



# CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 01/09/2020) DATE: December 20, 2019  
FROM: Kelly Murphy, Project Planner FILE: BLM 19-06  
SUBJECT: Boundary Line Modification 19-06 (Kumar Hotels)  
1651 Springfield Drive; APNs 002-140-025 and 002-140-026.

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## **REQUEST**

The applicant requests approval of a Boundary Line Modification (BLM) to modify the shared property line between two parcels located on the west side of Springfield Drive and east of CA Highway 99, adjacent to the Chico Mall (see Location Map, **Attachment A**, and Plat, **Attachment B**). The subject parcels are designated Regional Commercial (RC) on the General Plan Land Use Diagram and zoned CR (Regional Commercial).

## **BACKGROUND/ANALYSIS**

The site is currently undeveloped commercial land. The proposal would increase the area of Parcel 1 from 2.50 acres to 3.30 acres and would decrease Parcel 2 from 3.31 acres to 2.51 acres. The resultant parcels meet all applicable size requirements established for the CR zoning district.

## **RECOMMENDATION**

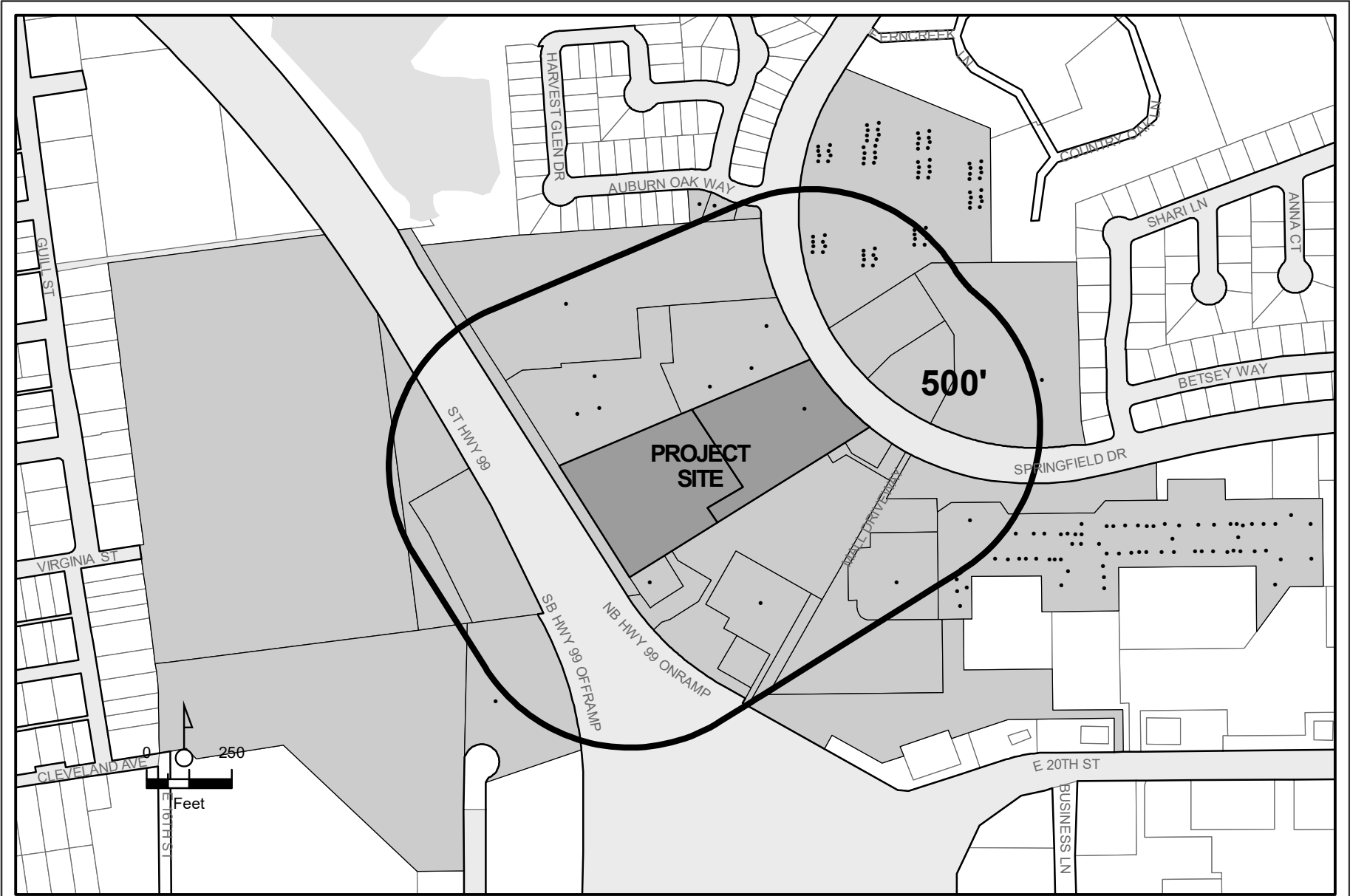
Staff recommends that the Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15305 (Minor Land Use Limitations) and approve Boundary Line Modification 19-06 (Kumar Hotels).

