

1 **ORDINANCE NO. 2604**
2 **(Uncodified)**

3 **ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHICO**
4 **AMENDING THE PREZONING OF PROPERTIES WITHIN THE BELL-MUIR**
5 **SPECIAL PLANNING AREA FROM SPA (SPECIAL PLANNING AREA) TO**
6 **R1 (LOW DENSITY RESIDENTIAL)**
7 **(RZ 24-02)**

8 WHEREAS, the Council has received an application to amend the City's pre-rezoning of
9 certain properties located within the City of Chico's Sphere of Influence in the County of Butte,
10 State of California, generally described as Assessor's Parcel Numbers 042-020-009 and 042-020-
11 105, from SPA (Special Planning Area) to R1 (Low Density Residential) to accommodate a
12 proposed tentative subdivision map within the Bell-Muir Special Planning Area (Bell-Muir SPA);
13 and

14 WHEREAS, the Council desires to expand the amendment of the City's pre-zoning to include
15 all of the other properties located within the Bell-Muir SPA which are currently pre-zoned SPA,
16 amending the City's pre-zoning to R1 (Low Density Residential) as depicted on the plat attached
17 hereto as Exhibit I entitled Rezone 24-02 (Bell Muir SPA Dissolution); and

18 WHEREAS, the proposed rezone is accompanied by a related application to amend the
19 General Plan (GPA 24-02) and a related application to subdivide and develop certain properties
20 generally described as Assessor's Parcel Numbers 042-020-009 and 042-020-105 consistent with
21 the proposed rezone (Autumn Leaf Estates Vesting Tentative Subdivision Map, SUB 24-01); and

22 WHEREAS, in accordance with Section 19.06.030 of the Chico Municipal Code (CMC), the
23 City of Chico Planning Commission, after having considered the proposed rezone at a public
24 hearing, duly noticed and held in a manner required by law, has submitted to this Council its
25 recommendation to approve such rezone; and

26 WHEREAS, this Council, having reviewed the staff report and recommendations of the City
27 Planning Commission on the proposed rezone at a public hearing, duly noticed and held in the
28 manner required by law, now desires to approve such rezone, finding that the rezone: is consistent
with General Plan policies that support development within SPAs and require a GPA/RZ to

1 implement future planning efforts (LU-6.1, LU-6.1.1 and LU-6.1.2); the proposal is consistent
2 with the City's continued support of sustainable land use patterns by both promoting infill
3 development and managing the City's expansion into SPAs (LU-1, LU-1.3 and LU-2.3); by
4 enabling individual subdivision projects to seek annexation on a case-by-case basis, including SUB
5 24-01, the GPA/RZ would allow denser development near the existing City's employment centers,
6 reducing potential pressure to expand up to or past the westerly edge of Chico's Sphere of
7 Influence, thereby helping to maintain the long-term boundaries between City growth and
8 agricultural uses west of the Greenline (LU-1.2 and OS-5.1). Removing the SPA from the General
9 Plan will also provide for development of higher density housing in the near term will help the
10 City provide an adequate supply of residential land that also supports a wide range of housing
11 types to meet future needs (ED-1.2, ED-1.2.3, and HE policies 4.1 and 4.2); no specific plan,
12 neighborhood plan or area plan is applicable to the site; the Bell-Muir SPA, including the site for
13 SUB 24-01, is physically suitable for the proposed Low Density Residential land use designation
14 and associated development in that it is flat, adjacent to developed urban properties, and has
15 adequate access to utilities and adjoining streets; and the design of SUB 24-01 is compatible with
16 surrounding land uses and potential future residential subdivisions within the former Bell-Muir
17 SPA; and

18 WHEREAS, on October 1, 2024, this Council adopted a Mitigated Negative Declaration
19 and Mitigation Monitoring Program in connection with the GPA 24-02 and SUB 24-01 through
20 City Council Resolution No. 71-24.

21 NOW, THEREFORE, be it ordained by the Council of the City of Chico as follows:

22 **Section 1.** The pre-zoning of all that real property within the Bell-Muir SPA currently pre-
23 zoned SPA shall be amended to R1 (Low Density Residential), as depicted on Exhibit I.

24 **Section 2.** The recitals above are true and correct, and are hereby incorporated as findings
25 in support of approving Rezone 24-02.

26 **Section 3.** The Community Development Director is hereby directed as follows:

27 a. To file a notice of determination for the rezone with the Butte County Clerk forthwith.

28 b. To modify the City of Chico Zoning Map to reflect the rezone approved by this ordinance

1 immediately following the effective date of this ordinance.

2 c. To notify the Butte County Assessor of the rezone not later than 30 days following the date
3 this ordinance becomes effective.

