



City Council Agenda Report

Meeting Date: October 2, 2018

TO: City Council

FROM: Mike Sawley, Senior Planner (879-6812; mike.sawley@chicoca.gov)

RE: **Final Reading Regarding Rezone 15-02 (Stonegate Project)**
APNs: 002-190-041, 018-510-007, 018-510-008, 018-510-009 and 002-220-006 (portion)

REPORT IN BRIEF:

This is a final reading and adoption of an ordinance changing the zoning of a 313-acre site located in southeast Chico to accommodate a variety of land uses, including single-family residential, multi-family residential, commercial, office, parks, and approximately one-third of the site set aside as an open space preserve.

On September 18, 2018, the City Council conducted a public hearing, reviewed the rezone as well as the overall Stonegate development project, and adopted four resolutions that: (1) certified the Environmental Impact Report (EIR), (2) adopted certain findings of environmental effect, a Statement of Overriding Considerations (SOC), and a Mitigation Monitoring and Reporting Program, (3) approved General Plan Amendment 15-02, and (4) approved the related subdivision and use permit 15-05 and Use Permit 18-14. The rezone ordinance was also introduced at the 09/18/18 City Council meeting.

Recommendation:

The Planning Commission and Community Development Director recommend that the City Council adopt the Ordinance (**Attachment 1**), by reading its title only:

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHICO AMENDING THE ZONING DISTRICT BOUNDARIES OF PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL NOS. 002-190-041, 018-510-007, 018-510-008, 018-510-009 AND 002-220-006 (PORTION) (Stonegate Vesting Tentative Subdivision Map and General Plan Amendment / Rezone)

FISCAL IMPACT: N/A.

ENVIRONMENTAL REVIEW

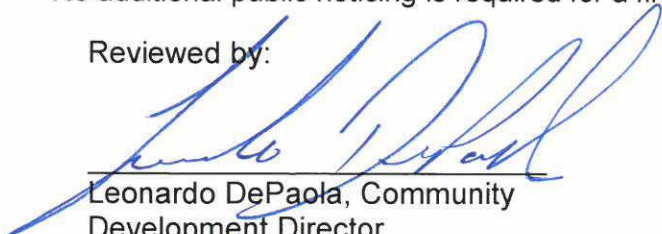
An Environmental Impact Report (EIR) was prepared for the project and adopted by the Council on 09/18/18. The rezone is within the scope of the EIR and no further analysis is needed.

PUBLIC CONTACT

No additional public noticing is required for a final reading and adoption.

Reviewed by:

Approved and Recommended by:


Leonardo DePaola, Community
Development Director


Mark Orme, City Manager

ATTACHMENTS:

1. City Council Ordinance Approving Rezone 15-02
Exhibit I – Rezone Plat

ORDINANCE NO. _____
(Uncodified)

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHICO
AMENDING THE ZONING DISTRICT BOUNDARIES OF PROPERTY IDENTIFIED
AS ASSESSOR'S PARCEL NOS. 002-190-041, 018-510-007, 018-510-008, 018-510-009
AND 002-220-006 (PORTION)
(Stonegate Vesting Tentative Subdivision Map and General Plan Amendment / Rezone)**

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

Section 1. The zoning of all that real property identified as Assessor's Parcel Nos. 002-190-041, 018-510-007, 018-510-008, 018-510-009, and a portion of 002-220-006 is amended as depicted on Exhibit I.

Section 2. The City Council finds that:

A. The rezone is consistent with the General Plan, as amended pursuant to General Plan Amendment 15-02 approved by this Council under separate resolution, as it would apply zoning districts that are consistent with the proposed land use designations (LU-2.7), which together are anticipated to facilitate compatible infill development with appropriate transitions (LU-1, LU-1.3, LU-4, LU-4.2, LU-4.3, CD-5 and CD-5.2), allow for a mix and distribution of uses that meet the identified needs of the community, helping maintain a healthy balance of housing and jobs (LU-2, LU-2.3.3, LU-4.2.1, H.3, H.3.1, H.3.3, H.3.4 and ED-1.2), protect sensitive biological resources and provide locations for active public recreation adjacent to an established creek corridor, consistent with several policies that encourage expanding creekside greenways and promoting public access to them for recreational opportunities (LU-2.5, LU-2.5.1, CD-1.1.1, CD-2.1, ED-1.5.1, OS-1.1, OS-1.1.1, OS-2, OS-2.2, OS-2.5.1, and PPFS-2.1); and

B. There are no physical constraints on the property which would prohibit development and use of the site consistent with the proposed zoning designations. Utilities exist in the area and would be extended into the site along with construction of proposed new streets. The Primary Open Space preserve areas are not located downslope from areas proposed for development and are therefore less likely to be negatively affected by residential or

1 commercial uses. City design review of future multi-family residential and commercial
2 land development within the project will ensure that specific elements of those sites are
3 completed in a manner that is compatible with adjoining land uses. Areas proposed for
4 long-term preservation are appropriate to set aside and protect, and areas proposed for
5 development are physically suitable for development.