## **ATTACHMENTS**

- A. Location Map
- B. Plat

## **DISTRIBUTION**

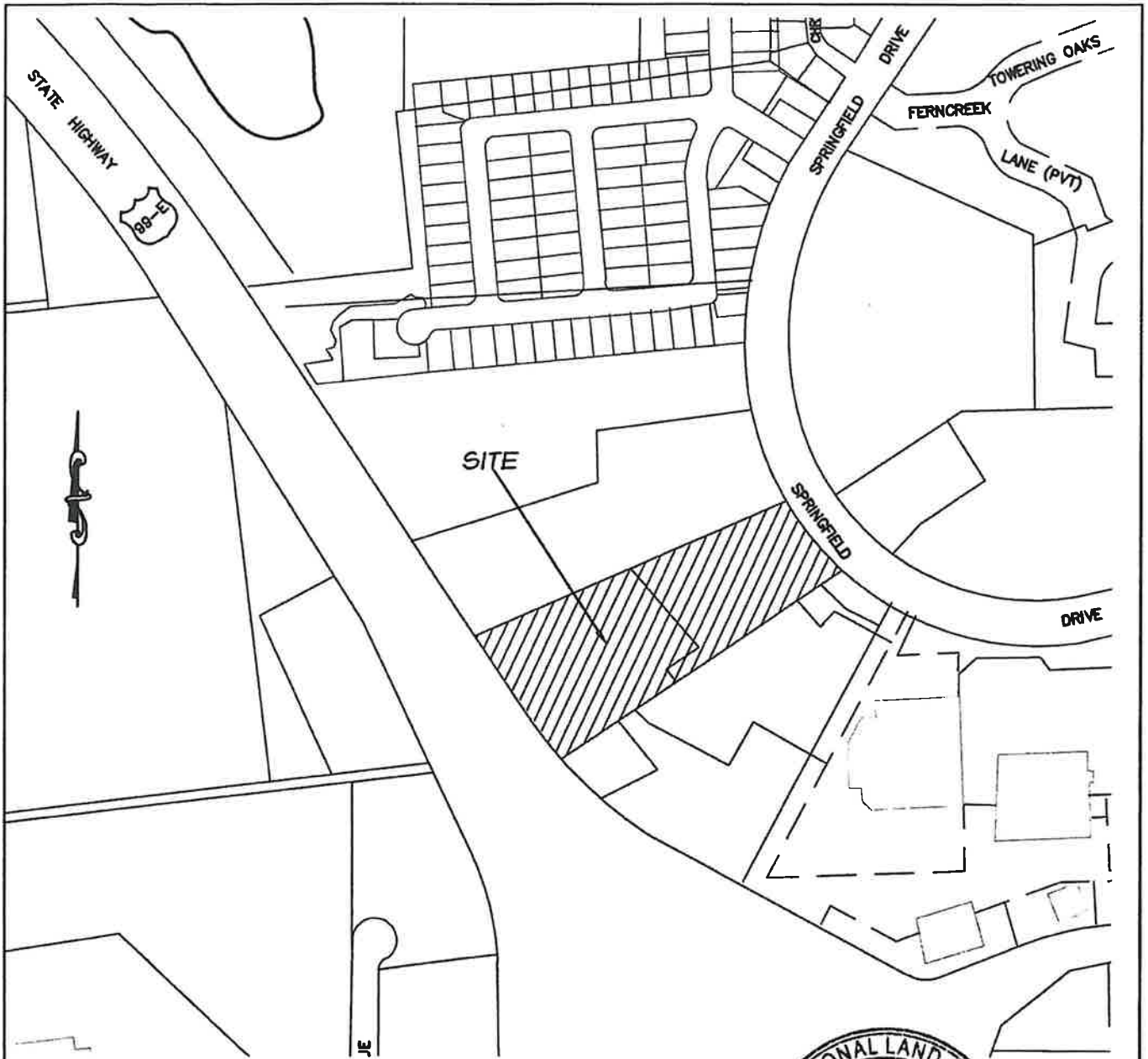
cc: Robertson Erickson Civil Engineers & Surveyors; Attn: Russ Erickson / Malcolm Macdonald, 888 Manzanita Court, Suite 101, Chico, CA 95928,  
Email: [Russ@robertsonerickson.com](mailto:Russ@robertsonerickson.com)  
Kumar Hotels, Inc., Attn: Roger Kumar, Email: [willows249@gmail.com](mailto:willows249@gmail.com)  
Ethan Conrad, Email: [ethan@ethanconradprop.com](mailto:ethan@ethanconradprop.com)