4 Section 4. This ordinance shall become effective 30 days following its date of adoption.

5 THE FOREGOING ORDINANCE WAS ADOPTED at a meeting of the City Council of the
6 City of Chico held on **October 15, 2024**, by the following vote:

7 AYES: **Bennett, Morgan, Tandon, van Overbeek, Winslow, Coolidge**

8 NOES: **None**

9 ABSENT: **Reynolds**

10 ABSTAINED: **None**

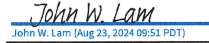
11 DISQUALIFIED: **None**

12 ATTEST:

APPROVED AS TO FORM:

13
14 

15
16 Deborah R. Presson
17 City Clerk


John W. Lam (Aug 23, 2024 09:51 PDT)

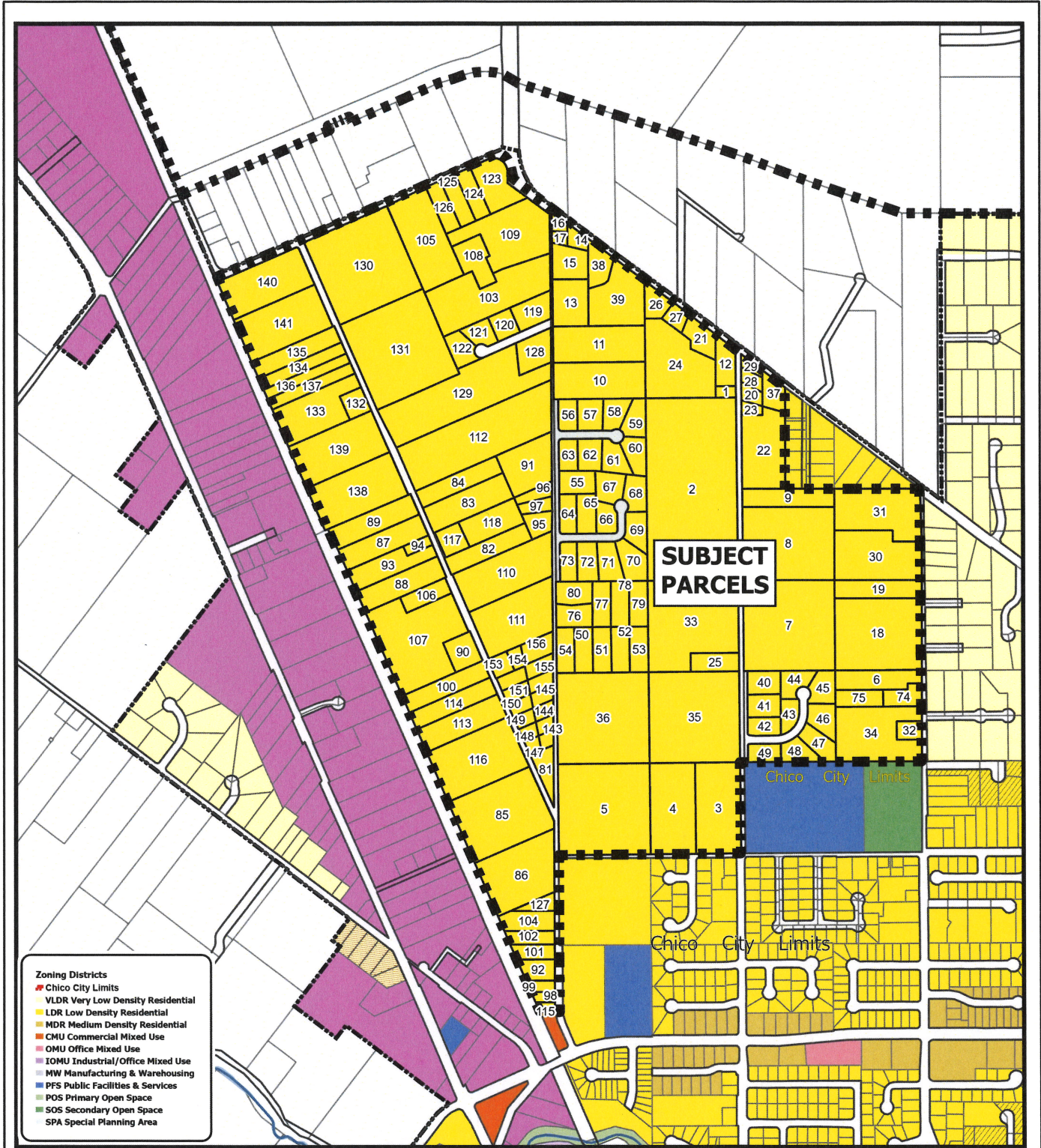
18 John W. Lam, City Attorney*

19
20 *Pursuant to The Charter of
21 the City of Chico, Section 906(E)

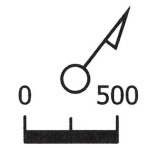
Rezone **24-02**

Approval Recommended by
Chico Planning Commission on
09/05/2024 by Resolution No. 24-12

Approved by Chico City Council on
10/15/24 by Ordinance No. 2604



Rezone 24-02 (Bell-Muir SPA Dissolution)
All parcels within the SPA Rezoned
"R1 (Low Density Residential).



