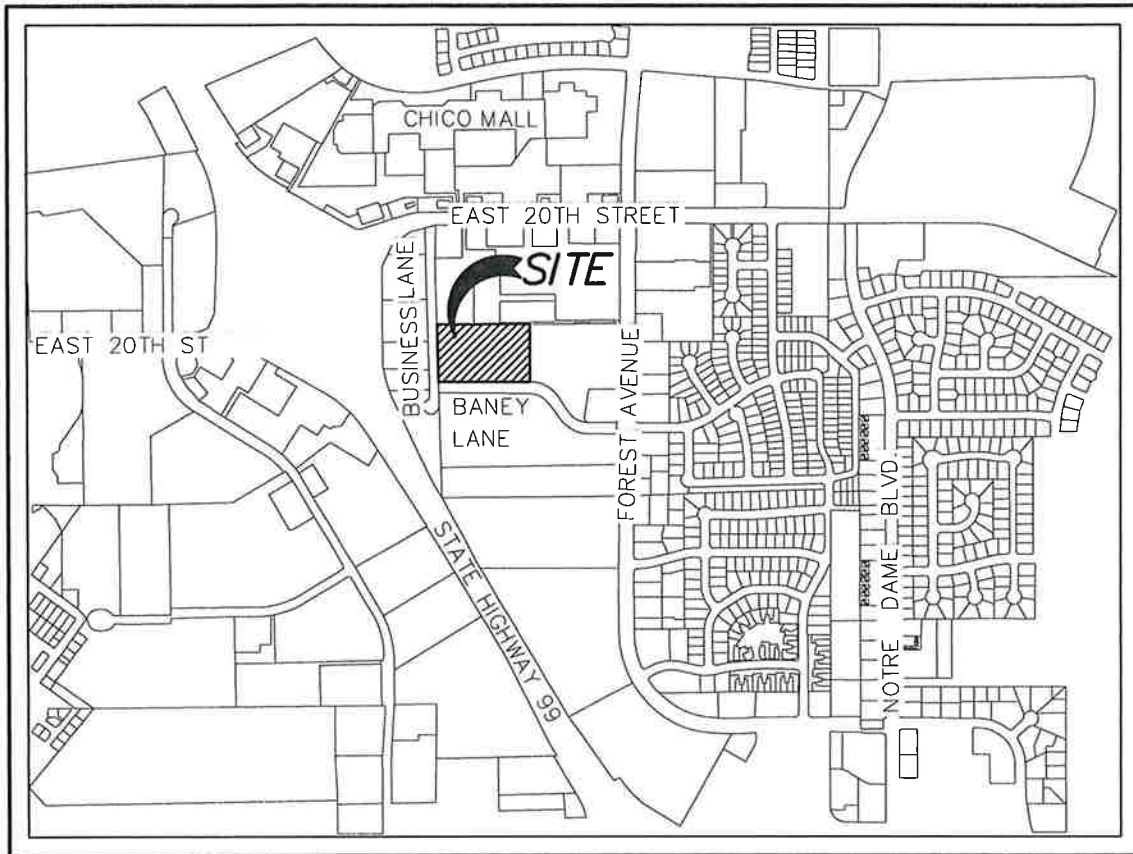
## **ATTACHMENTS**

- A. Location Map
- B. Plat for MLD 20-01
  1. Exhibit I- Conditions of Approval

## **DISTRIBUTION**

cc: Oxford Suites, 475 NE Bellevue Dr., Suite 210, Bend, OR 97701  
Rolls, Anderson and Rolls, Attn.: Herbert Votaw, 115 Yellowstone Drive, Suite 122, Chico, CA, 95973


