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ORDINANCE NO. 2601
ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHICO
APPROVING REZONE 24-01
(Chico Nut Company)

WHEREAS, an amendment to the General Plan Land Use Diagram and Zoning Map is proposed involving five (5) parcels historically owned and operated by the Chico Nut Company and identified as Assessor Parcel Nos. 003-340-004, 003-340-010, 003-340-011, 003-340-012, and 003-340-014 (Rezone 24-01, the “Amendments”); and

WHEREAS, the proposed amendments would rezone the site from ML (Light Industrial) to CC-PD (Community Commercial with Planned Development overlay); and

WHEREAS, the proposed amendments are consistent with The Avenues Neighborhood Plan recommendations to leverage economic opportunities at this site;

WHEREAS, the Planning Commission forwarded a recommendation of approval to the City Council after considering the proposed Rezone, staff report, and public comments provided at a public hearing on May 16, 2024, duly noticed and held in the manner required by law; and

WHEREAS, Section 19.06.030 of the Chico Municipal Code permits the City Council to approve, approve in modified form, or deny the proposed amendment to the General Plan and Zoning Map based on the required findings as provided in Section 19.06.050; and

WHEREAS, the amendments are exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3) as they do not propose any construction, demolition, or other activity that has the potential for causing a significant effect on the environment. Any future development projects applied for under this designation and zoning would be reviewed on an individual basis for compliance with CEQA.

BE IT ORDAINED by the Council of the City of Chico:

Section 1. With regard to the Rezone, the City Council finds that:

- A. The proposed revisions are consistent with General Plan and Neighborhood Plan recommendations to leverage economic opportunities and development within the Chico Nut opportunity site. The site has a net area of approximately 10.17 acres and represents an opportunity for the adaptive reuse of a large industrial site no

1 longer in operation, consistent with goals and policies found throughout the General
2 Plan. Thus, the proposed rezone is internally consistent with the General Plan.

3 B. Rezoning the properties to CC would allow for a variety of uses to be implemented,
4 including residential, retail trade, commercial services, office uses, and some
5 manufacturing and processing. The PD overlay would provide more flexibility in
6 development standards, such as building height and setbacks, to allow for the
7 potential adaptive reuse of some of the existing structures no longer in operation,
8 consistent with goals and policies found throughout the General Plan. Thus, the
9 proposed rezone is consistent with The Avenues Neighborhood Plan.

10 C. The subject sites are physically suitable, including but not limited to access,
11 provision of utilities, compatibility with adjoining land uses, and absence of
12 physical constraints, for the requested zoning designation and anticipated land use
13 and development. Each parcel included in the Chico Nut site area is located within
14 the City's built environment and has a full range of infrastructure and utilities
15 available. The proposed rezone is intended to create enhanced land use
16 compatibility with adjacent land uses.

17 **Section 2.** Based on all of the above, the City Council hereby amends the Zoning Map
18 for five parcels, as set forth in Exhibit I, attached hereto; and

19 **Section 3.** The City Council hereby specifies that the materials and documents which
20 constitute the record of proceedings upon which its decision is based are located at and under the
21 custody of the City of Chico Community Development Department.

22 **Section 4.** Effective Date. This Ordinance shall be effective thirty days following
23 adoption.

24 **Section 5.** Certification. The City Clerk shall certify to the passage and adoption of
25 this Ordinance and shall cause the same to be published or posted in the manner required by law.

26 //

27 THE FOREGOING ORDINANCE WAS ADOPTED at a meeting of the City Council of
28 the City of Chico held on June 18, 2024, by the following vote:

1 AYES: Bennett, Morgan, Tandon, van Overbeek, Winslow, Coolidge

2 NOES: None

3 ABSENT: Reynolds

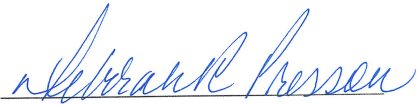
4 ABSTAINED: None

5 DISQUALIFIED: None

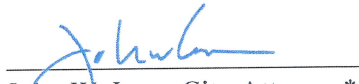
6 ATTEST:

APPROVED AS TO FORM:

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Deborah R. Presson
City Clerk