Path: I:\CDD\Planning Division\Current Planning\Subdivision\2024\01 - Autumn Leaf Estates RT
72284\GIS\Autumn_Leaf_Estates_RT_72284\Autumn_Leaf_Estates_RT_72284.aprx Created: June 2024

Bell-Muir SPA Dissolution

	APN		APN		APN		APN
1	042-020-003-000	40	042-020-109-000	79	042-020-149-000	118	042-050-085-000
2	042-020-004-000	41	042-020-110-000	80	042-020-150-000	119	042-050-086-000
3	042-020-007-000	42	042-020-111-000	81	042-050-006-000	120	042-050-087-000
4	042-020-008-000	43	042-020-112-000	82	042-050-007-000	121	042-050-088-000
5	042-020-009-000	44	042-020-113-000	83	042-050-009-000	122	042-050-089-000
6	042-020-016-000	45	042-020-114-000	84	042-050-010-000	123	042-050-090-000
7	042-020-021-000	46	042-020-115-000	85	042-050-014-000	124	042-050-091-000
8	042-020-022-000	47	042-020-116-000	86	042-050-015-000	125	042-050-092-000
9	042-020-023-000	48	042-020-117-000	87	042-050-022-000	126	042-050-093-000
10	042-020-026-000	49	042-020-118-000	88	042-050-024-000	127	042-050-094-000
11	042-020-027-000	50	042-020-119-000	89	042-050-025-000	128	042-050-095-000
12	042-020-034-000	51	042-020-120-000	90	042-050-027-000	129	042-050-096-000
13	042-020-035-000	52	042-020-121-000	91	042-050-033-000	130	042-060-013-000
14	042-020-036-000	53	042-020-122-000	92	042-050-036-000	131	042-060-014-000
15	042-020-037-000	54	042-020-123-000	93	042-050-042-000	132	042-060-046-000
16	042-020-038-000	55	042-020-124-000	94	042-050-043-000	133	042-060-051-000
17	042-020-039-000	56	042-020-126-000	95	042-050-044-000	134	042-060-052-000
18	042-020-042-000	57	042-020-127-000	96	042-050-046-000	135	042-060-053-000
19	042-020-043-000	58	042-020-128-000	97	042-050-047-000	136	042-060-054-000
20	042-020-049-000	59	042-020-129-000	98	042-050-048-000	137	042-060-055-000
21	042-020-052-000	60	042-020-130-000	99	042-050-049-000	138	042-060-056-000
22	042-020-054-000	61	042-020-131-000	100	042-050-051-000	139	042-060-057-000
23	042-020-055-000	62	042-020-132-000	101	042-050-054-000	140	042-060-076-000
24	042-020-056-000	63	042-020-133-000	102	042-050-055-000	141	042-060-077-000
25	042-020-061-000	64	042-020-134-000	103	042-050-057-000	142	042-310-001-000
26	042-020-076-000	65	042-020-135-000	104	042-050-059-000	143	042-310-002-000
27	042-020-077-000	66	042-020-136-000	105	042-050-064-000	144	042-310-003-000
28	042-020-080-000	67	042-020-137-000	106	042-050-069-000	145	042-310-004-000
29	042-020-081-000	68	042-020-138-000	107	042-050-070-000	146	042-310-005-000
30	042-020-089-000	69	042-020-139-000	108	042-050-071-000	147	042-310-008-000
31	042-020-090-000	70	042-020-140-000	109	042-050-072-000	148	042-310-009-000
32	042-020-096-000	71	042-020-141-000	110	042-050-073-000	149	042-310-010-000
33	042-020-100-000	72	042-020-142-000	111	042-050-074-000	150	042-310-011-000
34	042-020-101-000	73	042-020-143-000	112	042-050-076-000	151	042-310-012-000
35	042-020-104-000	74	042-020-144-000	113	042-050-078-000	152	042-310-013-000
36	042-020-105-000	75	042-020-145-000	114	042-050-079-000	153	042-310-015-000
37	042-020-106-000	76	042-020-146-000	115	042-050-081-000	154	042-310-016-000
38	042-020-107-000	77	042-020-147-000	116	042-050-083-000	155	042-310-017-000
39	042-020-108-000	78	042-020-148-000	117	042-050-084-000	156	042-310-018-000