

1 15332 (In-Fill Development Projects) as the project is less than five acres in size,
2 substantially surrounded by urban uses; has no habitat value for special status species; will
3 not result in any significant impacts regarding traffic, noise, air quality, or water quality;
4 and can be adequately served by all required utilities and public services.

5 2. With regard for the Rezoning the City Council finds that:

6 A. The proposed rezone is consistent with the General Plan, as it would apply the zoning
7 district (i.e., R1) that is consistent with the proposed land use designation, LDR (LU-2.7),
8 which together are anticipated to facilitate compatible infill development and would allow
9 single family residential development, which is the type of development that is allowed
10 under the current zoning district.

11 B. The site is physically suitable for the requested zoning designation and anticipated land
12 uses for the same reasons provided above under the General Plan Amendment findings,
13 which cite the availability of utilities in the area. In addition, future review of building
14 plans for conformance with City development standards will ensure that the residential
15 lots are developed in a manner that is compatible with adjoining land uses. The area
16 proposed for development is physically suitable to support the proposed residential
17 designation.

18 3. Based on all of the above, the City Council hereby changes the zoning from RS-20 (Suburban
19 Residential, 20,000 square foot minimum lot size) to R1 (Low Density Residential) for APN
20 007-240-034, as set forth in Exhibit I, attached hereto; and

21 4. The City Council hereby specifies that the materials and documents which constitute the record
22 of proceedings upon which its decision is based are located at and under the custody of the
23 City of Chico Community Development Department.

24 THE FOREGOING ORDINANCE WAS ADOPTED at a meeting of the City Council of the
25 City of Chico held on July 5, 2023, by the following vote:


26 //

27 AYES: Bennett, Morgan, vanOverbeek, Winslow, Reynolds, Coolidge

28 NOES: None

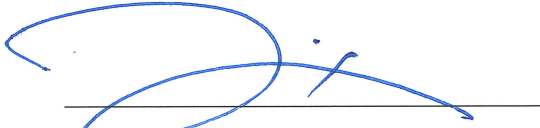
1 ABSENT: Tandon
2 ABSTAINED: None
3 DISQUALIFIED: None

4 ATTEST:

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8 Deborah R. Presson
9 City Clerk

APPROVED AS TO FORM

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Vincent C. Ewing, City Attorney*

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

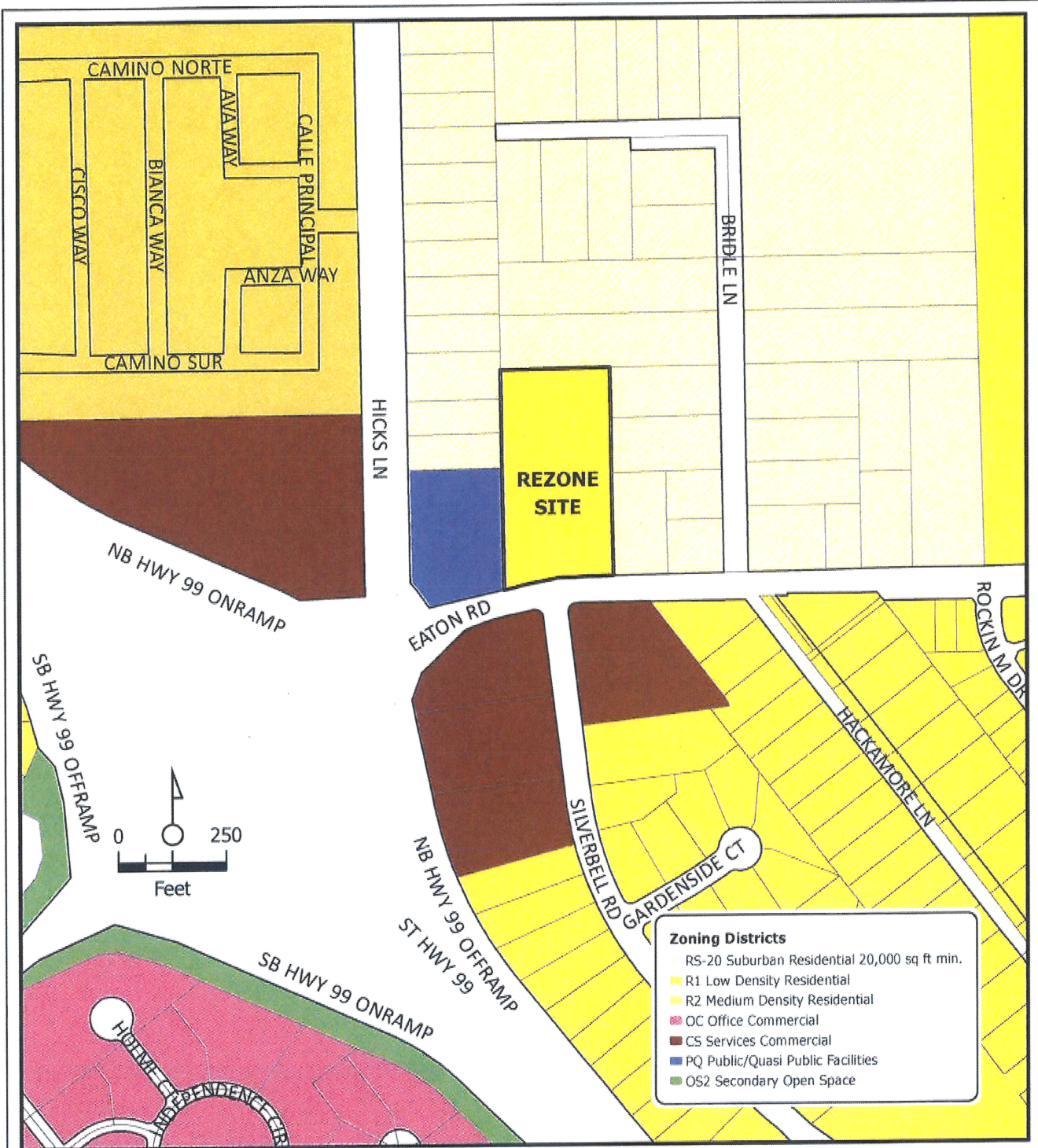
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Rezone **21-01**

3/23/2023

Approval Recommended by
Chico Planning Commission on
by Resolution No. 23-02

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