Attachment A



LOCATION MAP

NO SCALE

LEGEND

 LOCATION OF MINOR LAND DIVISION



02-07-20

CITY OF CHICO

DEPARTMENT OF PUBLIC WORKS

DRAWN BY R.A.R. DATE FEB., 2020  
 CHECKED \_\_\_\_\_ SCALE NONE

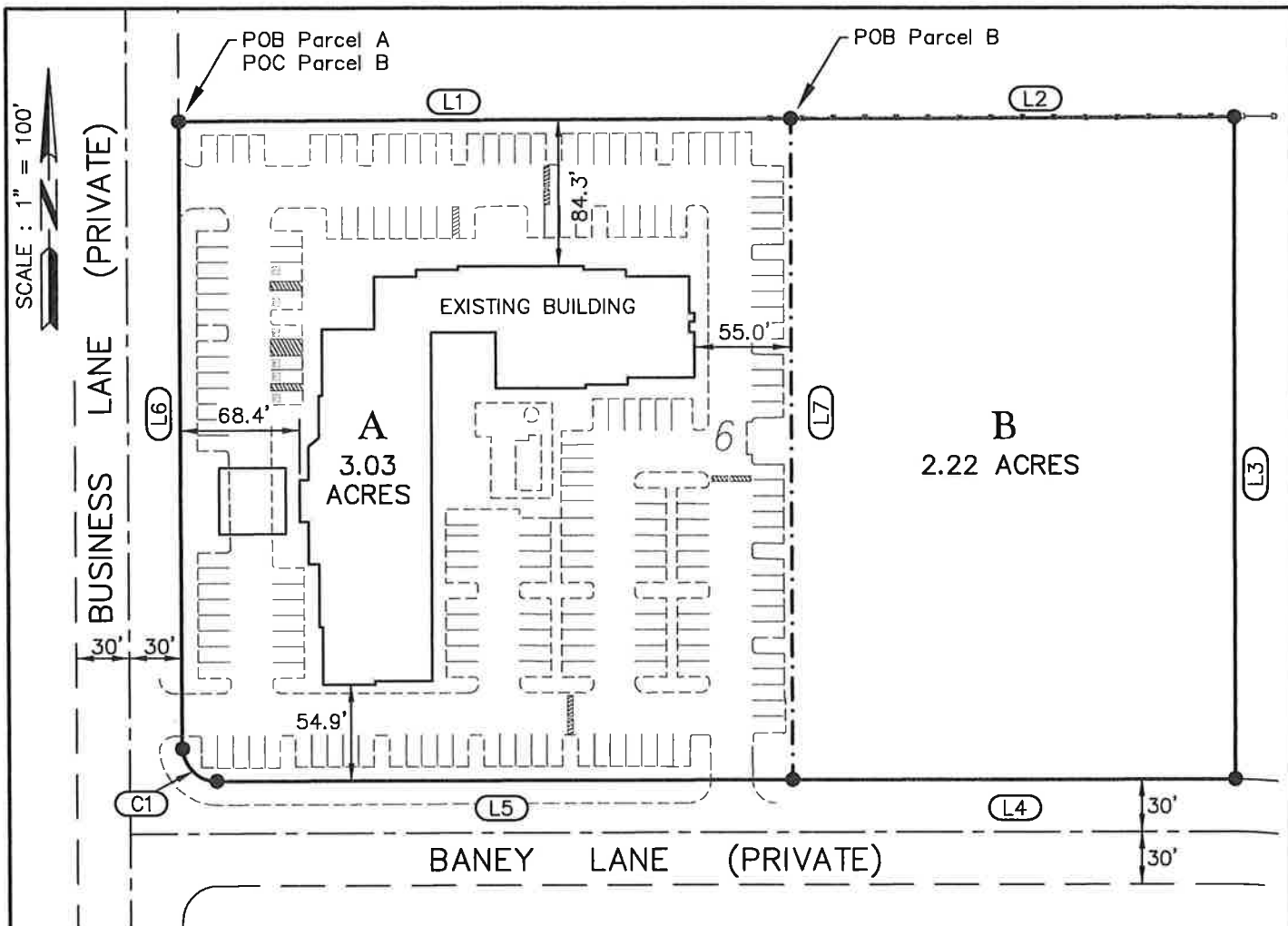
MINOR LAND DIVISION 20-01  
 FOR  
 OXFORD SUITES (BANEY CORP.)

EXHIBIT  
 B

APPROVED \_\_\_\_\_  
 PUBLIC WORKS DIRECTOR

SHEET 1 OF 3

Attachment B



**LEGEND**

- PROJECT BOUNDARY
- APPROXIMATE LOCATION OF EXISTING PROPERTY LINE
- PROPOSED NEW PARCEL LINE
- EXISTING RIGHT-OF-WAY CENTERLINE
- EXISTING PARCEL NUMBER PER BOOK 144 OF MAPS, PAGES 6 AND 7
- PARCEL TO BE CREATED
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA
C1	31.42'	20.00'	90°00'00"

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 89°47'40" E	349.41'
L2	N 89°47'40" E	255.60'
L3	S 00°04'41" E	379.35'
L4	S 89°55'19" W	255.60'
L5	S 89°55'19" W	329.41'
L6	N 00°04'41" W	358.00'
L7	S 00°04'41" E	378.78'

