



1 A. The General Plan amendments and rezones are intended to reflect existing uses or  
2 would support future uses that promote orderly growth and quality infill consistent  
3 with goals and policies found throughout the Chico 2030 General Plan.

4 B. The properties, which would be subject to the General Plan land use designation  
5 amendments and rezones, are physically suitable for development.

6 2. The Planning Commission recommends:

7 A. That the City Council approve amendments to General Plan designations for certain  
8 properties as set forth in Exhibit I.

9 B. That the City Council rezone certain properties as set forth in Exhibit II.

10 THE FOREGOING RESOLUTION WAS ADOPTED by the Planning Commission at its  
11 meeting held on December 15, 2016, by the following vote:

12 AYES:

13 NOES:

14 ABSENT:

15 ABSTAINED:

16 DISQUALIFIED:

17  
18 ATTEST:

APPROVED AS TO FORM:

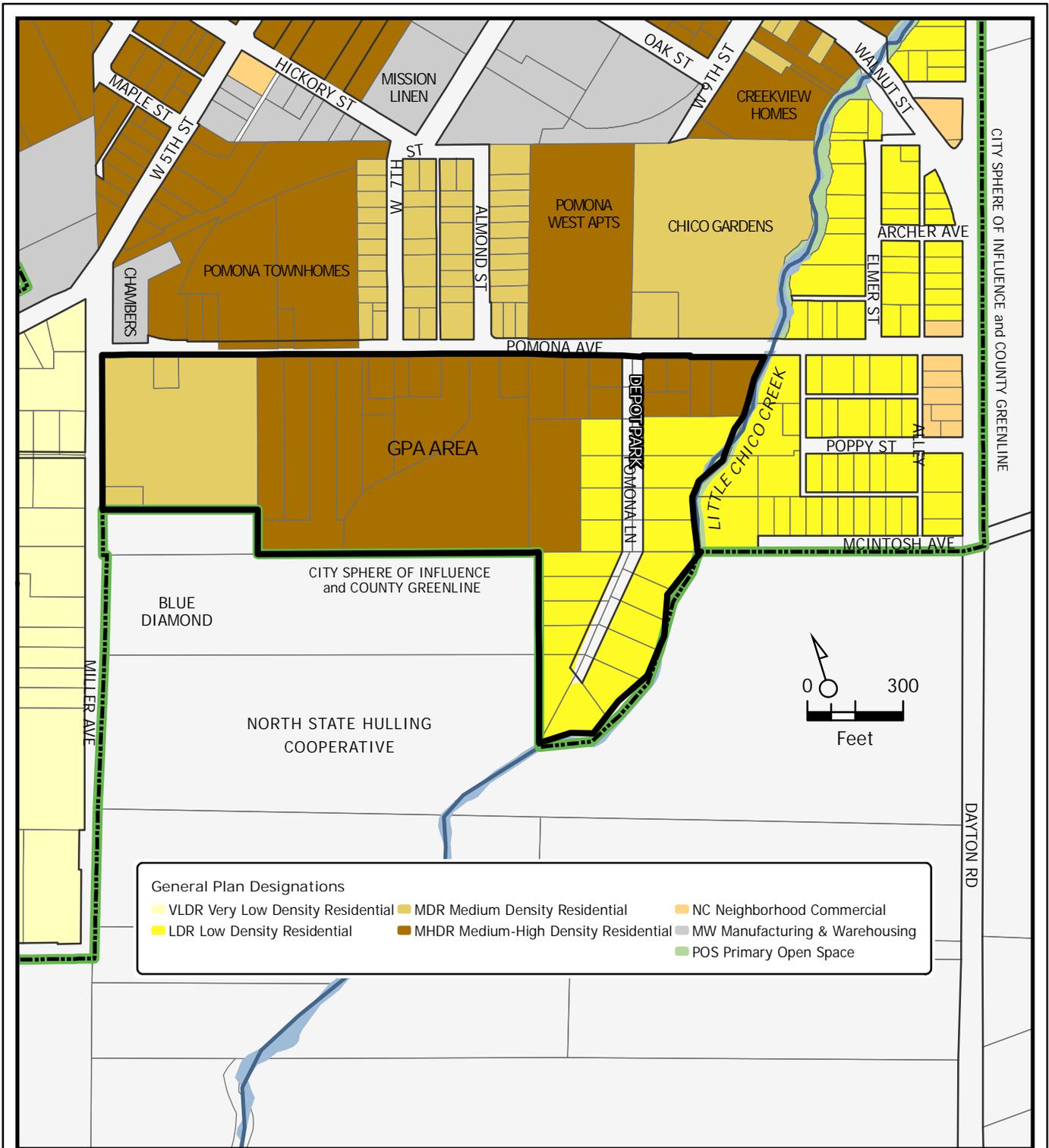
19  
20 \_\_\_\_\_

  
\_\_\_\_\_

21 Mark Wolfe, Planning Commission Secretary

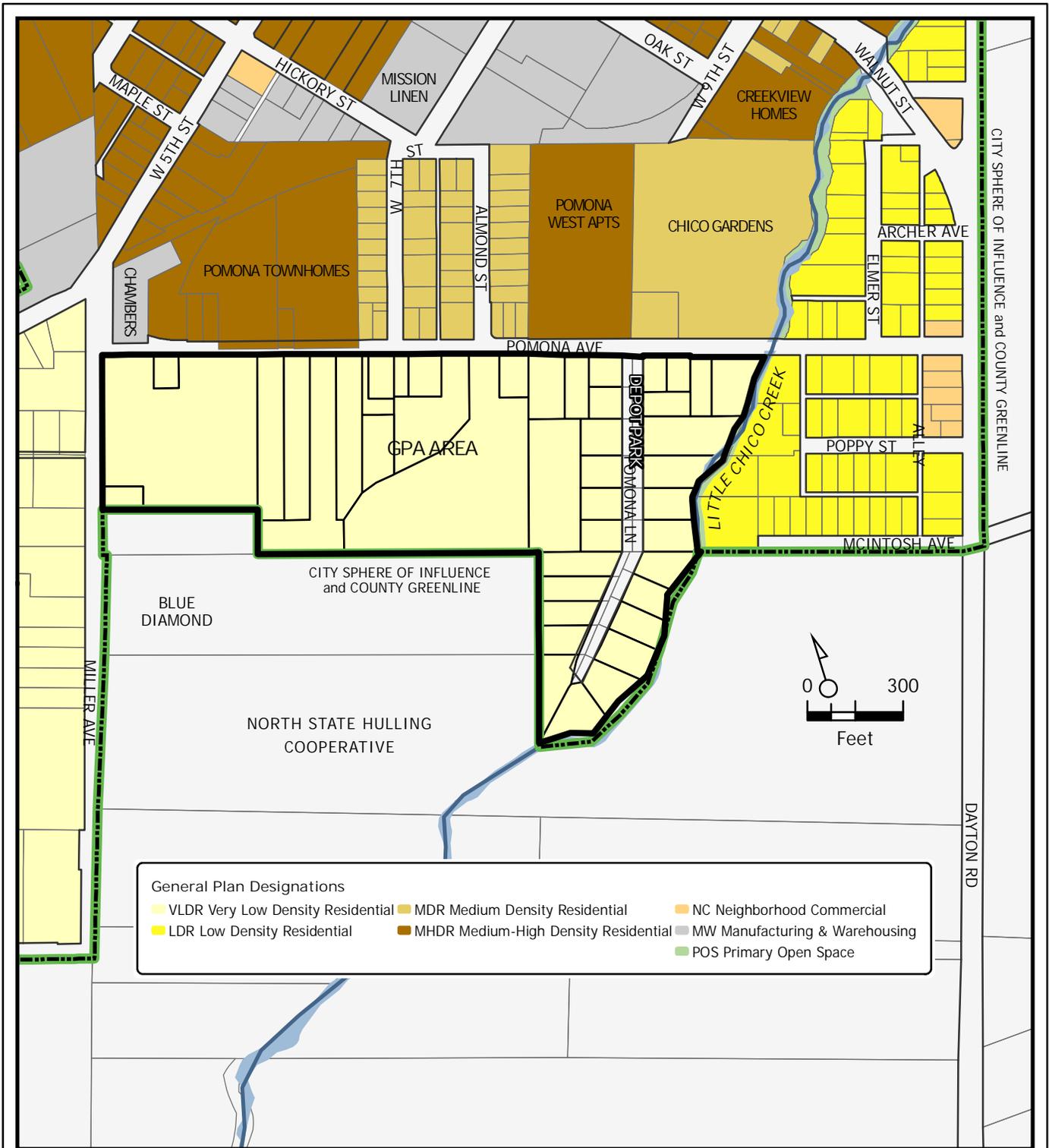
Vincent C. Ewing, City Attorney

22  
23 \*Pursuant to The Charter of the City of Chico, Section 906(E)  
24  
25  
26  
27  
28



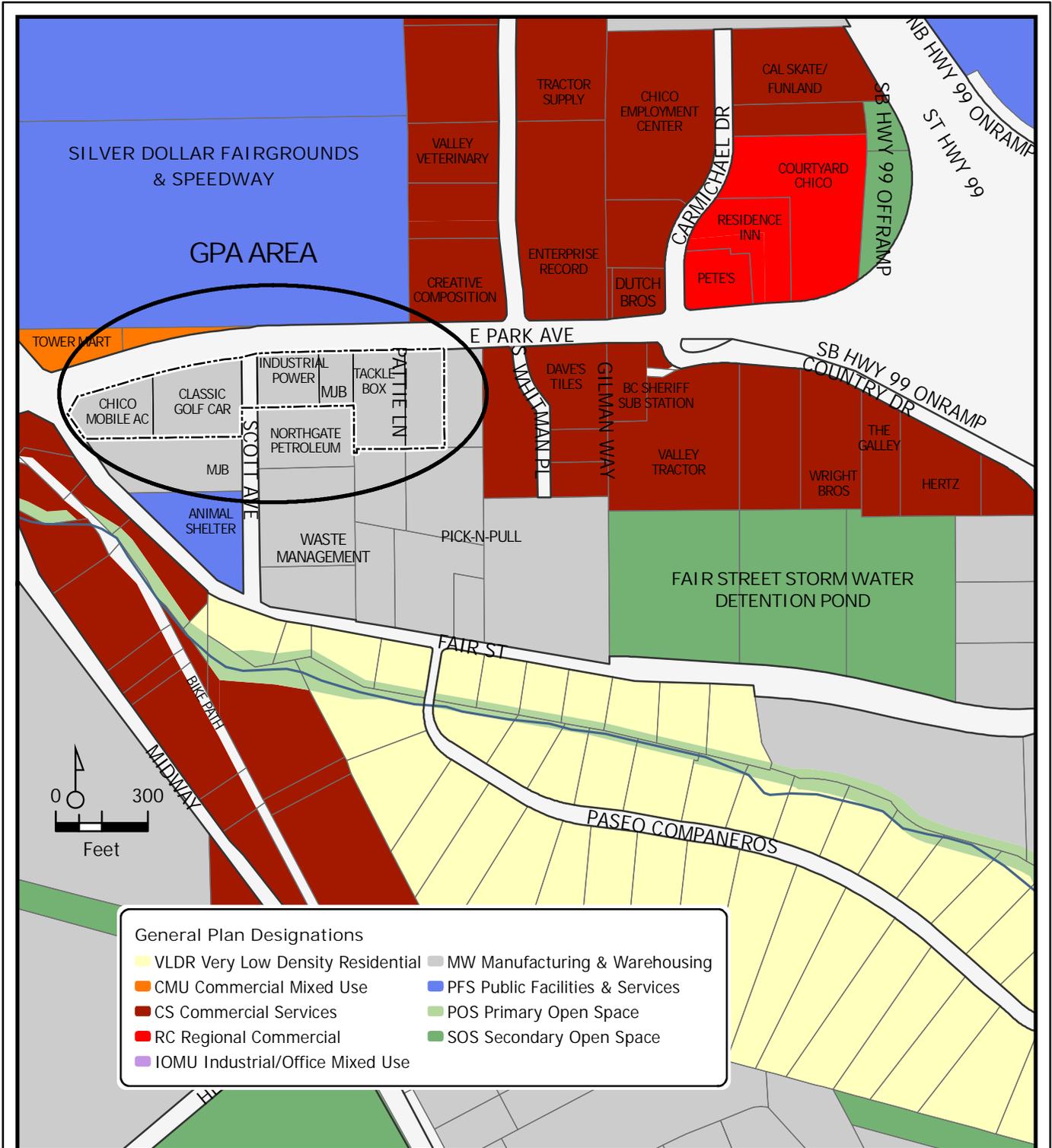
General Plan Amendment  
Pomona Avenue  
APNs Listed on Attached Table  
From: Existing General Plan Designations  
To: Very Low Density Residential