6 **Section 3.** This ordinance shall become effective 30 days following the date of its
7 adoption.

8 THE FOREGOING ORDINANCE was adopted by the City Council of the City of Chico at
9 its meeting held on October 2, 2018, by the following vote:

10 AYES:

11 NOES:

12 ABSENT:

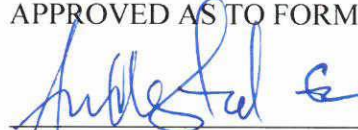
13 ABSTAINED:

14 DISQUALIFIED:

15 ATTEST:

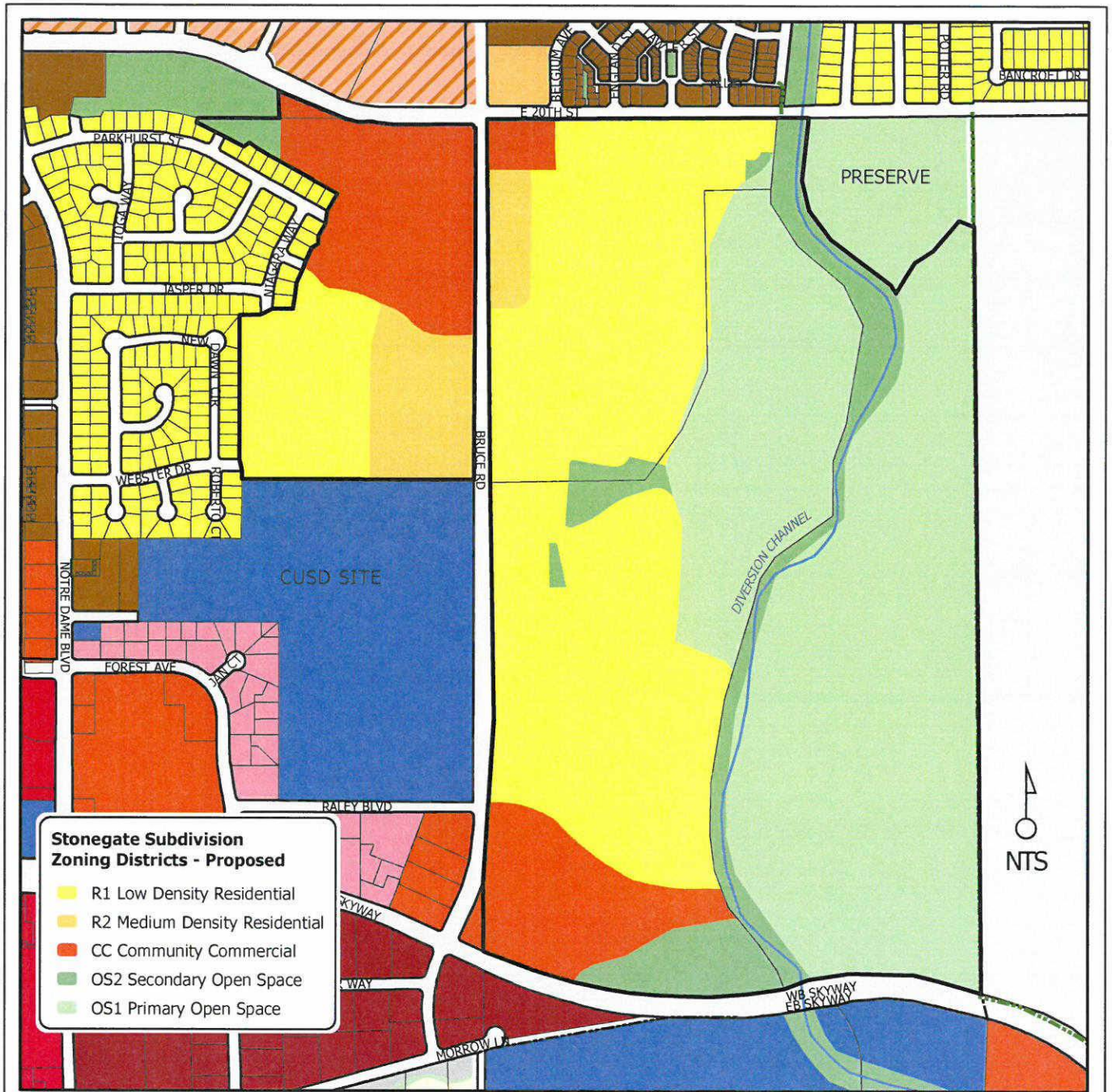
16
17 _____
18 Deborah R. Presson
19 City Clerk

APPROVED AS TO FORM:



Vincent C. Ewing, City Attorney*

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



Rezone 15-02 (Stonegate Subdivision)

APNs 002-190-041-000, 002-220-006-000, 018-510-007-000, 018-510-008-000, 018-510-009-000

From:

OS2 Secondary Open Space
w/-RC Resource Constraint Overlay
R1 Low Density Residential
R3 Medium-High Density Residential
OR Office Residential
w/-RC Resource Constraint &
-PD Planned Development Overlays
RS-20 Suburban Residential 20,000 sq ft min.