**CITY OF CHICO**

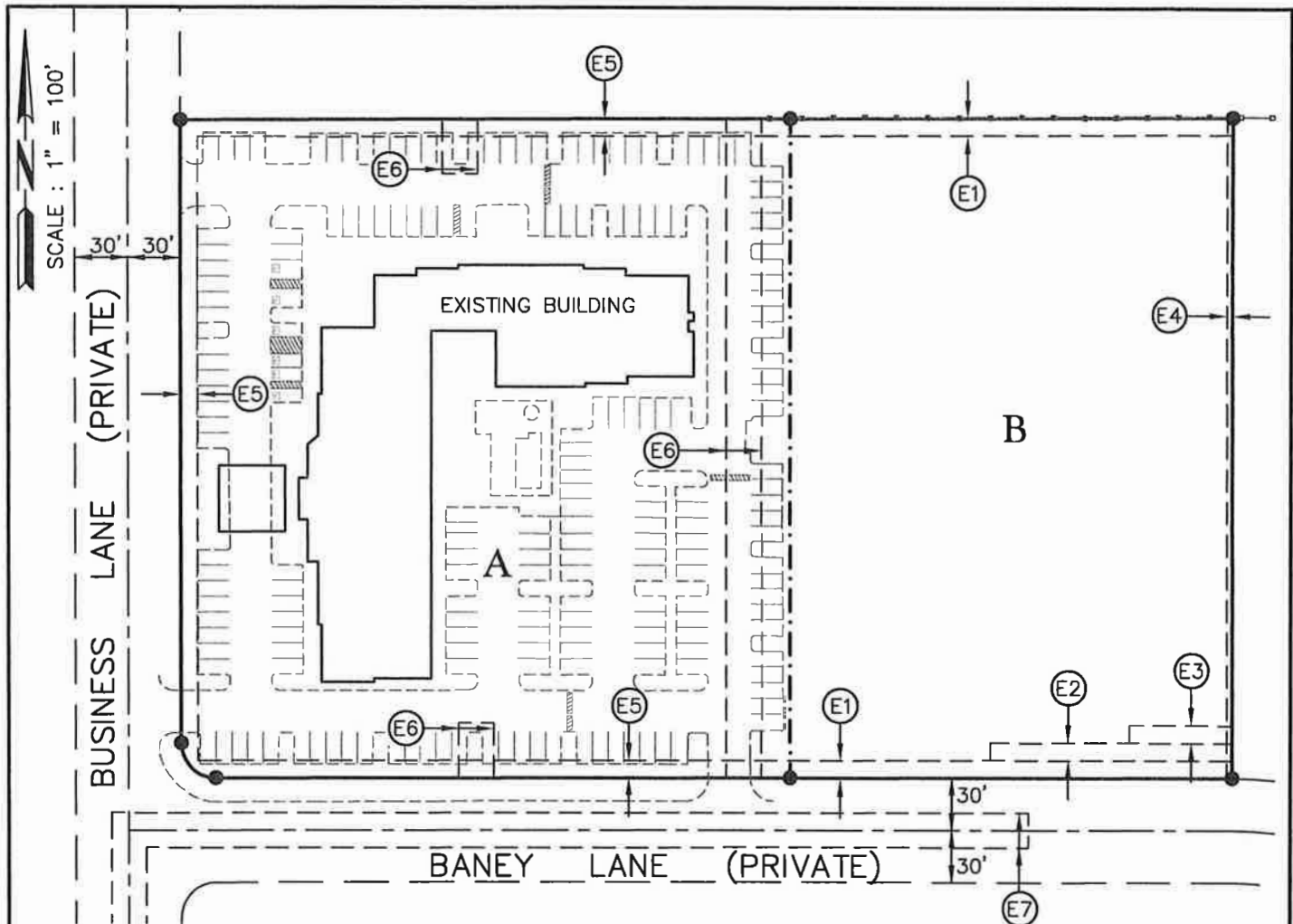
**DEPARTMENT OF PUBLIC WORKS**

DRAWN BY R.A.R. DATE FEB., 2020  
 CHECKED \_\_\_\_\_ SCALE 1"=100'  
 APPROVED \_\_\_\_\_  
 PUBLIC WORKS DIRECTOR

**MINOR LAND DIVISION 20-01**  
**FOR**  
**OXFORD SUITES (BANEY CORP.)**

**EXHIBIT**  
**B**

SHEET 2 OF 3



### LEGEND

- PROJECT BOUNDARY
- - - APPROXIMATE LOCATION OF EXISTING PROPERTY LINE
- · - · - PROPOSED NEW PARCEL LINE
- - - EXISTING RIGHT-OF-WAY CENTERLINE
- 6 EXISTING PARCEL NUMBER PER BOOK 144 OF MAPS, PAGES 6 AND 7
- A PARCEL TO BE CREATED
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

### EASEMENTS

- (E1) 10' WIDE PUBLIC UTILITY EASEMENT PER BOOK 144 OF MAPS, PAGES 6 AND 7
- (E2) 10' x 140' SANITARY SEWER EASEMENT PER O.R. 97-44147
- (E3) 10' x 60' STORM DRAIN EASEMENT PER O.R. 97-44147
- (E4) 3' WIDE PUBLIC UTILITY EASEMENT PER BOOK 144 OF MAPS, PAGES 6 AND 7
- (E5) 10' WIDE PUBLIC UTILITY EASEMENT PER BOOK 130 OF MAPS, PAGES 14 AND 15
- (E6) EASEMENT PER O.R. 93-34088
- (E7) 20' WIDE SANITARY SEWER EASEMENT PER O.R. 93-024199

CITY OF CHICO

DEPARTMENT OF PUBLIC WORKS

DRAWN BY R.A.R. DATE FEB., 2020  
 CHECKED \_\_\_\_\_ SCALE 1"=100'

MINOR LAND DIVISION 20-01  
 FOR  
 OXFORD SUITES (BANEY CORP.)