BLM 19-06 (Kumar Hotels)  
1651 Springfield Drive  
APNs 002-140-(025 and -026)-000

- Notified Addresses
- Notified Parcels





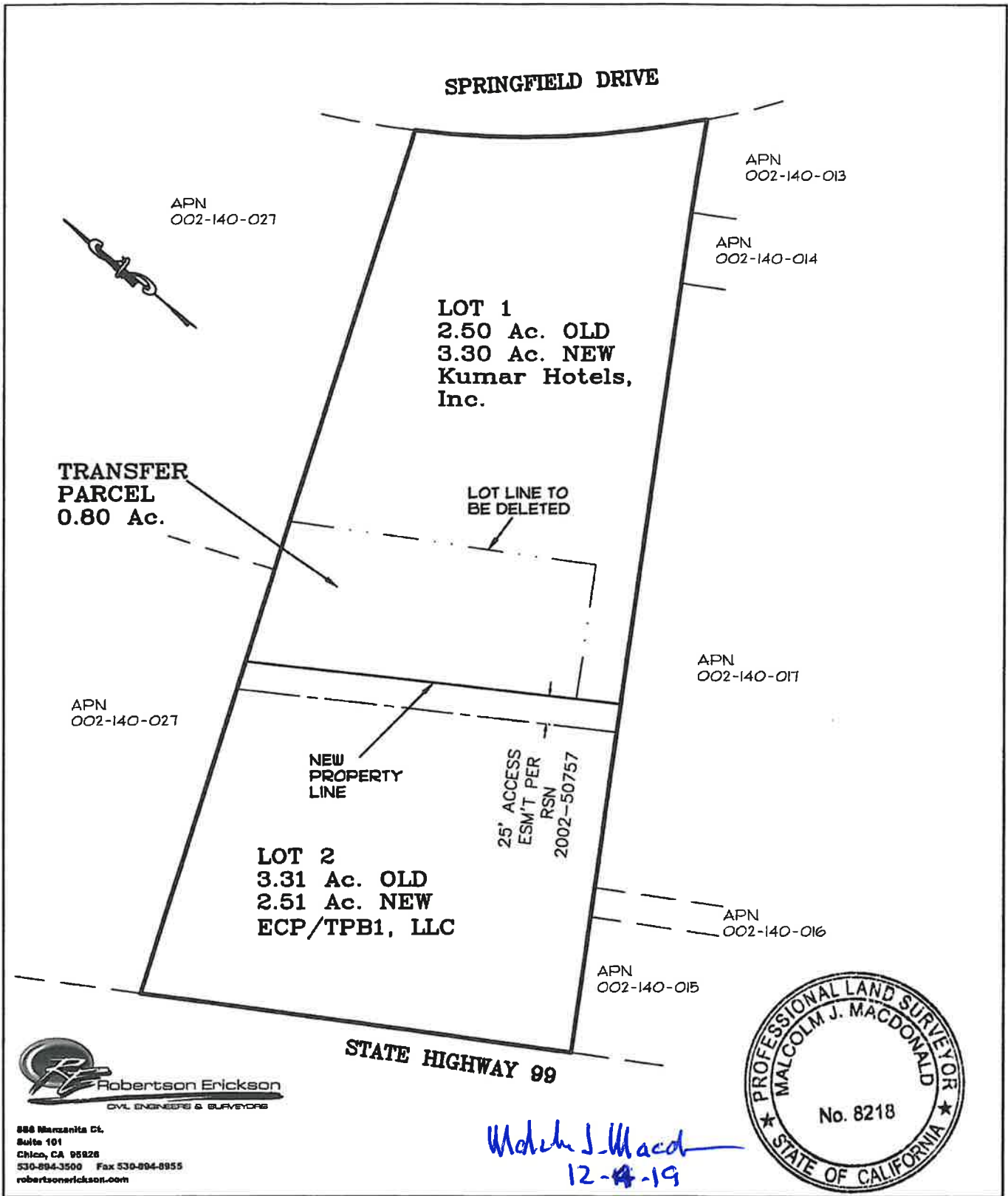
888 Marzanita Ct.  
Suite 101  
Chico, CA 95926  
530-894-3500 Fax 530-894-8155  
robertsonerickson.com



