

1 utilities and public services.

2 **Section 6.** With regard for the Rezoning the City Council finds that:

3 A. The proposed rezoning is internally consistent with the General Plan in that the proposed
4 land use designation supports future uses that promote orderly growth and quality infill
5 development consistent with goals and policies found throughout the General Plan. The
6 proposed amendment implements the following General Plan goals, policies and
7 actions: Goal LU-2 - Maintain a land use plan that provides a mix and distribution of
8 uses that meet the identified needs of the community; Goal LU-3 - Enhance existing
9 neighborhoods and create new neighborhoods with walkable access to recreation, places
10 to gather, jobs, daily shopping needs, and other community services; Goal LU-4 -
11 Promote compatible infill development; Policy ED-1.3 (Regulatory Environment) –
12 Ensure that regulations and permitting processes for the conduct of commerce and land
13 development do not unreasonably inhibit local business activity; Policy LU-2.1
14 (Planning for Future Housing and Jobs) - Maintain an adequate land supply to support
15 projected housing and job needs for the community; Policy LU-4.4 (Positive
16 Contributions) – Encourage infill development that provides missing neighborhood
17 elements, such as neighborhood retail, enhanced architectural quality, and circulation
18 improvements for pedestrians, bicycles and vehicles or that otherwise contributes
19 positively to existing neighborhoods; Policy CIRC-2.2 (Circulation Connectivity and
20 Efficiency) – Provide greater street connectivity and efficiency for all transportation
21 modes; Action CIRC-2.2.1 (Connectivity in Project Review) – New development shall
22 include the following internal circulation features: Roundabouts as alternatives
23 intersection controls, where appropriate.

24 B. The subject site is physically suitable, including, but not limited to access, provision of
25 utilities, compatibility with adjoining land uses and absence of physical constraints in
26 that the subject parcel of Rezone 20-01 is located within the City's built environment
27 and all utilities (water, storm drain, sewer, gas and electric facilities) are currently
28 located on or adjacent to the site and have available capacity to serve the proposed

1 project. The proposed land use designation amendment and rezoning is intended to
2 expand the range of allowable uses for a gas station while creating enhanced land use
3 compatibility with adjacent land uses.

4 C. The subject site is physically suitable, including, but not limited to access, provision of
5 utilities, compatibility with adjoining land uses and absence of physical constraints in
6 that the subject parcel of Rezone 20-01 is located within the City's built environment
7 and all utilities (water, storm drain, sewer, gas and electric facilities) are currently
8 located on or adjacent to the site and have available capacity to serve the proposed
9 project. The proposed land use designation amendment is intended to expand the range
10 of allowable uses for a gas station while creating enhanced land use compatibility with
11 adjacent land uses.

12 **Section 6.** Based on all of the above, the City Council hereby changes the zoning from
13 OC (Office Commercial) to CC (Community Commercial) for APN 006-690-022, as set
14 forth in Exhibit I, attached hereto.

15 **Section 7.** The City Council hereby specifies that the materials and documents which
16 constitute the record of proceedings upon which its decision is based are located at and
17 under the custody of the City of Chico Community Development Department.

18 **Section 8.** This ordinance shall become effective 30 days following the date of its adoption.

19 THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the City Council of
20 the City of Chico held on September 7, 2021, by the following vote:

21 AYES: Bennett, Morgan, O'Brien, Tandon, Reynolds, Coolidge

22 NOES: None

23 ABSENT: None

24 ABSTAIN: None

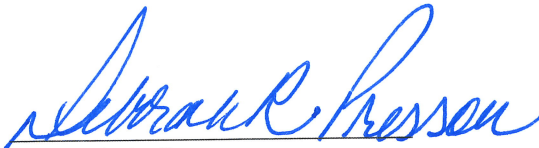
25 DISQUALIFIED: None

26 ATTEST:

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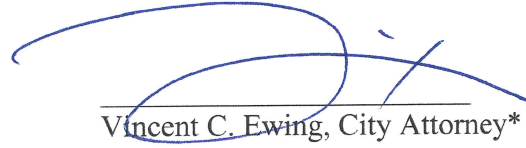
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Deborah R. Presson
City Clerk