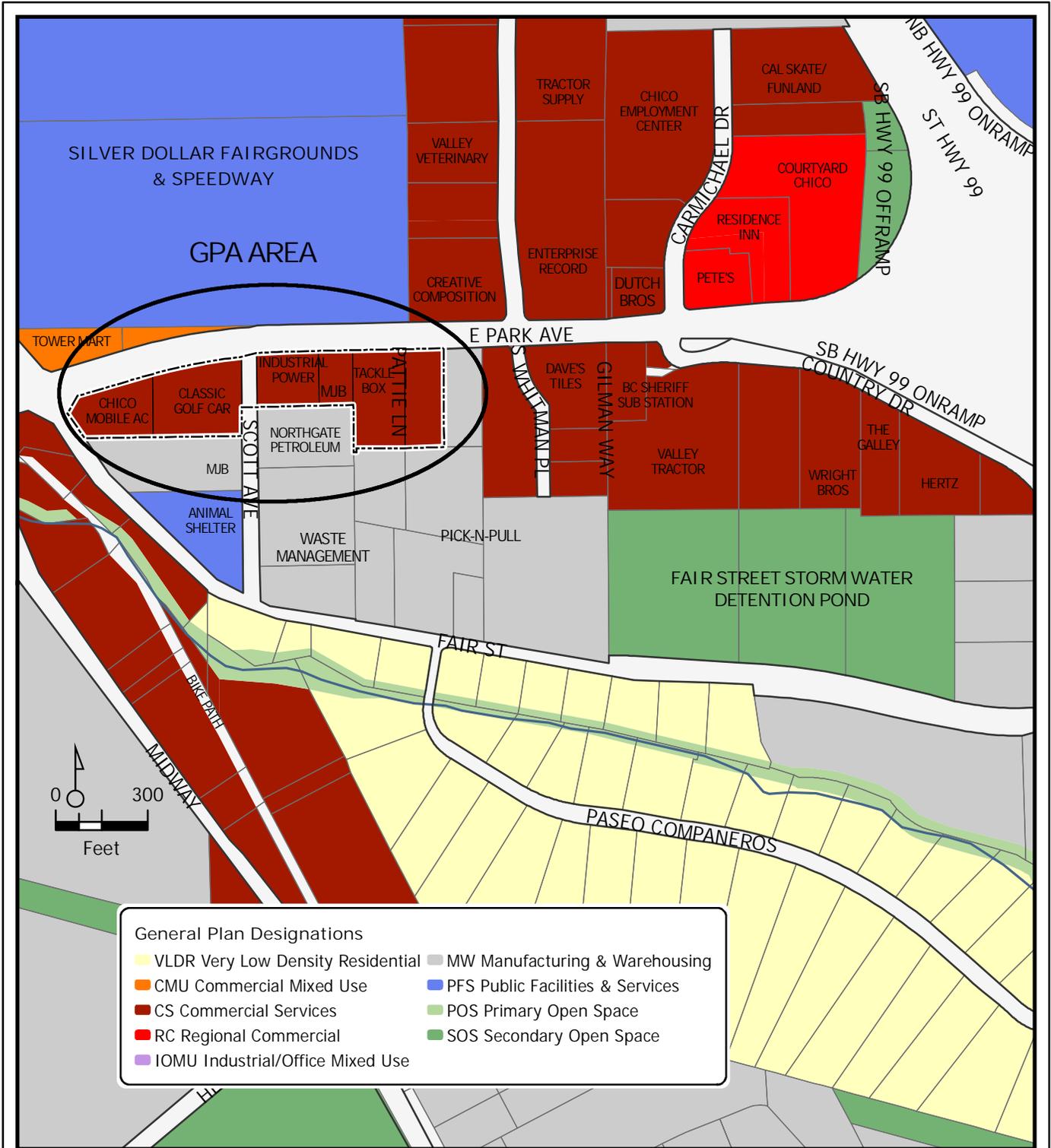
General Plan Amendment  
Pomona Avenue  
APNs Listed on Attached Table  
From: Existing General Plan Designations  
To: Very Low Density Residential





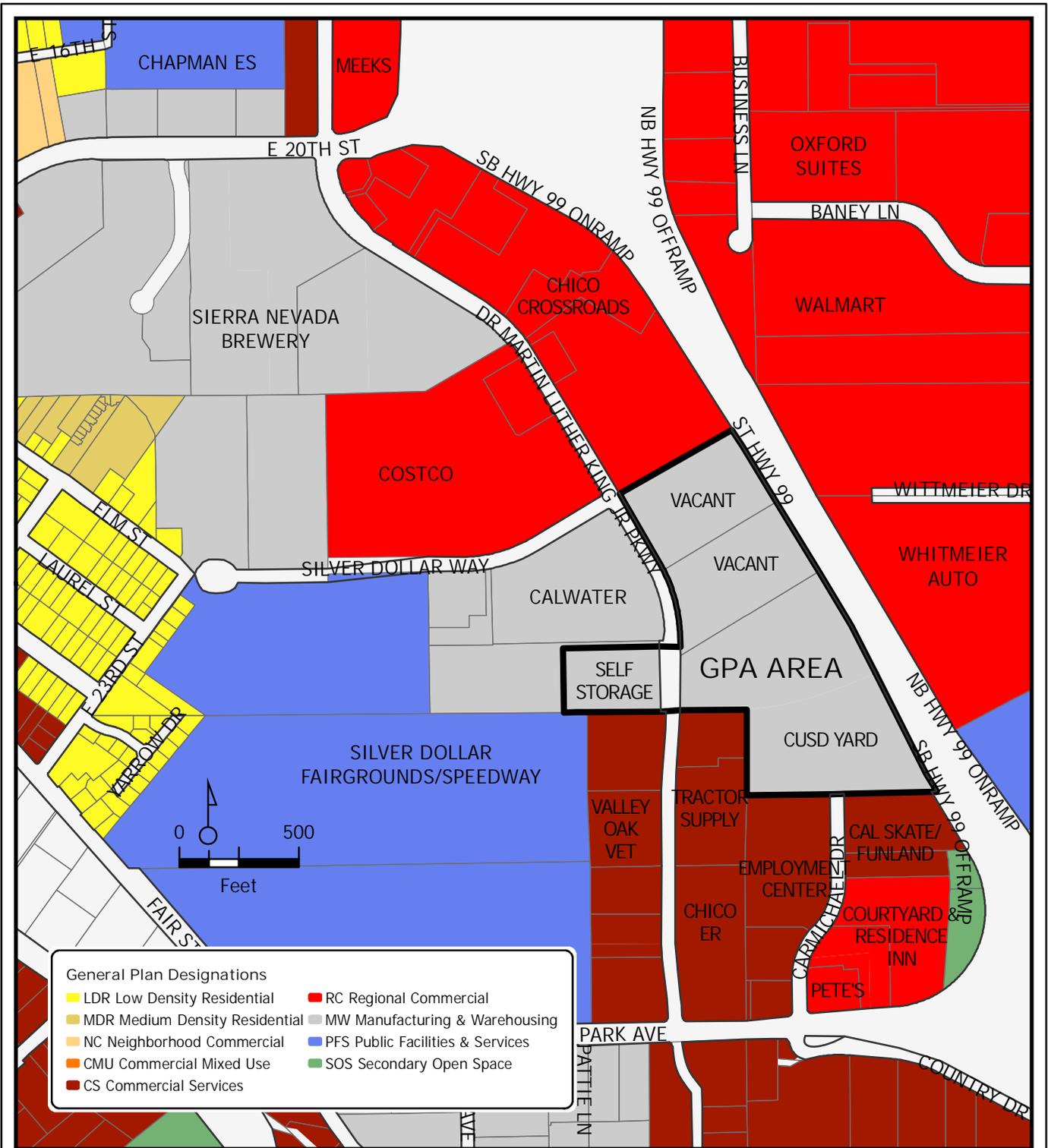
General Plan Amendment  
151, 357, 359, 379, 385 E Park Avenue, and 151 Scott Avenue  
APNs 005-500-(019, 025)-000, 005-520-(014-016, 019, 040)-000  
From: MW Manufacturing & Warehousing  
To: CS Commercial Services





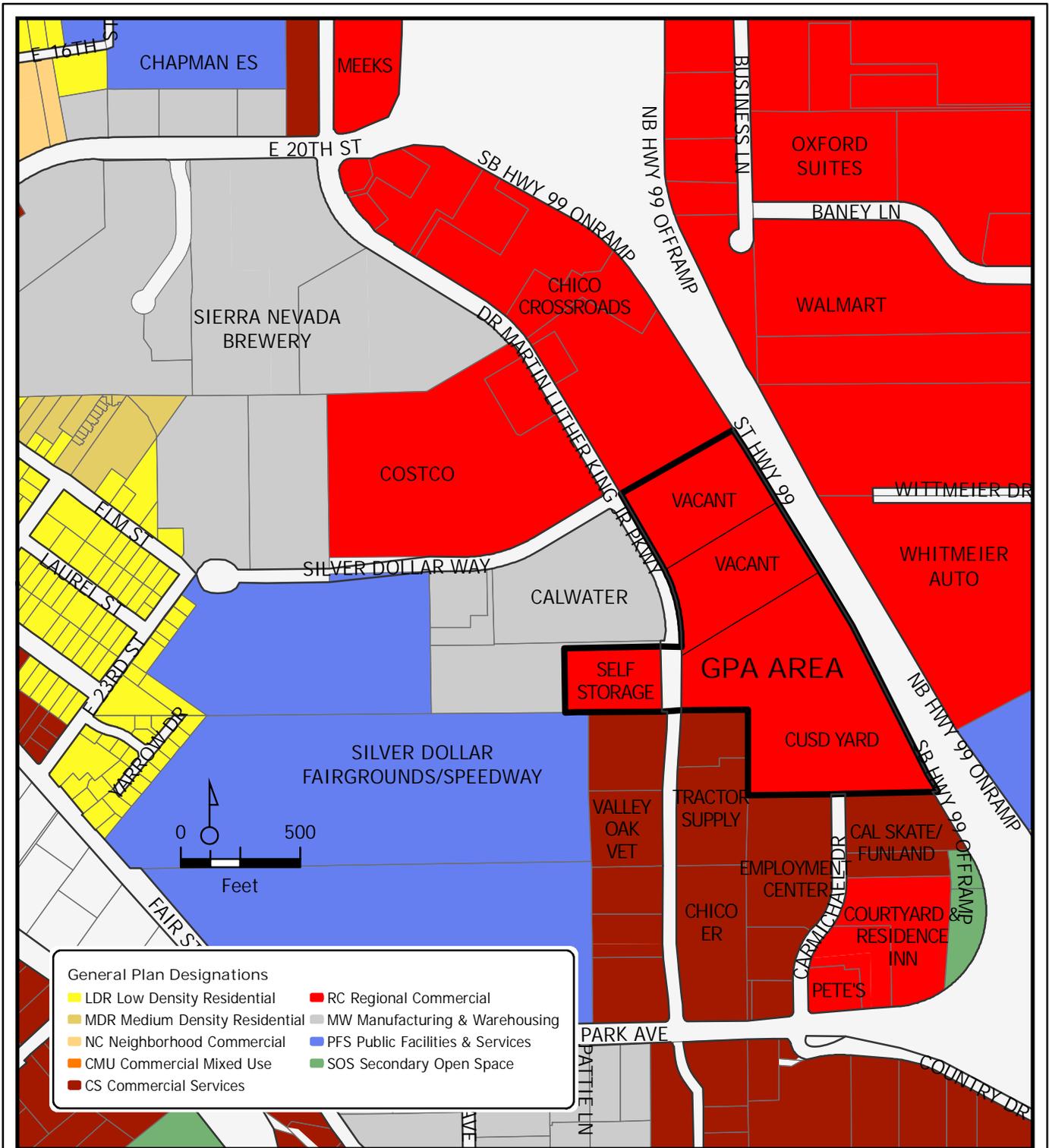
General Plan Amendment  
 151, 357, 359, 379, 385 E Park Avenue, and 151 Scott Avenue  
 APNs 005-500-(019, 025)-000, 005-520-(014-016, 019, 040)-000  
 From: MW Manufacturing & Warehousing  
 To: CS Commercial Services