To:

R1 Low Density Residential
R2 Medium Density Residential
CC Community Commercial
OS1 Primary Open Space
OS2 Secondary Open Space

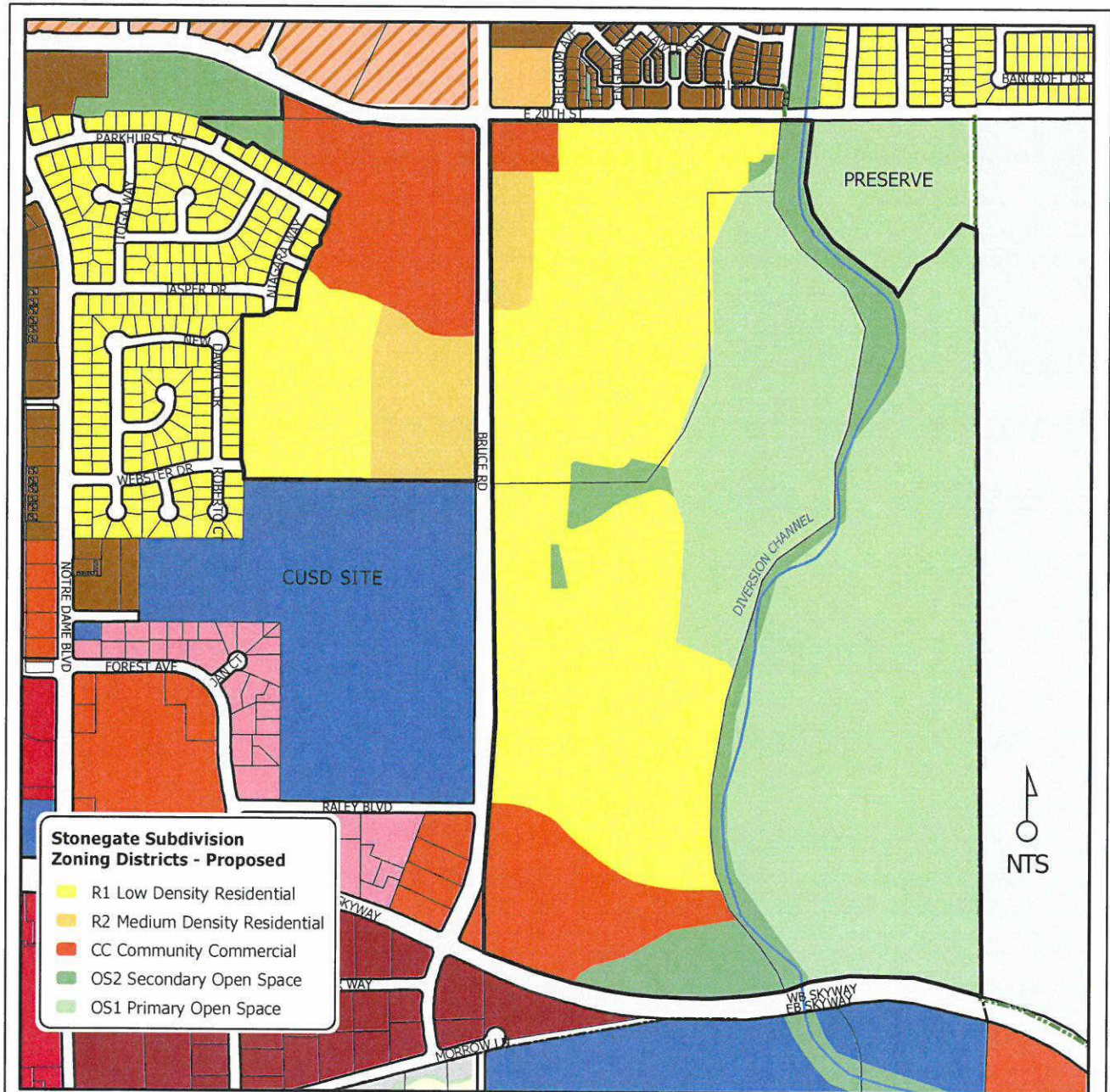


Rezone **15-02**

8/30/18

Approval Recommended by
Chico Planning Commission on
by Resolution No. **18-12**

Approved by Chico City Council on
by Ordinance No. _____



Rezone 15-02 (Stonegate Subdivision)

APNs 002-190-041-000, 002-220-006-000, 018-510-007-000, 018-510-008-000, 018-510-009-000

From:

OS2 Secondary Open Space
w/-RC Resource Constraint Overlay
R1 Low Density Residential
R3 Medium-High Density Residential
OR Office Residential
w/-RC Resource Constraint &
-PD Planned Development Overlays
RS-20 Suburban Residential 20,000 sq ft min.

To:

R1 Low Density Residential
R2 Medium Density Residential
CC Community Commercial
OS1 Primary Open Space
OS2 Secondary Open Space