VICINITY MAP  
CITY OF CHICO, CA  
NOT TO SCALE

*Malcolm J. Macdonald*  
12-4-19

CITY OF CHICO		PUBLIC WORKS DEPARTMENT	
DRAWN BY <u>jcm</u>	DATE <u>12/4/2019</u>	BOUNDARY LINE MODIFICATION 19-06 FOR Kumar Hotels, Inc.	EXHIBIT B
CHECKED <u>[Signature]</u>	SCALE <u>AS IS</u>		
APPROVED <u>[Signature]</u>	PUBLIC WORKS DIRECTOR		
		SHEET 1 OF 5	

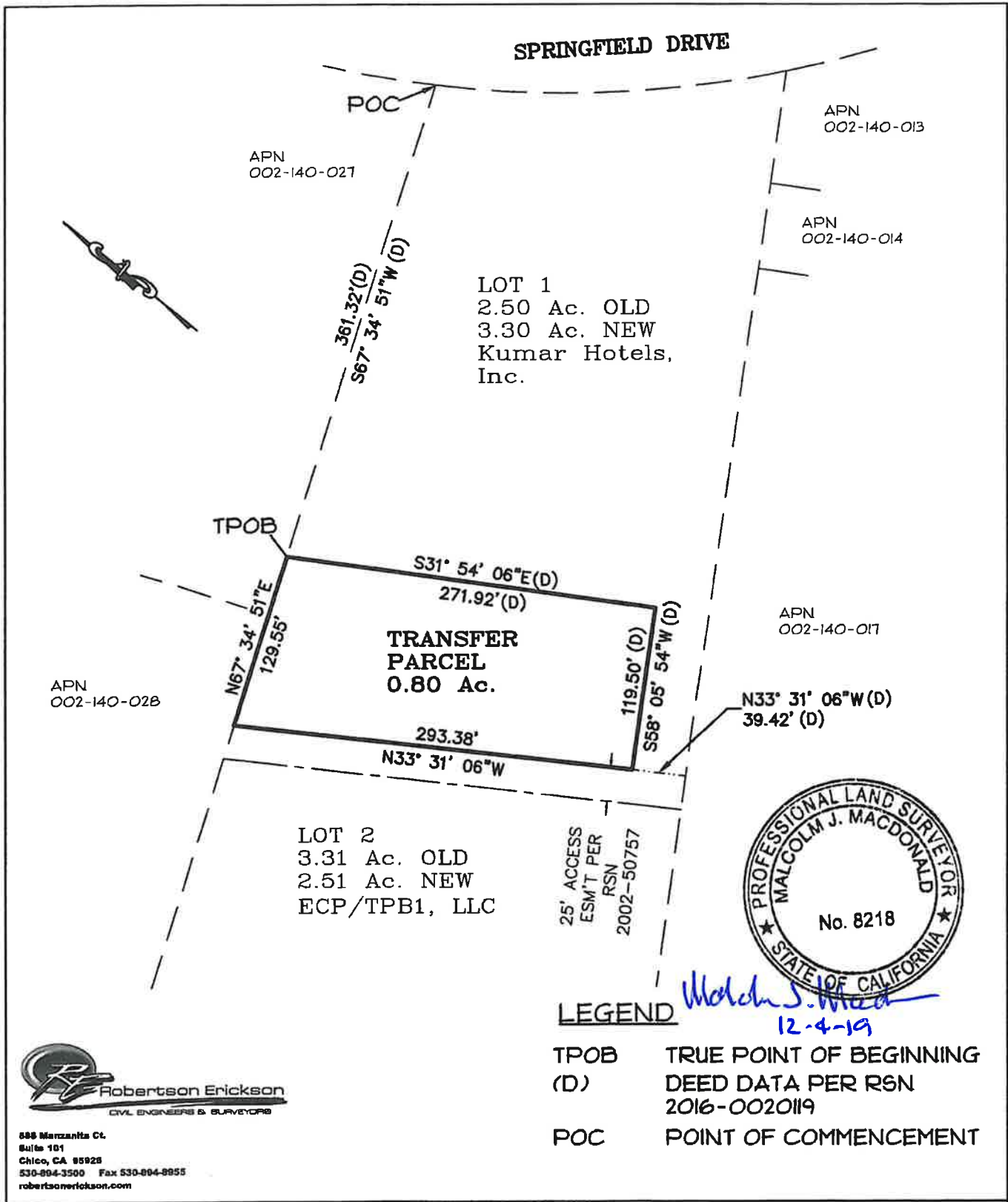


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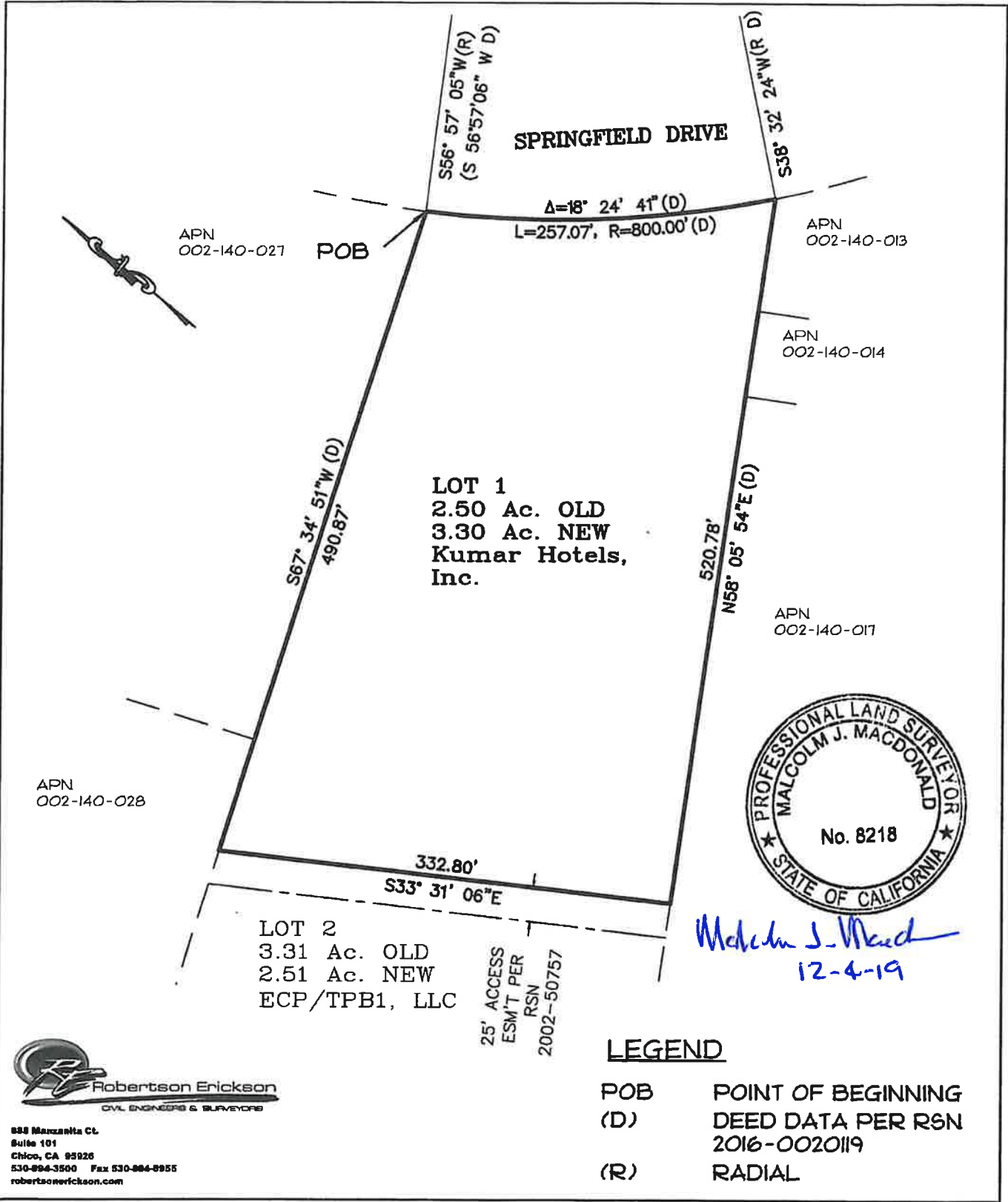
CITY OF CHICO		PUBLIC WORKS DEPARTMENT	
DRAWN BY <i>lcm</i>	DATE 12/4/2019	BOUNDARY LINE MODIFICATION 19-06 FOR Kumar Hotels, Inc.	EXHIBIT B
CHECKED <i>MS</i>	SCALE 1"=120'		
APPROVED <i>Matthew</i>	PUBLIC WORKS DIRECTOR		
		SHEET 2 OF 5	