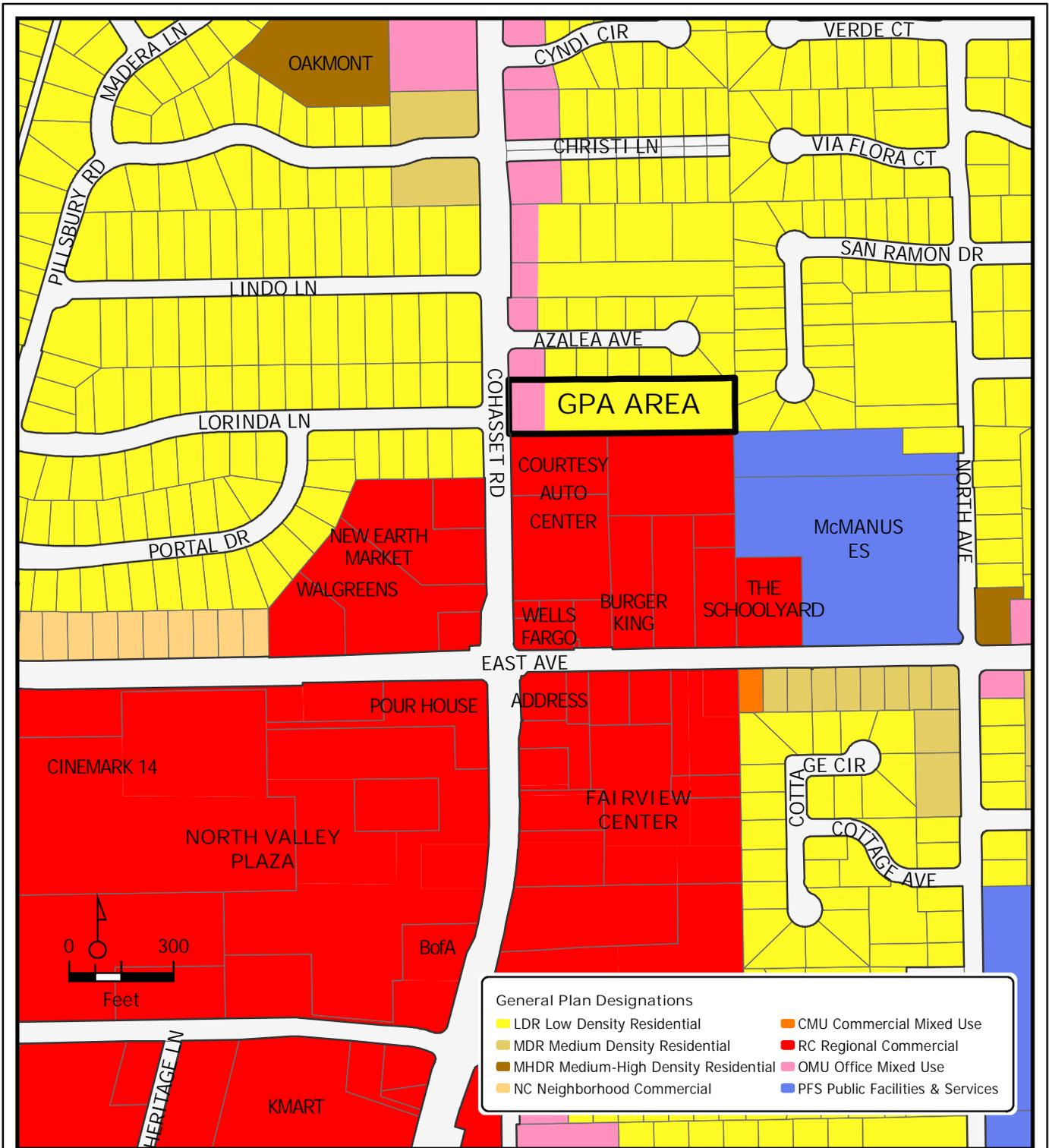
General Plan Amendment  
 Martin Luther King Parkway, APNs 005-560-033-000, 005-570-012-000,  
 005-570-013-000, 005-570-014-000  
 From: MW Manufacturing & Warehousing  
 To: RC Regional Commercial





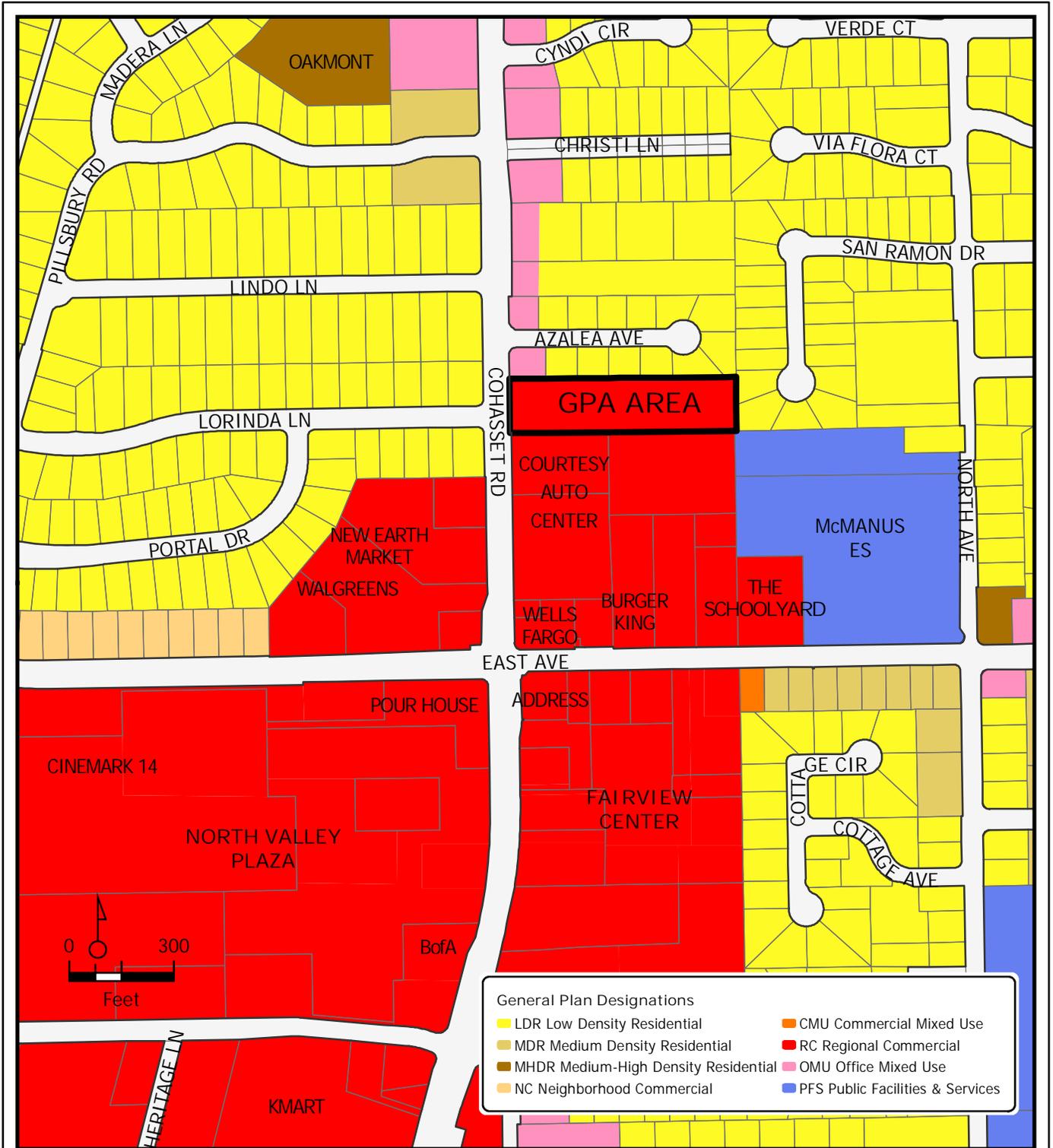
General Plan Amendment  
 Martin Luther King Parkway, APNs 005-560-033-000, 005-570-012-000,  
 005-570-013-000, 005-570-014-000  
 From: MW Manufacturing & Warehousing  
 To: RC Regional Commercial





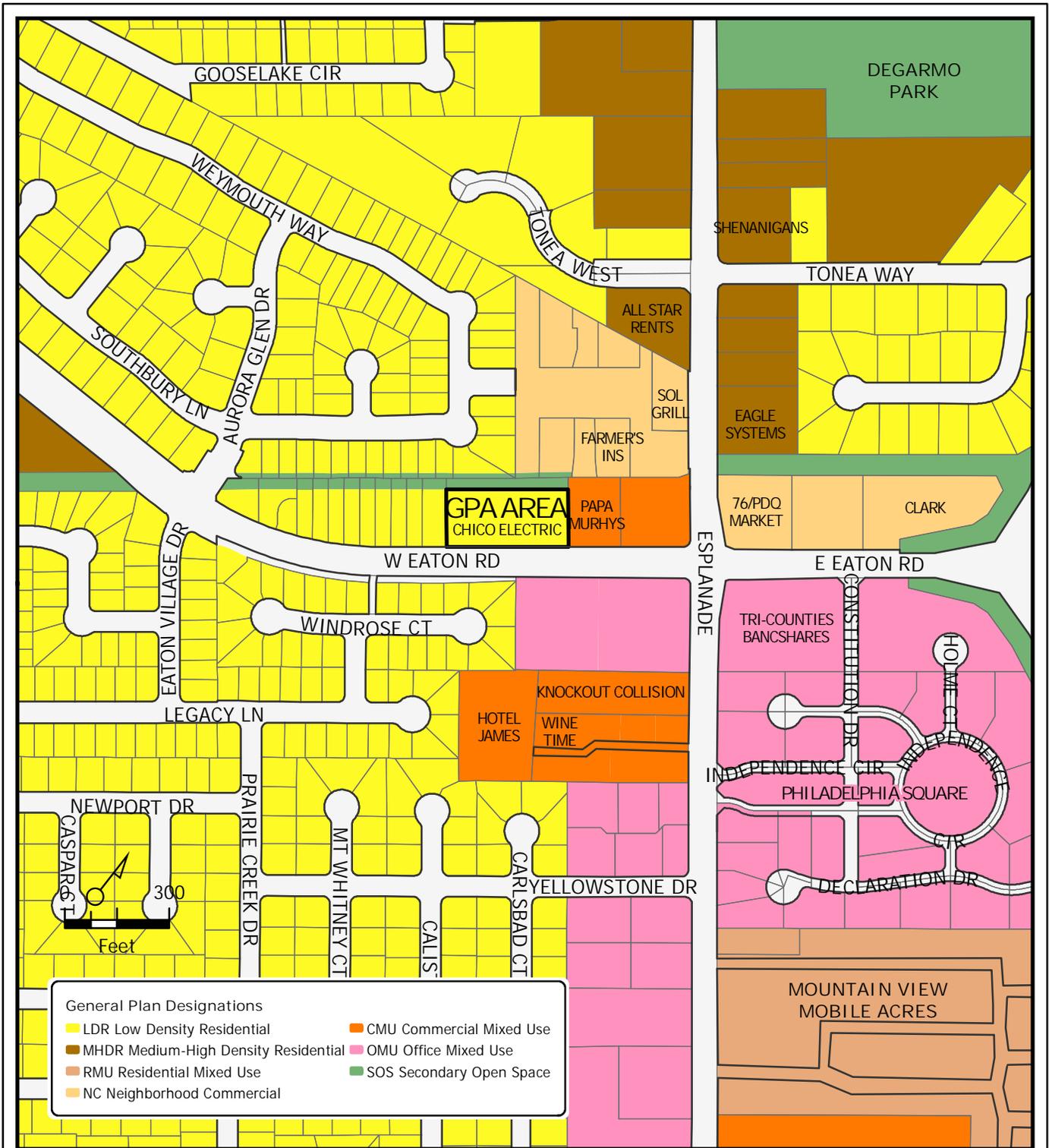
General Plan Amendment  
2522 Cohasset Road, APN 015-220-028-000  
From: OMU Office Mixed Use / LDR Low Density Residential  
To: RC Regional Commercial