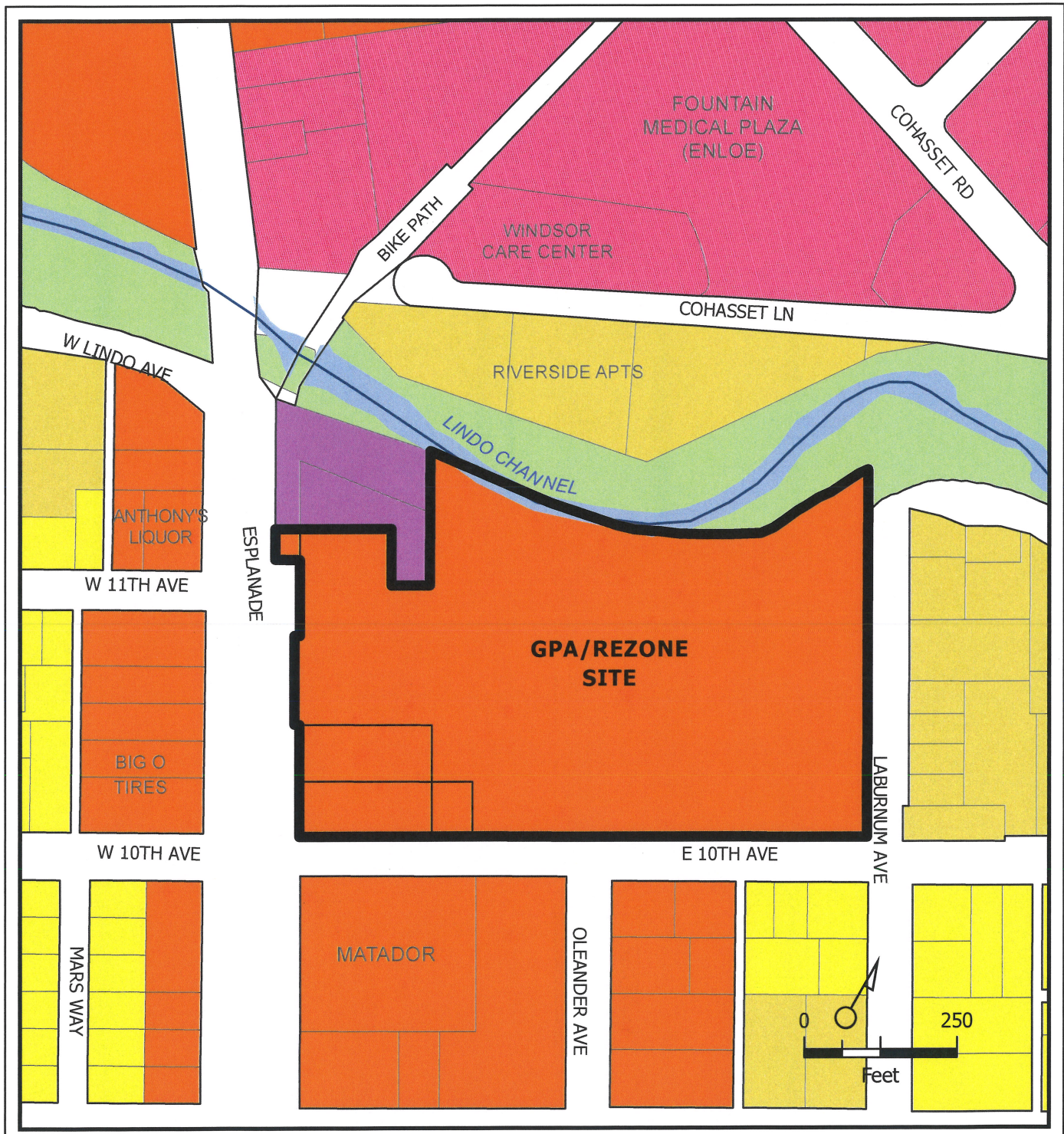
John W. Lam, City Attorney*

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

Rezone 24-01

Approval Recommended by
Chico Planning Commission on
05-16-2024 by Resolution No. 24-06

Approved by Chico City Council on
by Ordinance No. _____



Rezone 24-01 (Chico Nut Opportunity Site)
2020 Esplanade
APNs 003-340-004, 003-340-010,
003-340-011, 003-340-012, and 003-340-014
From: ML Light Manufacturing
To: CC-PD Community Commercial w/Planned Development overlay

City Zoning Districts

- R1 Low Density Residential
- R2 Medium Density Residential
- OC Office Commercial
- CC Community Commercial
- ML Light Manufacturing
- OS1 Primary Open Space



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