1	ORDINANCE NO. 2568
2	(Uncodified)
3	ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHICO
4	AMENDING THE ZONING CLASSIFICATION FROM "OC (OFFICE COMMERCIAL)" TO "CC (COMMUNITY COMMERCIAL);"
5	IDENTIFIED AS APN: 006-690-022
6	(Arco AM/PM, RZ 20-01)
7	BE IT ORDAINED by the Council of the City of Chico that:
8	Section 1. Applications have been submitted to amend the General Plan Land Use Diagram
9	designation from Office Mixed Use to Commercial Mixed Use, rezone the property from OC
10	(Office Commercial) to CC (Community Commercial), to authorize gasoline sales with a Use
11	Permit, and approve the Site Design and Architectural Review to facilitate the construction of an
12	Arco AM/PM gas station and convenience store on the southwest corner of Esplanade and Eaton
13	Road (APN 006-690-022).
14	Section 2. The Planning Commission considered the project, staff report, recommendation
15	from the Architectural Review and Historic Preservation Board, correspondence, and comments
16	submitted at a duly noticed public hearing held on June 17, 2021, and recommended that the City
17	Council conditionally approve the project.
18	Section 3. The City Council finds that the proposed rezone is within the scope of the Final
19	Environmental Impact Report (FEIR) that was certified for the General Plan Update.
20	Section 4. With regard to compliance with the California Environmental Quality Act
21	(CEQA) the City Council finds that in accordance with CEQA Guidelines Section 15162, the
22	proposed General Plan amendment is within the scope of the Final Environmental Impact Report
23	(FEIR) that was certified for the General Plan Update.
24	Section 5. The proposed development project is categorically exempt from further review
25	pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill
26	Development Projects) as the project is less than five acres in size, substantially surrounded by
27	urban uses; has no habitat value for special status species; will not result in any significant impacts
28	regarding traffic, noise, air quality, or water quality; and can be adequately served by all required

utilities and public services.

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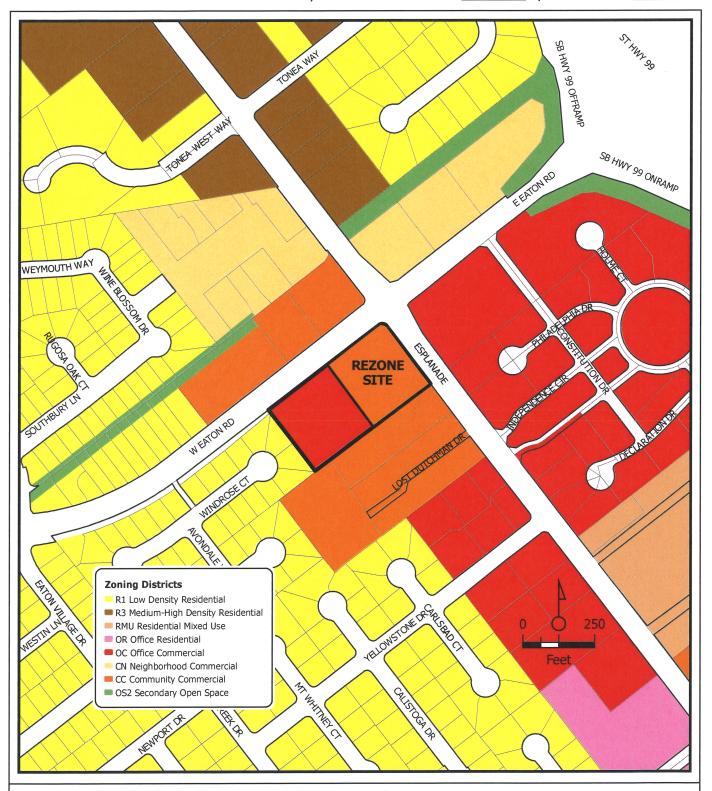
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Section 6. With regard for the Rezoning the City Council finds that:

- A. The proposed rezoning is internally consistent with the General Plan in that the proposed land use designation supports future uses that promote orderly growth and quality infill development consistent with goals and policies found throughout the General Plan. The proposed amendment implements the following General Plan goals, policies and actions: Goal LU-2 - Maintain a land use plan that provides a mix and distribution of uses that meet the identified needs of the community; Goal LU-3 - Enhance existing neighborhoods and create new neighborhoods with walkable access to recreation, places to gather, jobs, daily shopping needs, and other community services; Goal LU-4 -Promote compatible infill development; Policy ED-1.3 (Regulatory Environment) -Ensure that regulations and permitting processes for the conduct of commerce and land development do not unreasonably inhibit local business activity; Policy LU-2.1 (Planning for Future Housing and Jobs) - Maintain an adequate land supply to support projected housing and job needs for the community; Policy LU-4.4 (Positive Contributions) - Encourage infill development that provides missing neighborhood elements, such as neighborhood retail, enhanced architectural quality, and circulation improvements for pedestrians, bicycles and vehicles or that otherwise contributes positively to existing neighborhoods; Policy CIRC-2.2 (Circulation Connectivity and Efficiency) - Provide greater street connectivity and efficiency for all transportation modes; Action CIRC-2.2.1 (Connectivity in Project Review) - New development shall include the following internal circulation features: Roundabouts as alternatives intersection controls, where appropriate.
- B. The subject site is physically suitable, including, but not limited to access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints in that the subject parcel of Rezone 20-01 is located within the City's built environment and all utilities (water, storm drain, sewer, gas and electric facilities) are currently located on or adjacent to the site and have available capacity to serve the proposed

project. The proposed land use designation amendment and rezoning is intended to 1 expand the range of allowable uses for a gas station while creating enhanced land use 2 compatibility with adjacent land uses. 3 C. The subject site is physically suitable, including, but not limited to access, provision of 4 utilities, compatibility with adjoining land uses and absence of physical constraints in 5 that the subject parcel of Rezone 20-01 is located within the City's built environment 6 7 and all utilities (water, storm drain, sewer, gas and electric facilities) are currently located on or adjacent to the site and have available capacity to serve the proposed 8 project. The proposed land use designation amendment is intended to expand the range 9 of allowable uses for a gas station while creating enhanced land use compatibility with 10 adjacent land uses. 11 Section 6. Based on all of the above, the City Council hereby changes the zoning from 12 OC (Office Commercial) to CC (Community Commercial) for APN 006-690-022, as set 13 forth in Exhibit I, attached hereto. 14 Section 7. The City Council hereby specifies that the materials and documents which 15 constitute the record of proceedings upon which its decision is based are located at and 16 under the custody of the City of Chico Community Development Department. 17 **Section 8.** This ordinance shall become effective 30 days following the date of its adoption. 18 THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the City Council of 19 September 7, 2021 , by the following vote: the City of Chico held on 20 Bennett, Morgan, O'Brien, Tandon, Reynolds, Coolidge 2.1 AYES: 22 NOES: None ABSENT: None 23 24 ABSTAIN: None 25 DISQUALIFIED: None ATTEST: 26 27 // 28 //

Rezone **20-01**



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