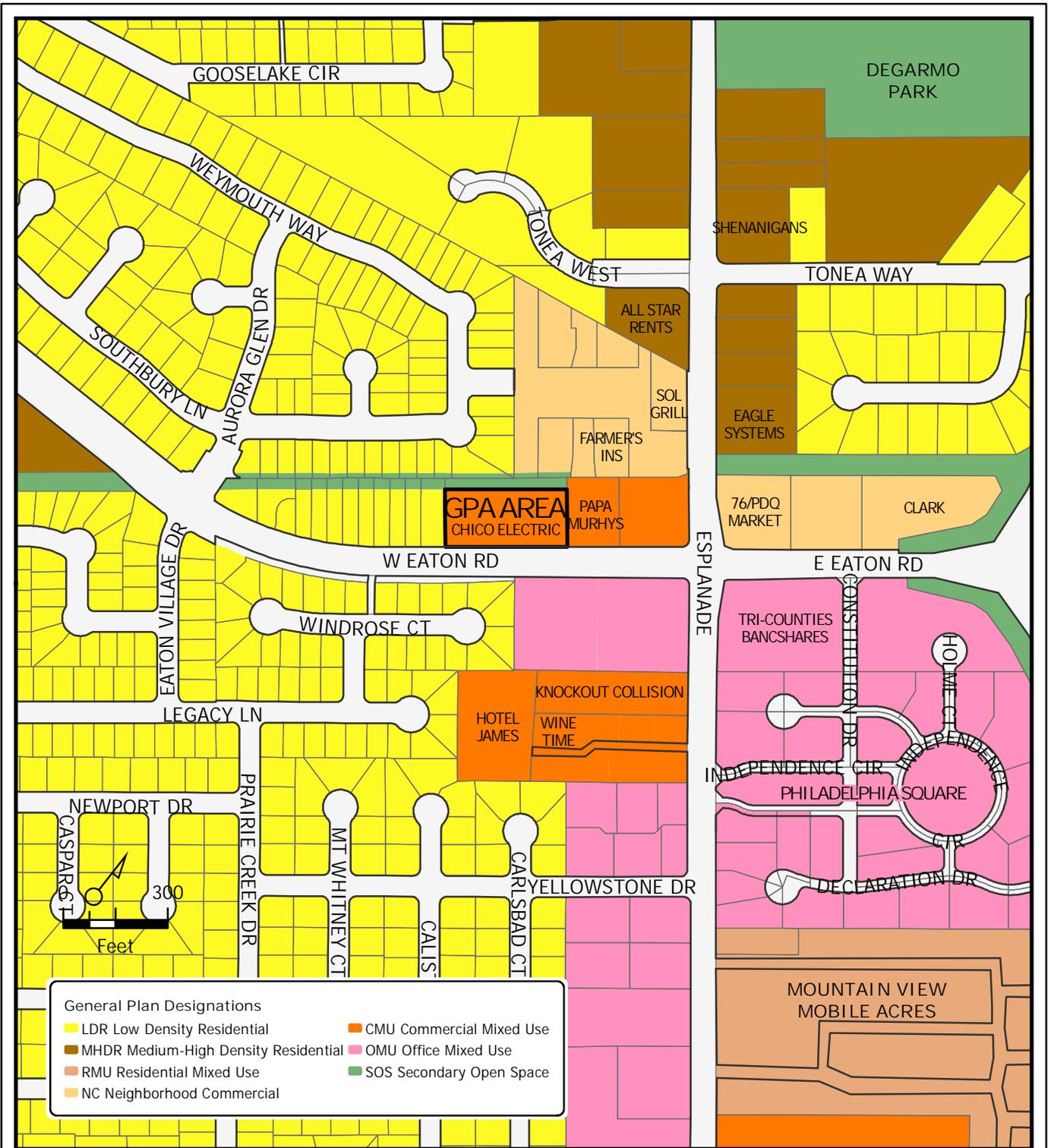
General Plan Amendment  
 2522 Cohasset Road, APN 015-220-028-000  
 From: OMU Office Mixed Use / LDR Low Density Residential  
 To: RC Regional Commercial





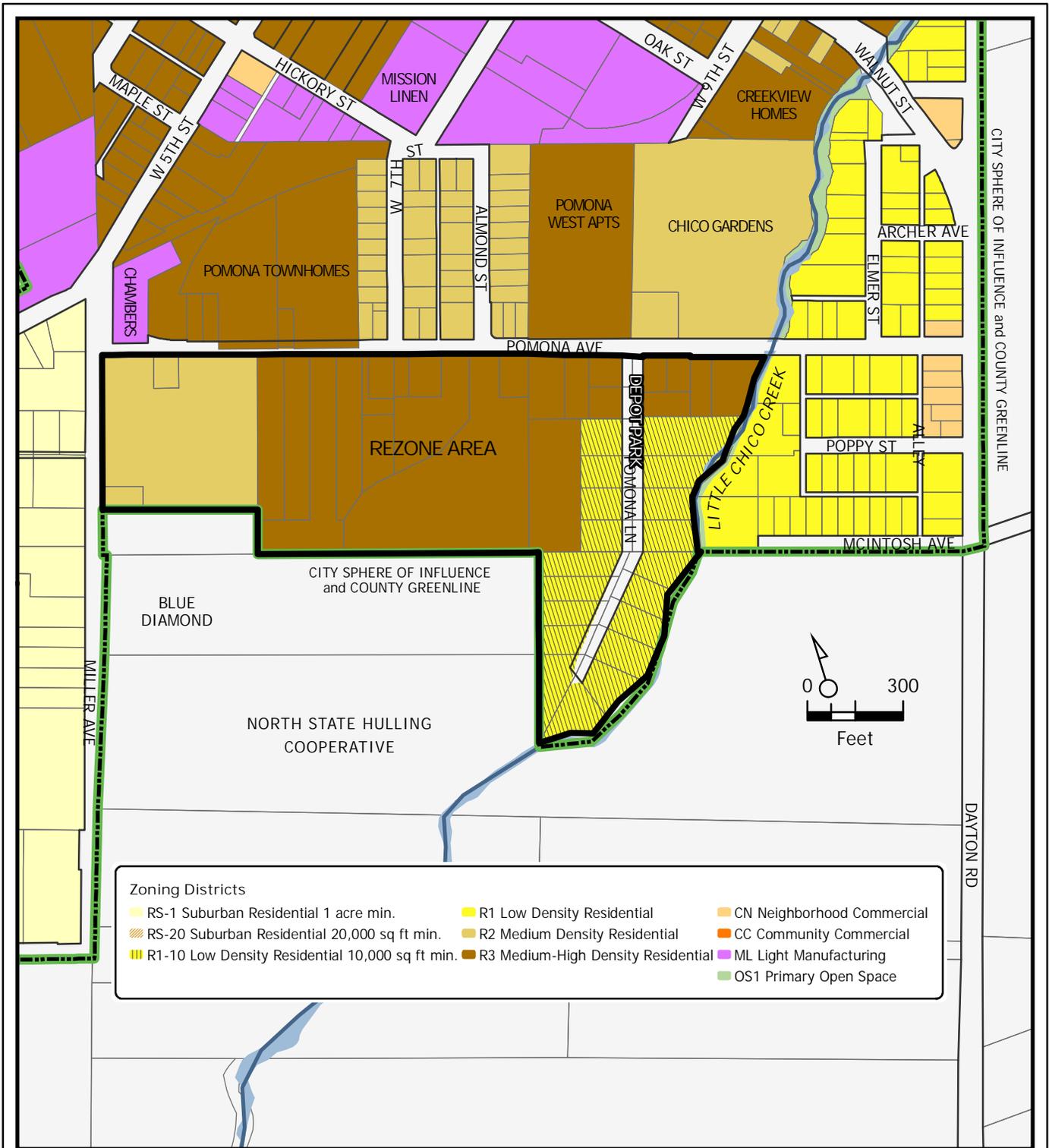
General Plan Amendment  
36 W Eaton Road, APN 006-690-029-000  
From: LDR Low Density Residential  
To: CMU Commercial Mixed Use





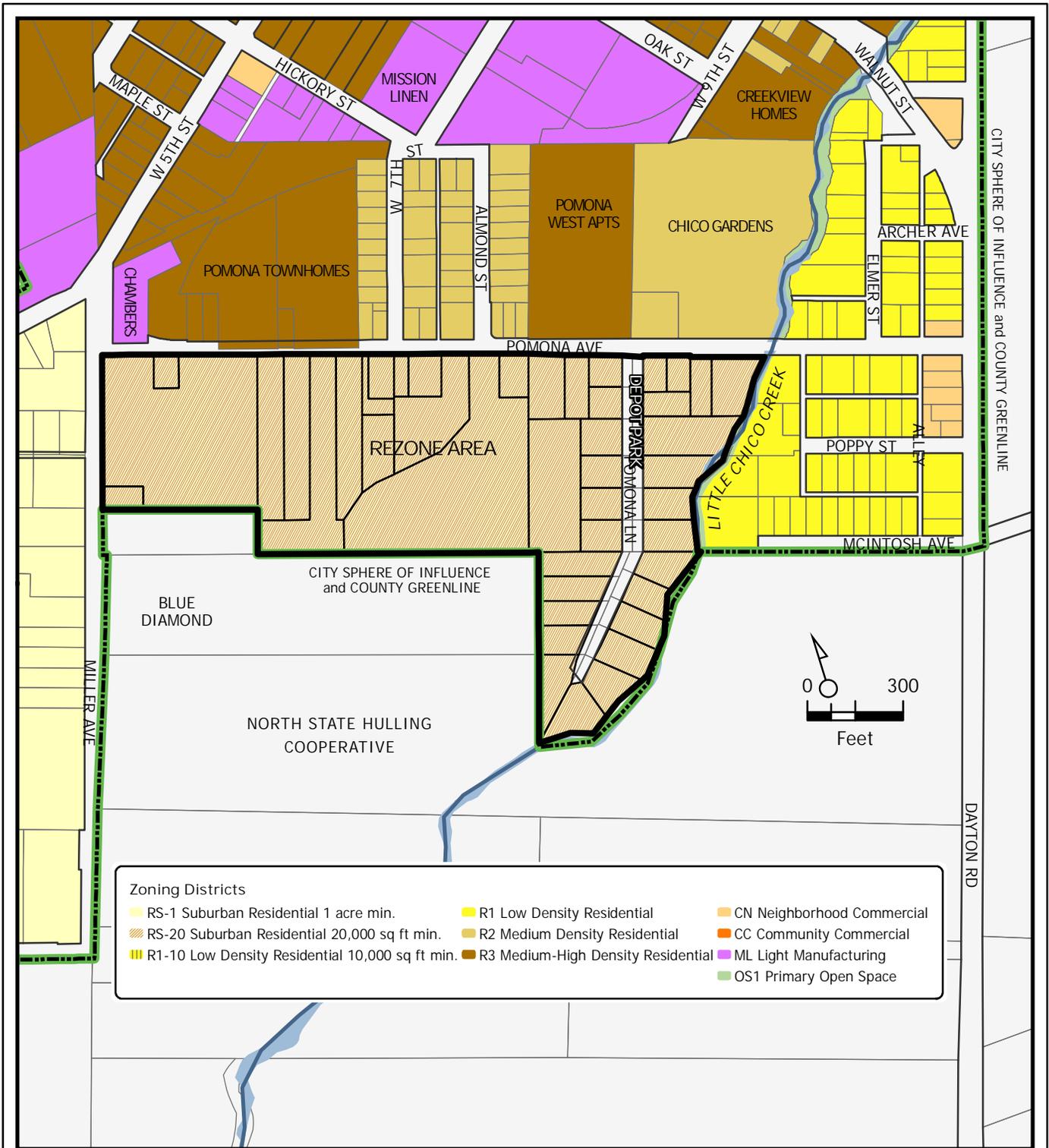
General Plan Amendment  
36 W Eaton Road, APN 006-690-029-000  
From: LDR Low Density Residential  
To: CMU Commercial Mixed Use





Rezone  
Pomona Avenue  
APNs Listed on Attached Table  
From: Existing Zonings  
To: RS 20 Rural Suburban Residential 20,000 min