EXHIBIT  
 B

APPROVED \_\_\_\_\_  
 PUBLIC WORKS DIRECTOR

SHEET 3 OF 3

Exhibit "I"



Conditions of Approval

Meeting Date 5/14/20

DATE: March 8, 2020

File: MLD 20-01

TO: MAP ADVISORY COMMITTEE

FROM: Matt Johnson, Senior Development Engineer, 879-6910  
Public Works Department

RE: **Minor Land Division MLD 20-01 Oxford Suites**

Exhibit "I"

This office has reviewed the Minor Land Division MLD 20-01 and herewith submits the following findings and recommendations for same.

**A. MODIFICATIONS TO TITLE 18R - DESIGN CRITERIA AND IMPROVEMENT STANDARDS OF THE CHICO MUNICIPAL CODE**

The Subdivider has requested certain modifications to Titles 18R of the Chico Municipal Code (CMC). Staff recommendations are as follows:

1. **Request:** Non-standard street cross sections.

**Recommendation:** Acceptable.

**THE CONDITIONS CONTAINED IN THE REMAINDER OF THIS REPORT REFLECT, WHERE APPLICABLE, THE RECOMMENDATIONS ABOVE.**

**B. PRIVATE FACILITY CONSTRUCTION**

1. **Business Lane**

The Subdivider shall remove, replace, and/or construct any deficient improvements along the Business Lane frontage to achieve compliance with current ADA and Title 24 Accessibility Requirements including the two existing driveways on Business Lane.

2. **Business/Baney Corner Return**

The Subdivider shall remove and replace the existing PCC Handicapped Ramp to achieve compliance with current ADA and Title 24 Accessibility Requirements.

**3. Baney Lane**

The Subdivider shall construct City standard streets and appurtenant facilities at the following locations:

- a) Existing Improvements - The Subdivider shall remove, replace, and/or construct any deficient improvements along the Baney Lane frontage to achieve compliance with current ADA and Title 24 Accessibility Requirements including the one existing driveway on Baney Lane.
- b) Adjacent to Vacant Portion of Property - Complete half street urban improvements along the Baney Lane frontage.

**4. Storm Drainage**

The Subdivider shall pay a storm drain fee calculated in accordance with the current fee schedule under the requirements of the Chico Municipal Code, prior to recordation of the Certificate of Compliance.

**5. Sanitary Sewer**

The Subdivider shall complete an Application for Sewer Connection.

The Subdivider shall pay all sanitary sewer fees in compliance with the terms and conditions of the Application for Sewer Connection.

**C. SUBDIVISION GRADING**

All subdivision grading shall be in conformance with Chapter 16R.22, Grading Standards, of the Chico Municipal Code.

**D. OTHER PERMITS**

If applicable, the Subdivider shall submit a completed "Application Requesting Permission to Plant, Remove, Alter, or Disturb Public Trees" to the Public Works Department. The Subdivider shall comply with any and all recommendations/requirements prior to commencing any construction activities on the site.

**E. DESIGN CRITERIA AND IMPROVEMENT STANDARDS**

All public/private improvements shall be designed in accordance with Chapter 18R.08, Design Criteria, of the Chico Municipal Code.

The Subdivider shall submit improvement plans, profiles, typical sections, details and specifications to the Public Works Department for review and approval prior to the start of any construction of public improvements.

All public/private improvements shall be constructed in conformance with Chapter 18R.12, Improvement Standards, of the Chico Municipal Code and in conformance with the details shown on the approved improvement plans.

## **F. ADMINISTRATIVE REQUIREMENTS**

### **1. Subdivision Improvement Agreement**

If the public improvements required herein are not satisfactorily completed prior to recordation of the Certificate of Compliance, the Subdivider shall enter into a subdivision improvement agreement in conformance with Chapter 18.36, Subdivision Improvement Requirements, of the Chico Municipal Code.

### **2. Subdivision Fees**

Plan Checking and Inspection Fees will be charged in conjunction with the City issued encroachment permit.

Recommendations and comments of all parties to whom the Minor Land Division was circulated for review are on file with the respective parties and in Planning Services Department.

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Matt Johnson, Senior Development Engineer

#### Distribution:

Original - Planning MLD 20-01 File