APPROVED AS TO FORM

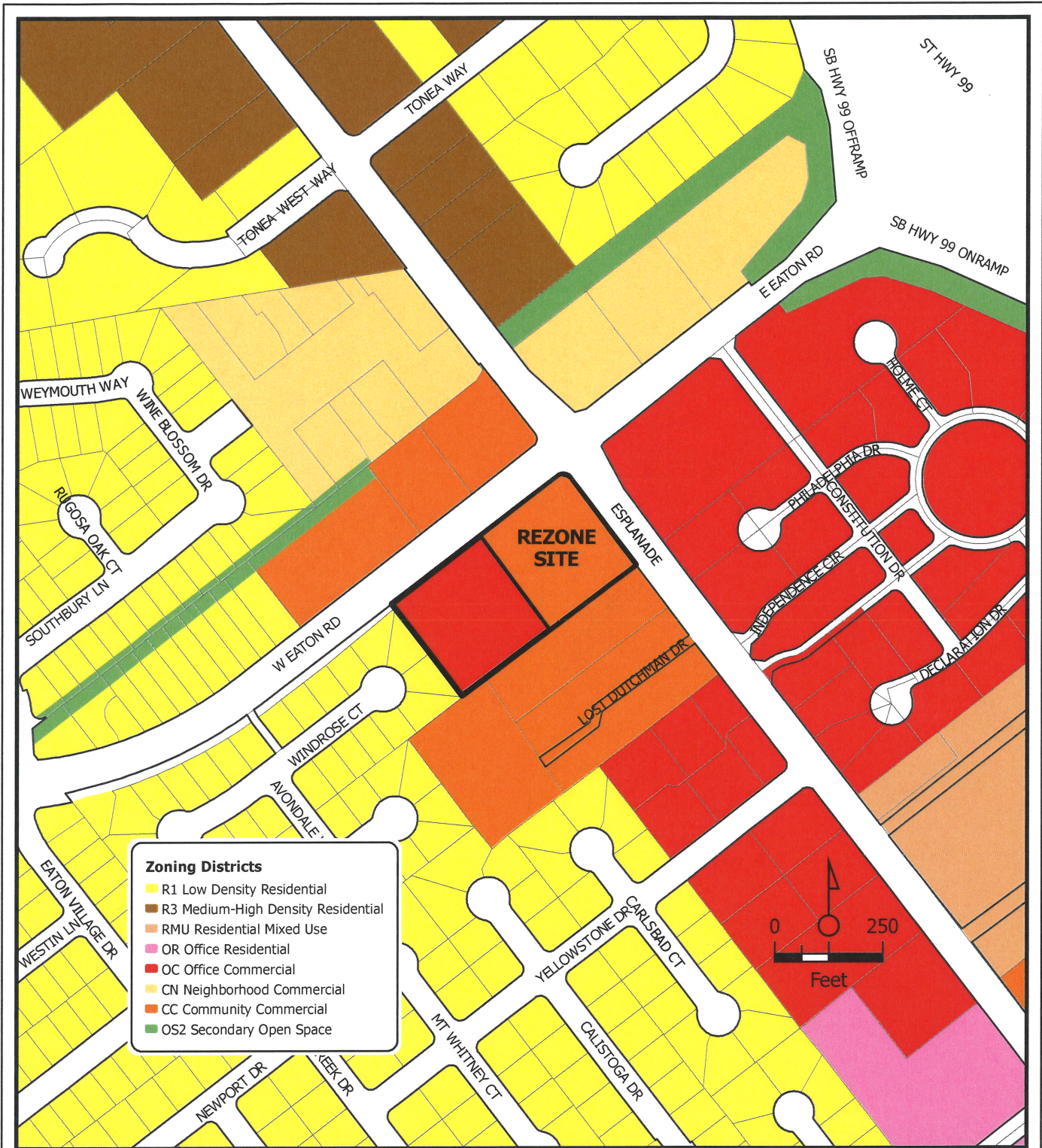

Vincent C. Ewing, City Attorney*

*Pursuant to The Charter of
the City of Chico, Section 906(E)

Rezone **20-01**

Approval Recommended by
Chico Planning Commission on June 17, 2021
by Resolution No. 21-04.

Approved by Chico City Council on _____
by Ordinance No. _____.



Rezone 20-01 (Arco AMPM Gas Station/Convenience Store)
SW Corner of Eaton Road and Esplanade
APN 006-690-022-000 (portion)
From: OC Office Commercial
To: CC Community Commercial