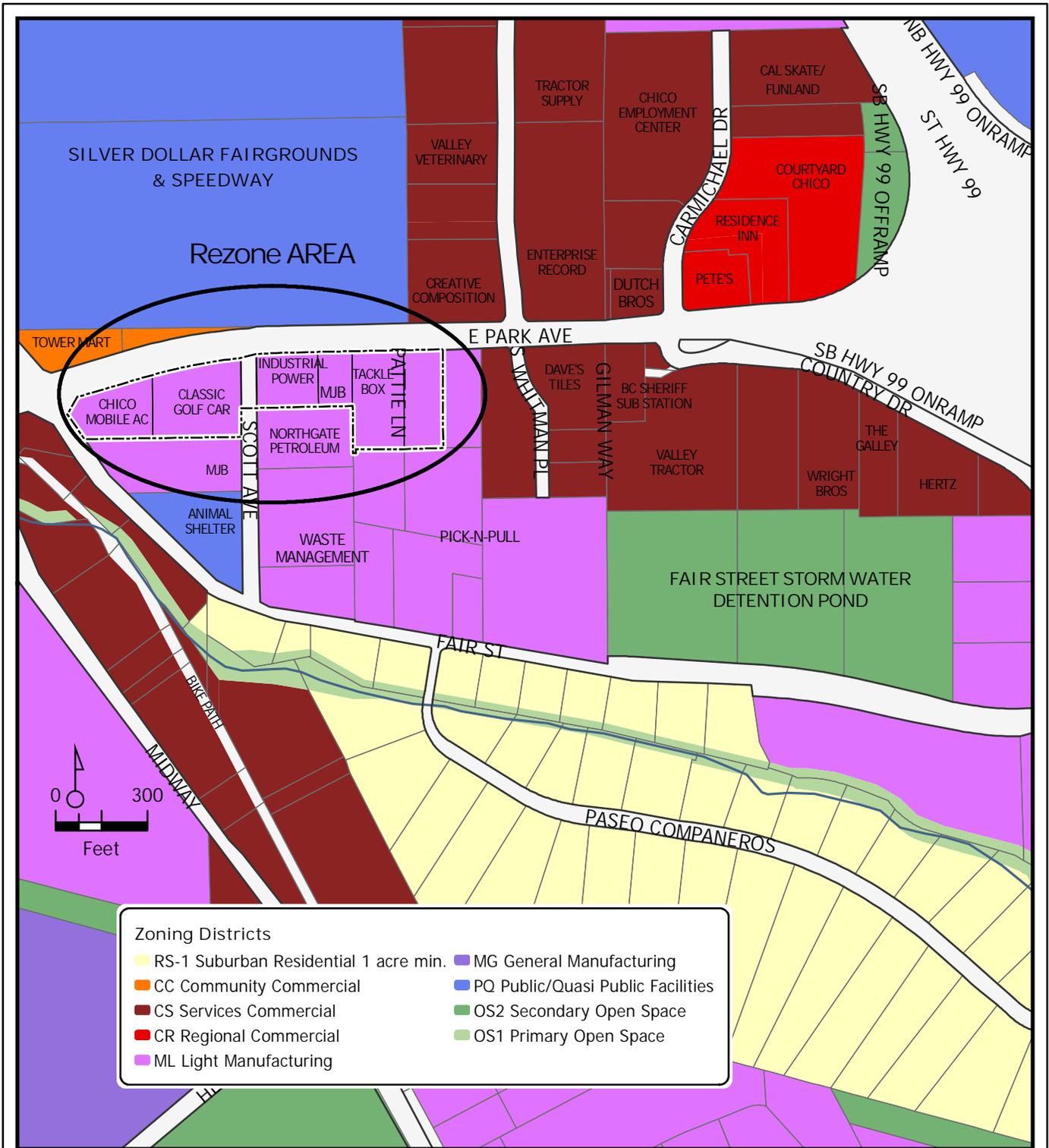
Rezone  
Pomona Avenue  
APNs Listed on Attached Table  
From: Existing Zonings  
To: RS 20 Rural Suburban Residential 20,000 min



**POMONA AVENUE GPA/REZONE**

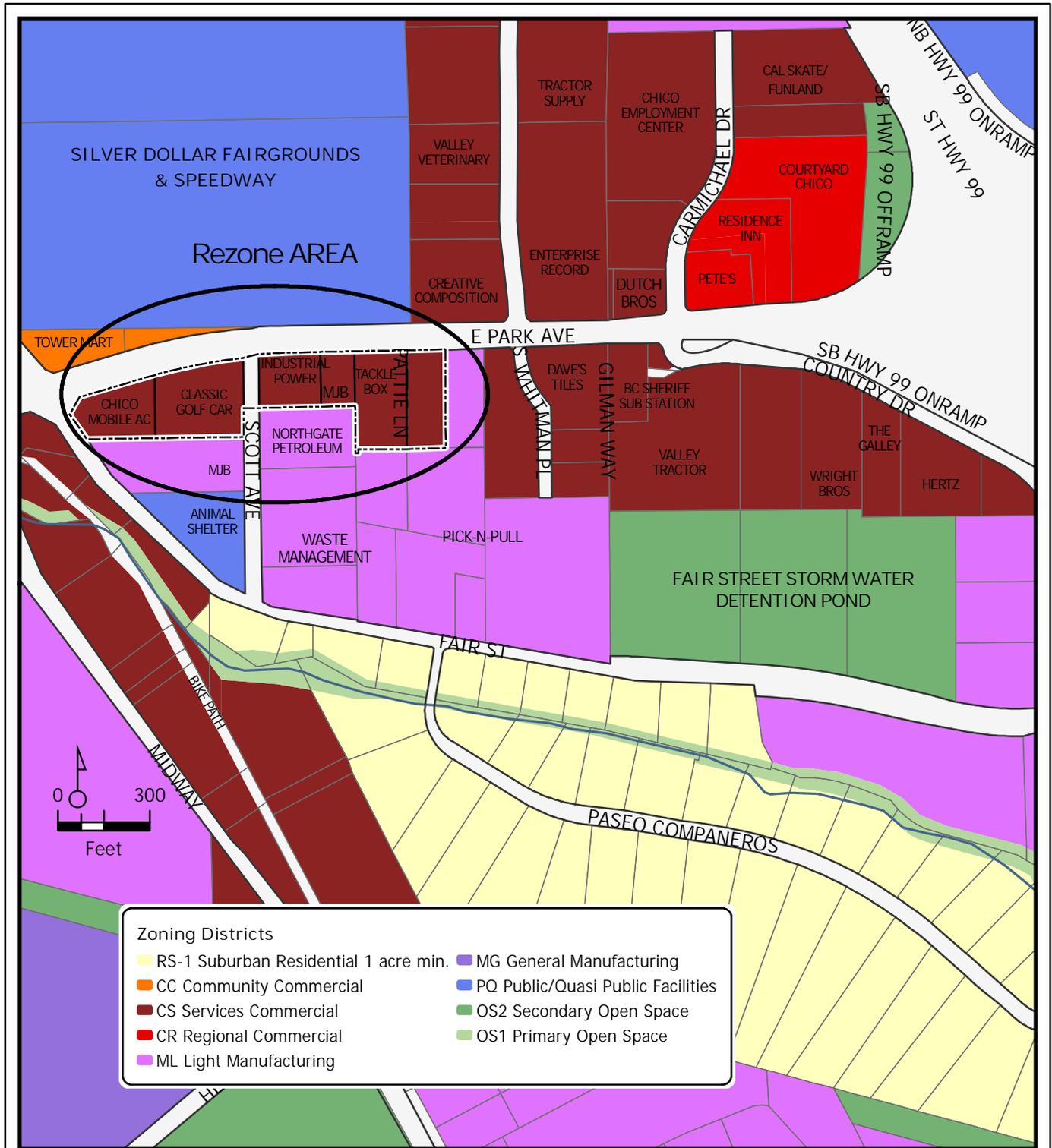
<b>APN</b>	<b>ACRES</b>	<b>GP</b>	<b>ZONING</b>	<b>ZOVERLAY</b>	<b>LANDUSE</b>	<b>UNITS</b>	<b>NEWGP</b>	<b>NEWZONING</b>
004-520-002-000	0.98	MHDR	R3	-AOD	SFR	1	VLDR	RS-20
004-520-003-000	0.96	MHDR	R3	-AOD	MFR	3	VLDR	RS-20
004-520-004-000	1.60	MHDR	R3	-AOD	SFR	1	VLDR	RS-20
004-520-005-000	0.90	MHDR	R3	-AOD	SFR	1	VLDR	RS-20
004-520-007-000	0.14	MHDR	R3	-AOD	SFR	1	VLDR	RS-20
004-520-008-000	0.31	MHDR	R3	-AOD	MFR	3	VLDR	RS-20
004-520-009-000	1.19	MHDR	R3	-AOD	Vacant	0	VLDR	RS-20
004-520-012-000	0.18	MDR	R2	-AOD	Vacant	0	VLDR	RS-20
004-520-017-000	4.50	MHDR	R3	-AOD	SFR	1	VLDR	RS-20
004-520-018-000	0.28	MHDR	R3		SFR	1	VLDR	RS-20
004-520-022-000	0.25	MHDR	R3	-AOD	SFR	1	VLDR	RS-20
004-520-023-000	0.48	MHDR	R3	-AOD	SFR	1	VLDR	RS-20
004-520-024-000	0.18	MHDR	R3	-AOD	SFR	1	VLDR	RS-20
004-520-027-000	5.04	MDR	R2	-AOD	SFR	1	VLDR	RS-20
004-520-028-000	0.20	MDR	R2	-AOD	SFR	1	VLDR	RS-20
004-530-001-000	0.50	MHDR	R3	-AOD	SFR	1	VLDR	RS-20
004-530-002-000	1.52	MHDR	R3	-AOD	Vacant	0	VLDR	RS-20
004-530-037-000	0.34	MHDR	R3		SFR	1	VLDR	RS-20
004-530-049-000	0.94	LDR	R1-10	-AOD	SFR	1	VLDR	RS-20
004-530-050-000	0.59	LDR	R1-10	-AOD	SFR	1	VLDR	RS-20
004-530-051-000	0.24	MHDR	R3	-AOD	SFR	1	VLDR	RS-20
004-530-052-000	0.31	MHDR	R3	-AOD	SFR	1	VLDR	RS-20
004-530-054-000	0.39	MHDR	R3	-AOD	SFR	1	VLDR	RS-20
004-530-055-000	0.30	MHDR	R3	-AOD	SFR	1	VLDR	RS-20
004-530-056-000	0.30	MHDR	R3	-AOD	SFR	1	VLDR	RS-20
004-530-057-000	0.42	LDR	R1-10	-AOD	SFR	1	VLDR	RS-20
004-530-058-000	0.37	LDR	R1-10	-AOD	SFR	1	VLDR	RS-20
004-530-059-000	0.37	LDR	R1-10	-AOD	SFR	1	VLDR	RS-20
004-530-060-000	0.37	LDR	R1-10	-AOD	SFR	1	VLDR	RS-20
004-530-061-000	0.49	LDR	R1-10	-AOD	SFR	1	VLDR	RS-20
004-530-062-000	0.49	LDR	R1-10	-AOD	SFR	1	VLDR	RS-20
004-530-065-000	0.29	MHDR	R3	-AOD	SFR	1	VLDR	RS-20
004-530-066-000	0.61	MHDR	R3	-AOD	SFR	1	VLDR	RS-20
039-480-006-000	0.48	LDR	R1-10		SFR	1	VLDR	RS-20
039-480-007-000	0.42	LDR	R1-10		SFR	1	VLDR	RS-20
039-480-008-000	0.36	LDR	R1-10		SFR	1	VLDR	RS-20
039-480-009-000	0.47	LDR	R1-10		SFR	1	VLDR	RS-20
039-480-010-000	0.35	LDR	R1-10		SFR	1	VLDR	RS-20
039-480-011-000	0.47	LDR	R1-10		SFR	1	VLDR	RS-20
039-480-012-000	0.43	LDR	R1-10		SFR	1	VLDR	RS-20
039-480-013-000	0.36	LDR	R1-10		SFR	1	VLDR	RS-20
039-480-014-000	0.34	LDR	R1-10		SFR	1	VLDR	RS-20
039-480-015-000	0.39	LDR	R1-10		SFR	1	VLDR	RS-20
039-480-016-000	0.51	LDR	R1-10	-AOD	SFR	1	VLDR	RS-20

