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## ORDINANCE NO. 2588

## (Uncodified)

## ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHICO AMENDING THE ZONING CLASSIFICATION FROM "RS-20 (SUBURBAN RESIDENTIAL, 20,000 SQUARE FOOT MINIMUM LOT SIZE)" TO "R1 (LOW **DENSITY RESIDENTIAL);" IDENTIFIED AS APN 007-240-034** (PR Gosal Investments LLC, RZ 21-01)

WHEREAS, applications have been submitted to amend the General Plan Land Use Diagram designation from Very Low Density Residential to Low Density Residential, rezone the property from RS-20 (Suburban Residential, 20,000 square foot minimum lot size) to R1 (Low Density Residential), to allow for a Subdivision to create 17 lots for low-density residential development; on an approximately 2.93-acre site located on the north side of Eaton Road, east of Hicks Lane, and north of the terminus of Silverbell Road (APN 007-240-034); and

WHEREAS, the Planning Commission considered the project and staff report at a duly noticed public hearing held on March 2, 2023, and recommended that the City Council conditionally approve the project; and

WHEREAS, the City Council finds that the proposed rezone is within the scope of the Final Environmental Impact Report (FEIR) that was certified for the General Plan Update.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHICO AS FOLLOWS:

- With regard to compliance with the California Environmental Quality Act (CEQA) the City Council finds that:
  - A. In accordance with CEQA Guidelines Section 15162, the proposed General Plan amendment is within the scope of the Final Environmental Impact Report (FEIR) that was certified for the General Plan Update; and
  - B. The proposed development project is categorically exempt under CMC Section 1.40.220 and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section

. . .

15332 (In-Fill Development Projects) as the project is less than five acres in size, substantially surrounded by urban uses; has no habitat value for special status species; will not result in any significant impacts regarding traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

- 2. With regard for the Rezoning the City Council finds that:
  - A. The proposed rezone is consistent with the General Plan, as it would apply the zoning district (i.e., R1) that is consistent with the proposed land use designation, LDR (LU-2.7), which together are anticipated to facilitate compatible infill development and would allow single family residential development, which is the type of development that is allowed under the current zoning district.
  - B. The site is physically suitable for the requested zoning designation and anticipated land uses for the same reasons provided above under the General Plan Amendment findings, which cite the availability of utilities in the area. In addition, future review of building plans for conformance with City development standards will ensure that the residential lots are developed in a manner that is compatible with adjoining land uses. The area proposed for development is physically suitable to support the proposed residential designation.
- 3. Based on all of the above, the City Council hereby changes the zoning from RS-20 (Suburban Residential, 20,000 square foot minimum lot size) to R1 (Low Density Residential) for APN 007-240-034, as set forth in Exhibit I, attached hereto; and
- 4. The City Council hereby specifies that the materials and documents which constitute the record of proceedings upon which its decision is based are located at and under the custody of the City of Chico Community Development Department.
- THE FOREGOING ORDINANCE WAS ADOPTED at a meeting of the City Council of the City of Chico held on <u>July 5, 2023</u>, by the following vote:
- AYES: Bennett, Morgan, van Overbeek, Winslow, Reynolds, Coolidge
- NOES: None

ABSENT: Tandon ABSTAINED: None DISQUALIFIED: None ATTEST: APPROVED AS TO FORM Vincent C. Ewing, City Attorney\* Deborah R. Presson City Clerk \*Pursuant to The Charter of the City of Chico, Section 906(E) 

Approved by Chico City Council on by Ordinance No. \_



Rezone 21-01 (Gosal Investments, LLC) 442 Eaton Road

APN 007-240-034-000

From: RS-20 Suburban Residential (20,000 sq ft min), -AOC Zoning Overlay

To: R1 Low Density Residential, -AOC Zoning Overlay