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CITY OF CHICO		PUBLIC WORKS DEPARTMENT	
DRAWN BY <u>jcm</u>	DATE <u>12/4/2019</u>	BOUNDARY LINE MODIFICATION 19-06 FOR Kumar Hotels, Inc.	EXHIBIT B
CHECKED <u>MS</u>	SCALE <u>1"=100'</u>		
APPROVED <u>[Signature]</u>	for PUBLIC WORKS DIRECTOR		SHEET 3 OF 5





APN  
002-140-028

APN  
002-140-027

POB

SPRINGFIELD DRIVE

APN  
002-140-013

APN  
002-140-014

LOT 1  
2.50 Ac. OLD  
3.30 Ac. NEW  
Kumar Hotels,  
Inc.

APN  
002-140-017



*Malcolm J. Macdonald*  
12-4-19

LOT 2  
3.31 Ac. OLD  
2.51 Ac. NEW  
ECP/TPB1, LLC

25' ACCESS  
ESMT PER  
RSN  
2002-50757

**LEGEND**

- POB POINT OF BEGINNING
- (D) DEED DATA PER RSN 2016-0020119
- (R) RADIAL



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CITY OF CHICO

PUBLIC WORKS DEPARTMENT

DRAWN BY icm DATE 12/4/2019  
 CHECKED [Signature] SCALE 1"=100'  
 APPROVED [Signature]  
 PUBLIC WORKS DIRECTOR

BOUNDARY LINE  
 MODIFICATION 19-06  
 FOR  
 Kumar Hotels, Inc.

EXHIBIT  
 B  
 SHEET 4 OF 5



APN  
002-140-021

LOT 1  
2.50 Ac. OLD  
3.30 Ac. NEW  
Kumar Hotels,  
Inc.

APN  
002-140-028

N67° 34' 51"E (D)  
305.47'

S33° 31' 06"E  
332.80'

APN  
002-140-017

25' ACCESS  
ESMT PER  
RSN  
2002-50757

LOT 2  
3.31 Ac. OLD  
2.51 Ac. NEW  
ECP/TPB1, LLC

309.19' (D)

S58° 05' 54"W (D)

APN  
002-140-016

POB

APN  
002-140-015

383.00' (D)  
N32° 07' 32"W (D)

STATE HIGHWAY 99



*Malcolm J. Macdonald*  
12-4-19



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**LEGEND**

- POB POINT OF BEGINNING
- (D) DEED DATA PER RSN 2016-0020119
- (R) RADIAL

CITY OF CHICO

PUBLIC WORKS DEPARTMENT

DRAWN BY lcm DATE 12/4/2019  
 CHECKED [Signature] SCALE 1"=100'  
 APPROVED [Signature]  
 PUBLIC WORKS DIRECTOR

BOUNDARY LINE  
 MODIFICATION 19-06  
 FOR  
 Kumar Hotels, Inc.

EXHIBIT  
B

SHEET 5 OF 5