END



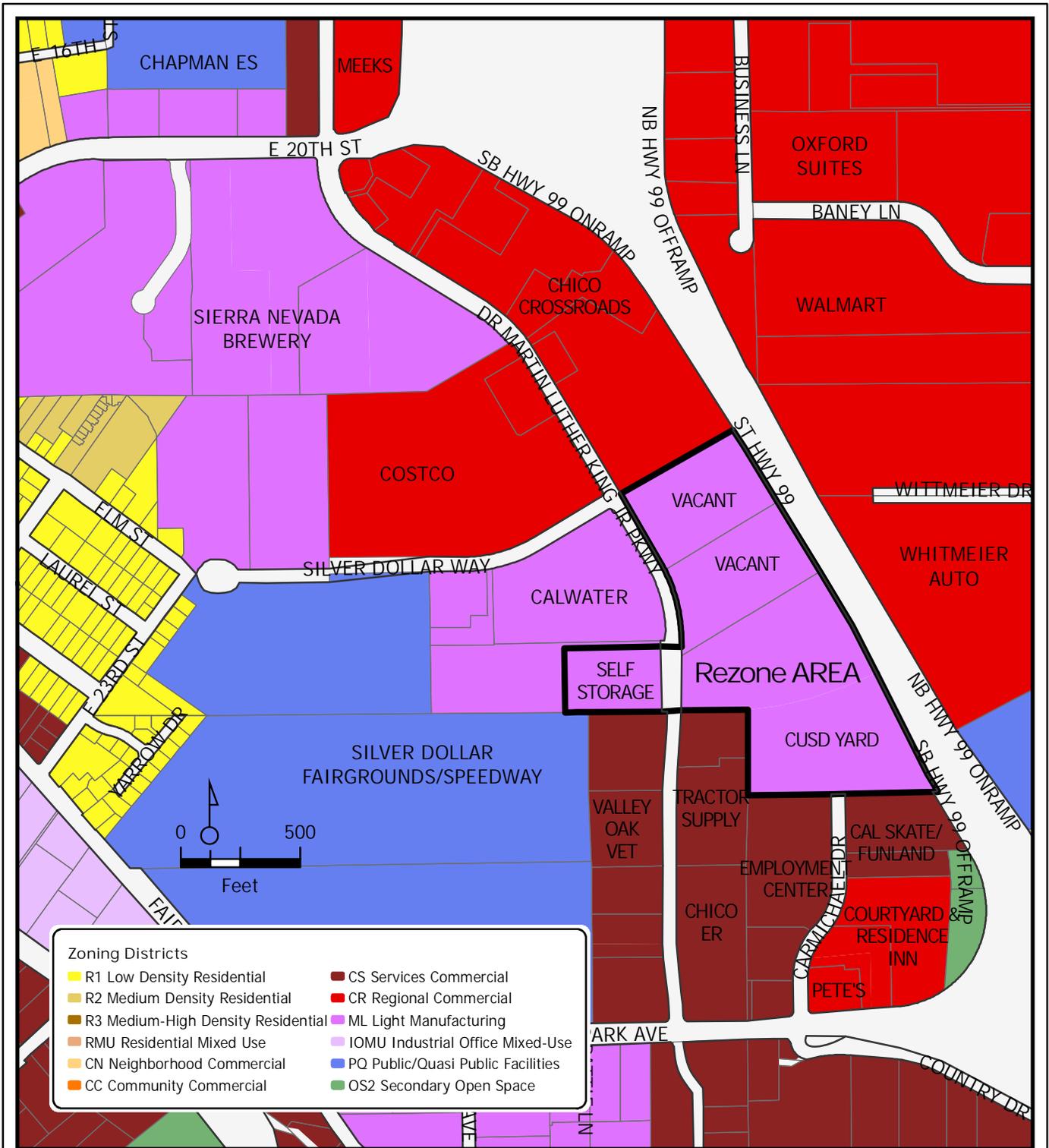
Rezoning  
 151, 357, 359, 379, 385 E Park Avenue, and 151 Scott Avenue  
 APNs 005-500-(019, 025)-000, 005-520-(014-016, 019, 040)-000  
 From: ML Light Manufacturing  
 To: CS Commercial Services





Rezone  
151, 357, 359, 379, 385 E Park Avenue, and 151 Scott Avenue  
APNs 005-500-(019, 025)-000, 005-520-(014-016, 019, 040)-000  
From: ML Light Manufacturing  
To: CS Commercial Services



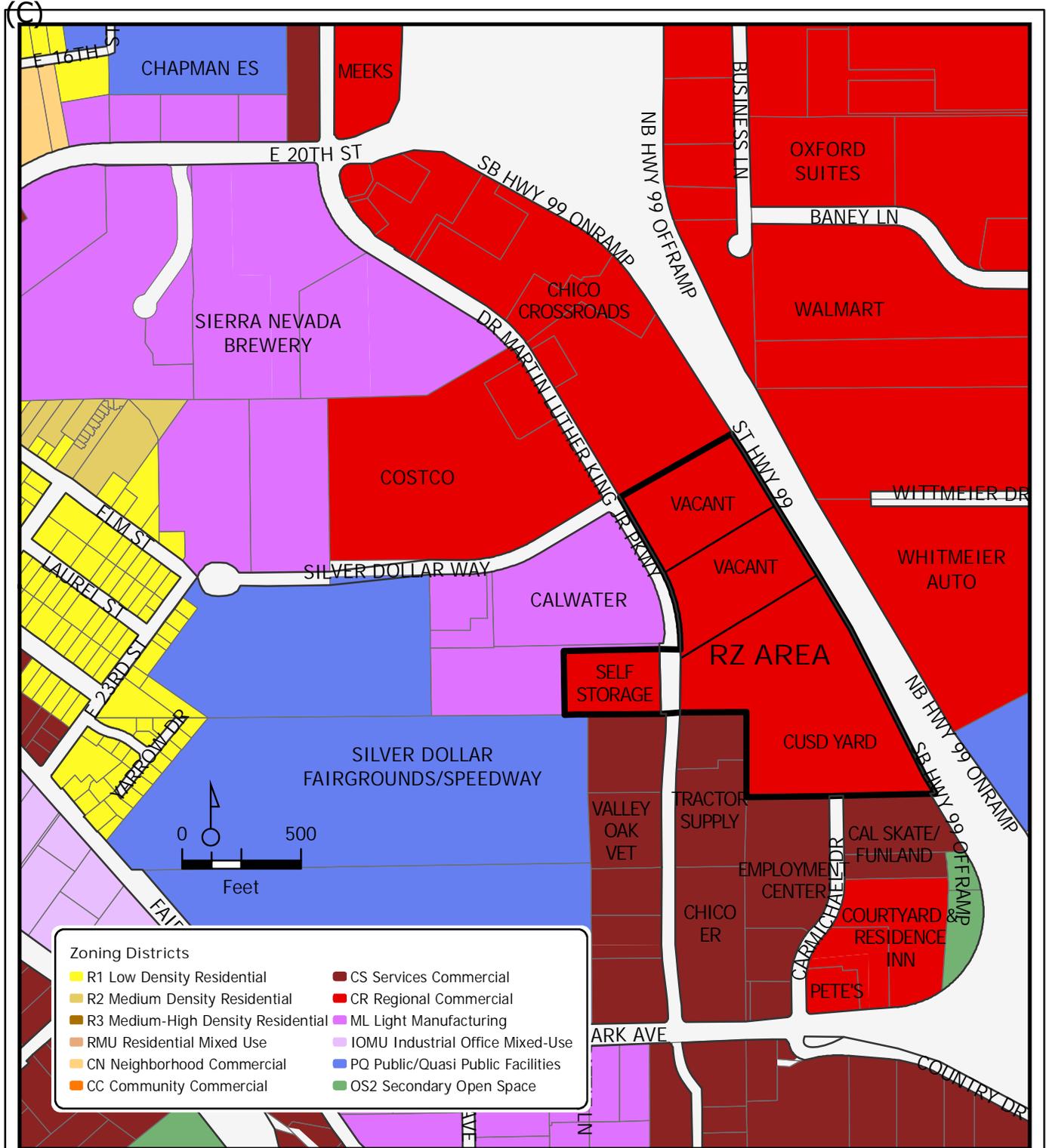


**Rezone**

Martin Luther King Parkway, APNs 005-560-033-000, 005-570-012-000,  
005-570-013-000, 005-570-014-000

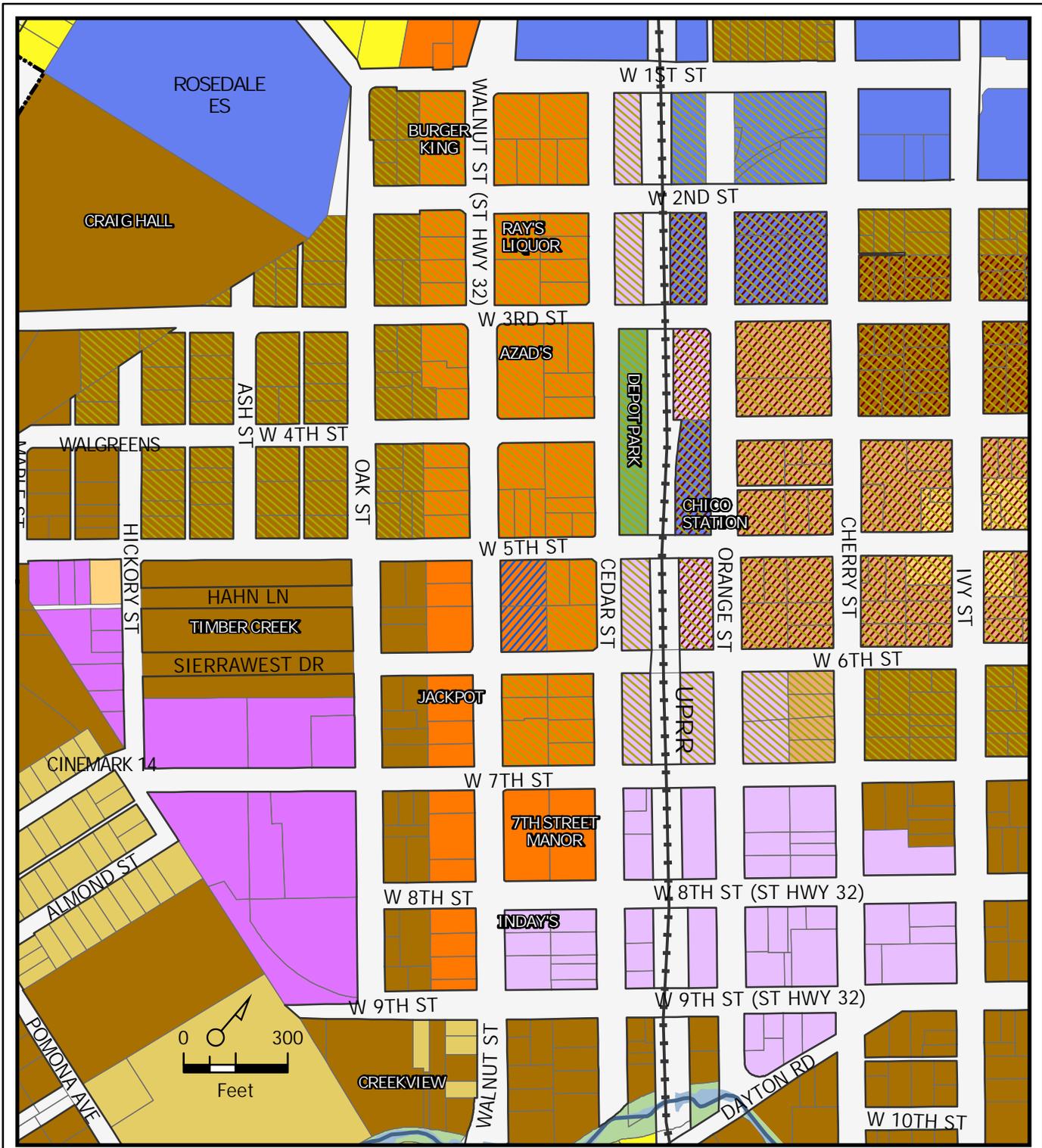
From: ML Light Manufacturing  
To: CR Regional Commercial





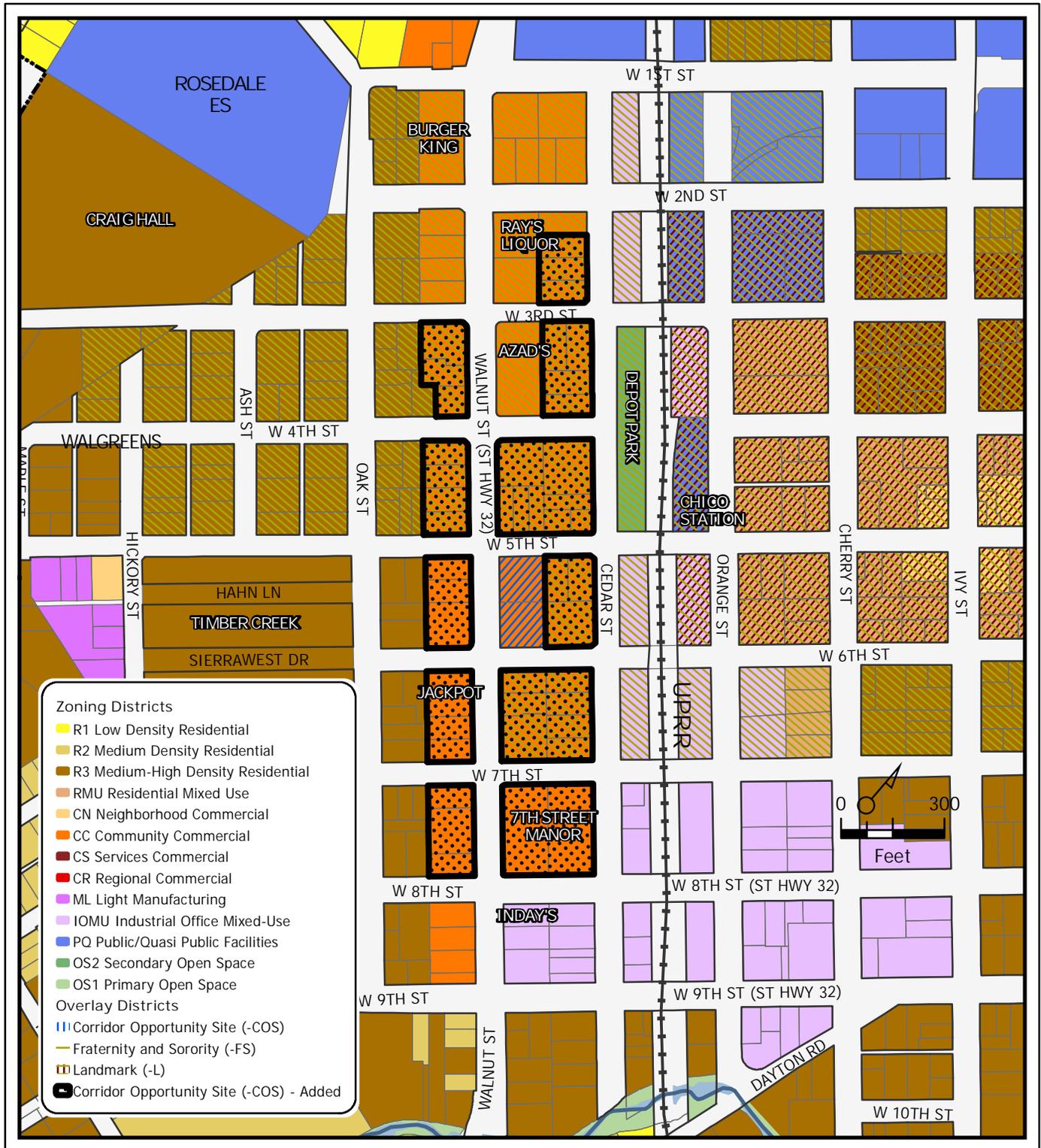
Rezone  
 Martin Luther King Parkway, APNs 005-560-033-000, 005-570-012-000,  
 005-570-013-000, 005-570-014-000  
 From: ML Light Manufacturing  
 To: CR Regional Commercial





Rezone  
Walnut Avenue  
APNs Listed on Attached Table  
From: Existing Zoning and overlays  
To: Existing Zoning and overlays w/-COS Corridor Opportunity Site overlay added





Rezone  
Walnut Avenue  
APNs Listed on Attached Table  
From: Existing Zoning and overlays  
To: Existing Zoning and overlays w/-COS Corridor Opportunity Site overlay added



**WALNUT AVENUE REZONE AREA**

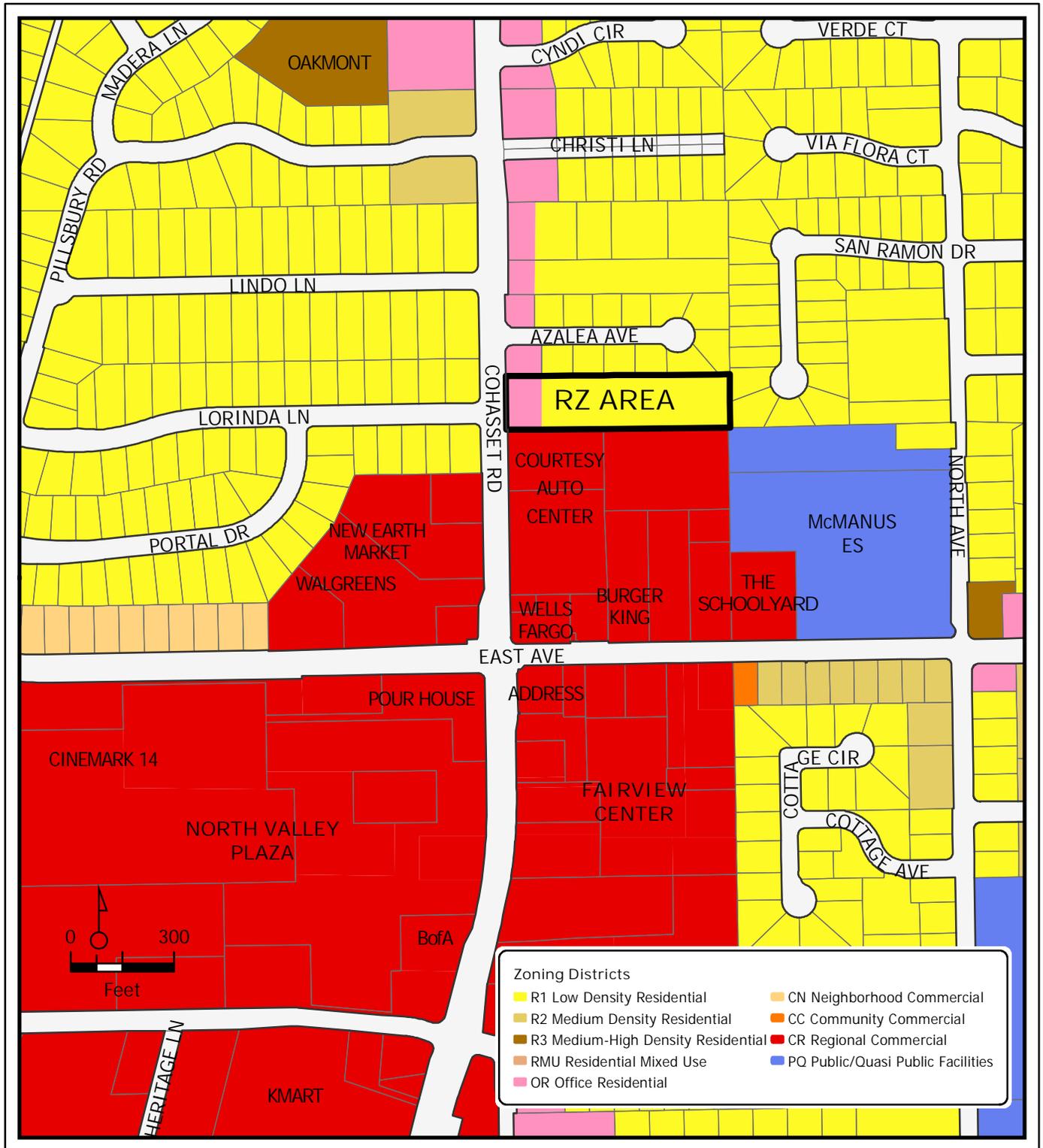
<b>APN</b>	<b>ACRES</b>	<b>ZONING</b>	<b>ZOVERLAY</b>	<b>GP</b>	<b>LANDUSE</b>	<b>UNITS</b>	<b>NEWZOVERLAY</b>
004-111-006-000	0.19	CC	-FS	CMU	SFR	1	-COS, -FS
004-111-011-000	0.35	CC	-FS	CMU	Retail		-COS, -FS
004-111-012-000	0.21	CC	-FS	CMU	Retail		-COS, -FS
004-112-002-000	0.23	CC	-FS	CMU	MFR	4	-COS, -FS
004-112-005-000	0.23	CC	-FS	CMU	MFR	2	-COS, -FS
004-112-006-000	0.20	CC	-FS	CMU	MFR	2	-COS, -FS
004-112-011-000	0.25	CC	-FS	CMU	MFR	4	-COS, -FS
004-115-020-000	0.21	CC	-FS	CMU	MFR	4	-COS, -FS
004-115-021-000	0.20	CC	-FS	CMU	Vacant		-COS, -FS
004-115-022-000	0.21	CC	-FS	CMU	Vacant		-COS, -FS
004-115-023-000	0.20	CC	-FS	CMU	Vacant		-COS, -FS
004-116-002-000	0.53	CC	-FS	CMU	MFR	12	-COS, -FS
004-116-003-000	0.14	CC	-FS	CMU	MFR	1	-COS, -FS
004-116-005-000	0.13	CC	-FS	CMU	SFR	1	-COS, -FS
004-116-006-000	0.14	CC	-FS	CMU	SFR	1	-COS, -FS
004-116-007-000	0.15	CC	-FS	CMU	SFR	1	-COS, -FS
004-116-008-000	0.15	CC	-FS	CMU	SFR	1	-COS, -FS
004-116-011-000	0.11	CC	-FS	CMU	Retail		-COS, -FS
004-116-013-000	0.41	CC	-FS	CMU	Retail		-COS, -FS
004-201-007-000	0.20	CC		CMU	Services	1	-COS
004-201-008-000	0.20	CC		CMU	Services		-COS
004-201-009-000	0.40	CC		CMU	Services		-COS
004-202-015-000	0.20	CC	-FS	CMU	MFR	4	-COS, -FS
004-202-016-000	0.24	CC	-FS	CMU	MFR	4	-COS, -FS
004-202-017-000	0.44	CC	-FS	CMU	MFR	9	-COS, -FS
004-205-003-000	0.40	CC		CMU	Retail		-COS
004-205-004-000	0.20	CC		CMU	MFR		-COS
004-205-005-000	0.20	CC		CMU	SFR	1	-COS
004-206-002-000	0.20	CC	-FS	CMU	Parking		-COS, -FS
004-206-005-000	0.20	CC	-FS	CMU	Retail		-COS, -FS
004-206-006-000	0.20	CC	-FS	CMU	Retail	0	-COS, -FS
004-206-008-000	0.20	CC	-FS	CMU	Manufacturing/Processing		-COS, -FS
004-206-011-000	0.20	CC	-FS	CMU	Vacant		-COS, -FS
004-206-012-000	0.19	CC	-FS	CMU	Services		-COS, -FS
004-206-013-000	0.41	CC	-FS	CMU	Manufacturing/Processing		-COS, -FS
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004-261-005-000	0.40	CC		CMU	SFR	1	-COS
004-261-006-000	0.20	CC		CMU	Public/Quasi Public		-COS
004-262-003-000	0.80	CC		CMU	MFR	32	-COS
004-262-004-000	0.80	CC		CMU	MFR	25	-COS

END

**WALNUT AVENUE REZONE AREA**

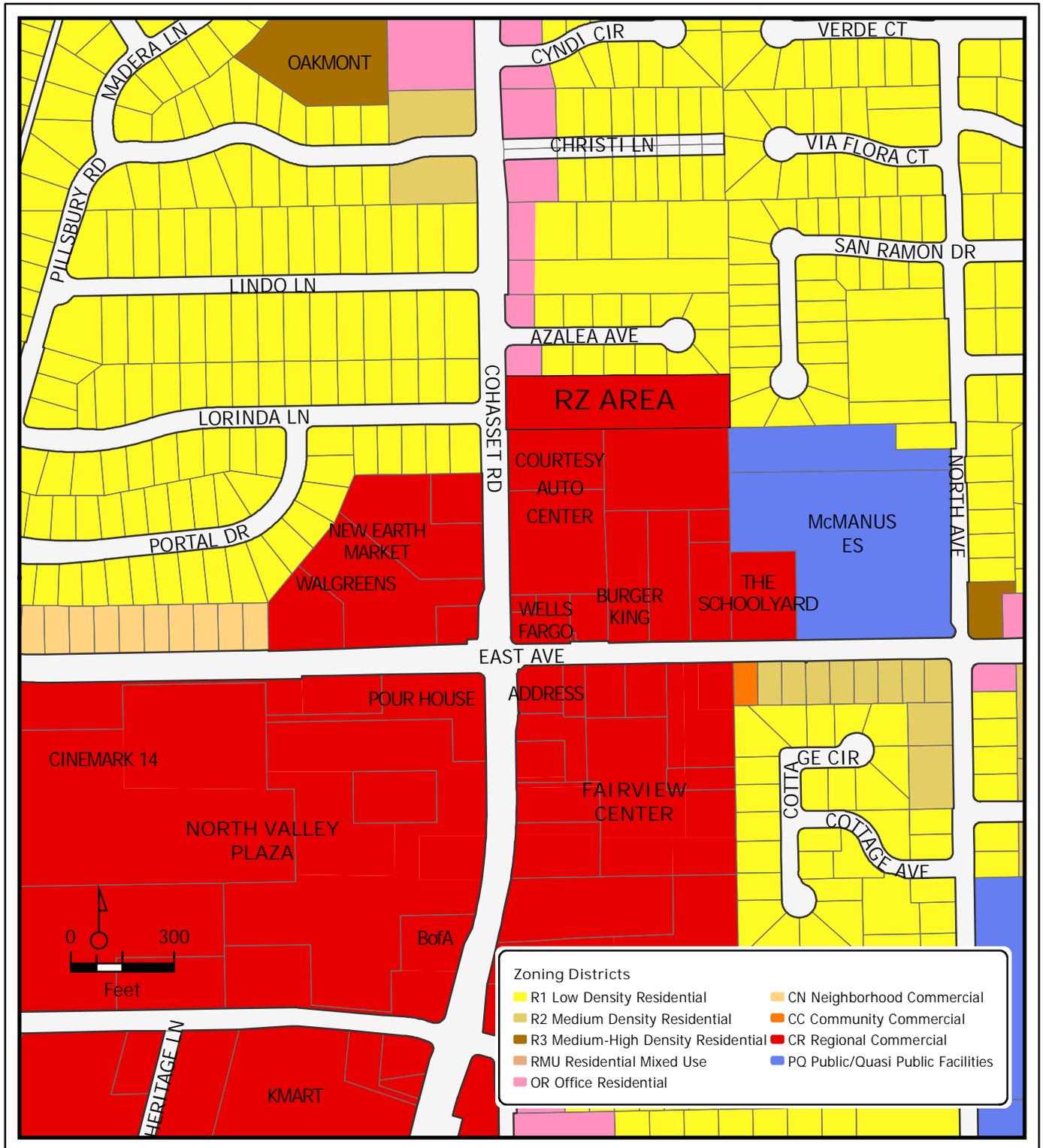
<b>APN</b>	<b>ACRES</b>	<b>GP</b>	<b>ZONING</b>	<b>ZOVERLAY</b>	<b>LANDUSE</b>	<b>UNITS</b>	<b>NEWZOVERLAY</b>
004-111-006-000	0.19	CMU	CC	-FS	SFR	1	-COS, -FS
004-111-011-000	0.35	CMU	CC	-FS	Retail		-COS, -FS
004-111-012-000	0.21	CMU	CC	-FS	Retail		-COS, -FS
004-112-002-000	0.23	CMU	CC	-FS	MFR	4	-COS, -FS
004-112-005-000	0.23	CMU	CC	-FS	MFR	2	-COS, -FS
004-112-006-000	0.20	CMU	CC	-FS	MFR	2	-COS, -FS
004-112-011-000	0.25	CMU	CC	-FS	MFR	4	-COS, -FS
004-115-020-000	0.21	CMU	CC	-FS	MFR	4	-COS, -FS
004-115-021-000	0.20	CMU	CC	-FS	Vacant		-COS, -FS
004-115-022-000	0.21	CMU	CC	-FS	Vacant		-COS, -FS
004-115-023-000	0.20	CMU	CC	-FS	Vacant		-COS, -FS
004-116-002-000	0.53	CMU	CC	-FS	MFR	12	-COS, -FS
004-116-003-000	0.14	CMU	CC	-FS	MFR	1	-COS, -FS
004-116-005-000	0.13	CMU	CC	-FS	SFR	1	-COS, -FS
004-116-006-000	0.14	CMU	CC	-FS	SFR	1	-COS, -FS
004-116-007-000	0.15	CMU	CC	-FS	SFR	1	-COS, -FS
004-116-008-000	0.15	CMU	CC	-FS	SFR	1	-COS, -FS
004-116-011-000	0.11	CMU	CC	-FS	Retail		-COS, -FS
004-116-013-000	0.41	CMU	CC	-FS	Retail		-COS, -FS
004-201-007-000	0.20	CMU	CC		Services	1	-COS
004-201-008-000	0.20	CMU	CC		Services		-COS
004-201-009-000	0.40	CMU	CC		Services		-COS
004-202-015-000	0.20	CMU	CC	-FS	MFR	4	-COS, -FS
004-202-016-000	0.24	CMU	CC	-FS	MFR	4	-COS, -FS
004-202-017-000	0.44	CMU	CC	-FS	MFR	9	-COS, -FS
004-205-003-000	0.40	CMU	CC		Retail		-COS
004-205-004-000	0.20	CMU	CC		MFR		-COS
004-205-005-000	0.20	CMU	CC		SFR	1	-COS
004-206-002-000	0.20	CMU	CC	-FS	Parking		-COS, -FS
004-206-005-000	0.20	CMU	CC	-FS	Retail		-COS, -FS
004-206-006-000	0.20	CMU	CC	-FS	Retail	0	-COS, -FS
004-206-008-000	0.20	CMU	CC	-FS	Manufacturing/Processing		-COS, -FS
004-206-011-000	0.20	CMU	CC	-FS	Vacant		-COS, -FS
004-206-012-000	0.19	CMU	CC	-FS	Services		-COS, -FS
004-206-013-000	0.41	CMU	CC	-FS	Manufacturing/Processing		-COS, -FS
004-261-004-000	0.20	CMU	CC		MFR	7	-COS
004-261-005-000	0.40	CMU	CC		SFR	1	-COS
004-261-006-000	0.20	CMU	CC		Public/Quasi Public		-COS
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004-262-004-000	0.80	CMU	CC		MFR	25	-COS

END



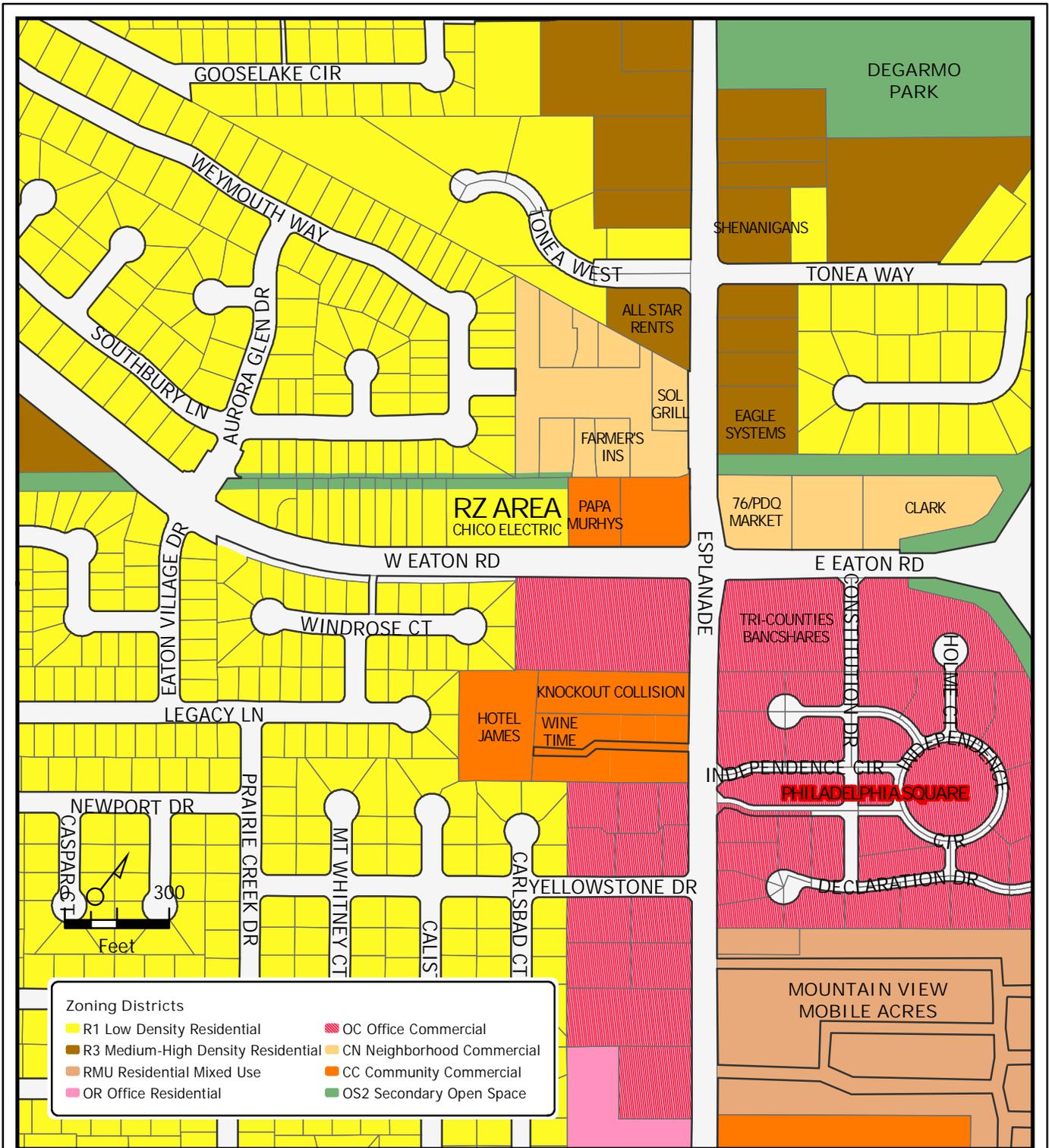
Rezone  
2522 Cohasset Road, APN 015-220-028-000  
From: OR Office Mixed-Use / R1 Single Family Residential  
To: CR Regional Commercial





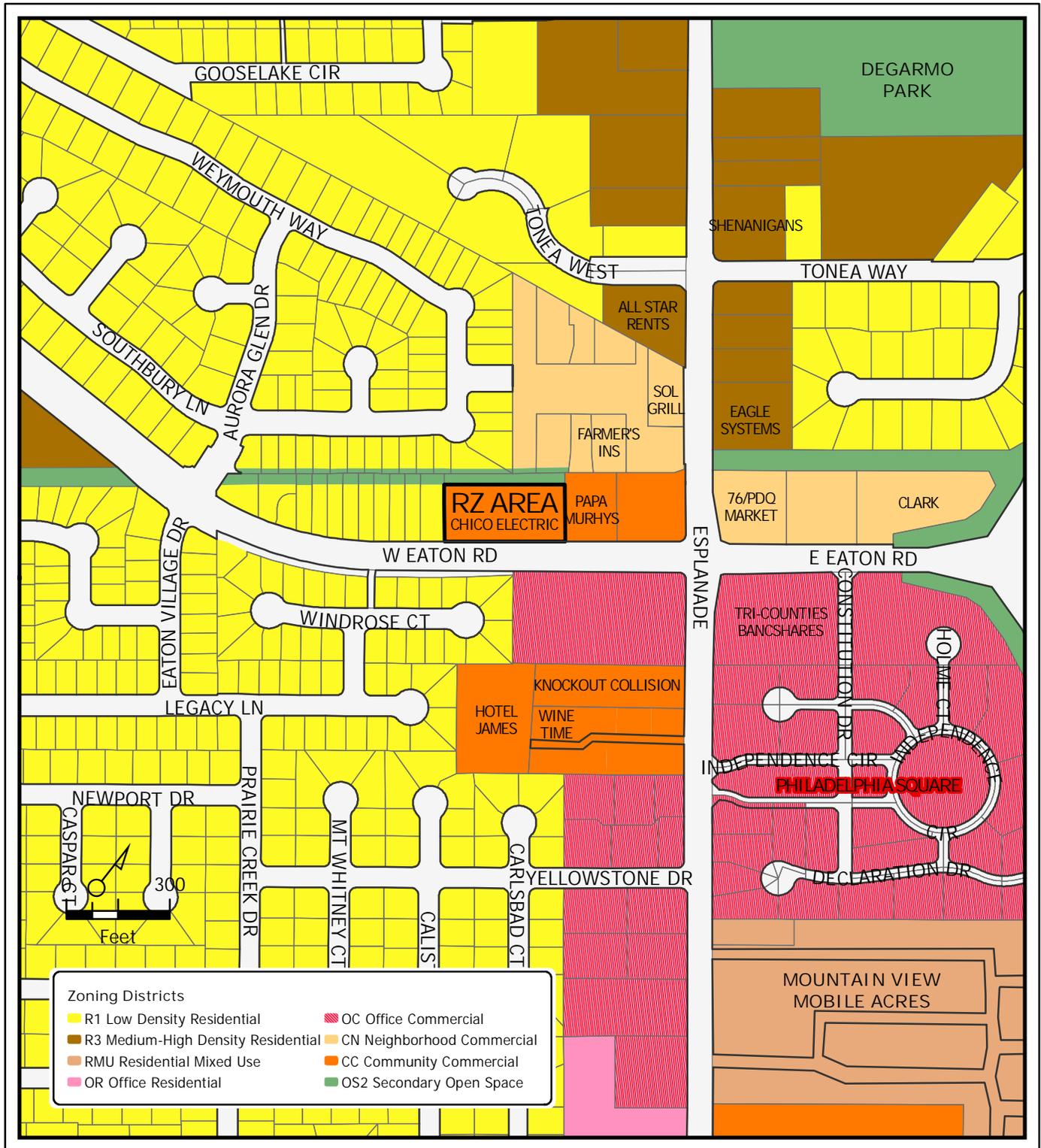
Rezone  
2522 Cohasset Road, APN 015-220-028-000  
From: OR Office Mixed-Use / R1 Single Family Residential  
To: CR Regional Commercial





Rezone  
36 W Eaton Road, APN 006-690-029-000  
From: R1 Single Family Residential  
To: CC Community Commercial  
-AOD overlay to remain





Rezone  
36 W Eaton Road, APN 006-690-029-000  
From: R1 Single Family Residential  
To: CC Community Commercial  
-AOD overlay to remain

