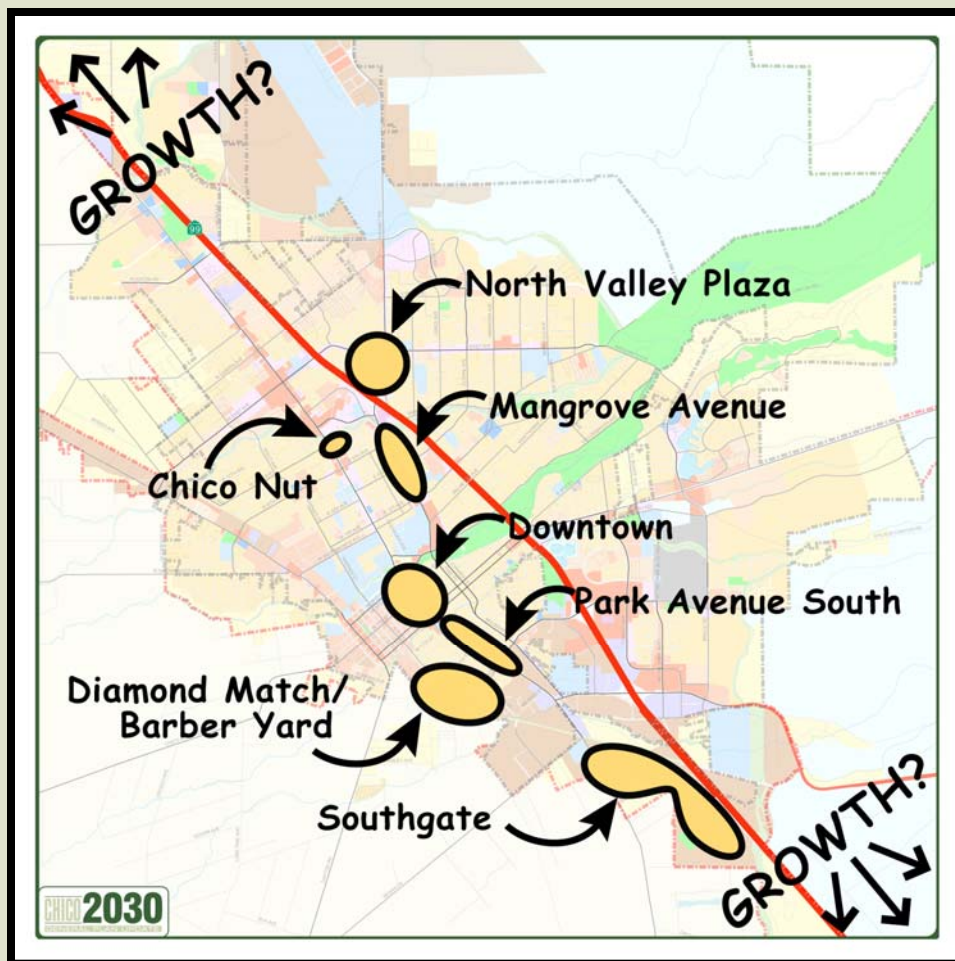


Planning Commission September 11, 2008

Chico 2030 Draft Land Use Alternatives



CHICO 2030
GENERAL PLAN UPDATE

Meeting Purpose

- PC consideration/recommendation to CC on land use alternatives for Chico 2030 General Plan
 - No Project Alternative (automatic)
 - Preferred Land Use Alternative plus 2 other Land Use Alternatives
- Important reminders
 - Initial concepts reflect range of community desires, intended viability
 - Alternatives can be adjusted moving forward to reflect findings of analysis and policy direction

PC Meeting August 21, 2008

- PC consideration of supplemental staff report, public comments
- PC questions and comments
- PC voted 7-0 that the 3 land use alternatives bracket 2030 GP range (with additional opportunity sites)
- PC straw pole on starting place for preferred alternative:
 - Alternative C (3 votes)
 - Alternative B (4 votes)

Staff Recommended Approach for Planning Commission Action

- Create the PC recommended hybrid of the preferred alternative by identifying changes to Alternative B:
 1. Constraint sites (3)
 2. Opportunity sites (18)
 3. SPAs (8)
 4. Additional land owner requests not included in 2 or 3 above (4)

Land Use Absorption Projections (needs in 2030 if we grow as is)

COMPARISON TABLE OF PROJECTED DEMAND TO LAND USE ALTERNATIVES A, B AND C

Land Use Demand Category		Projected Demand	Target Demand (projected + 15% capacity)	Land Use Alternative A Deficit or Surplus Compared to Target Demand	Land Use Alternative B Deficit or Surplus Compared to Target Demand	Land Use Alternative C Deficit or Surplus Compared to Target Demand
Housing	Residential Units	16,376 du	N/A	+ 5,298 du	+ 3,476 du	- 2,579 du
	Residential Land: SF Residential MF Residential	2,103 - 2,671 ac	2,418 - 3,071 ac	+ 360 ac thru - 293 ac	+ 404 ac thru - 249 ac	- 1,076 thru - 1,729 ac
Jobs	Retail Land	349 ac	401 ac	- 2 ac	- 102 ac	- 180 ac
	Office and Health Land	189 ac	228 ac	+ 56 ac	- 84 ac	- 146 ac
	Industrial Land	208 ac	239 ac	+ 270 ac	+ 314 ac	+ 3 ac
	Other Land	142 ac	163 ac	- 148 ac	- 148 ac	- 155 ac

Reminders About Demand Numbers

- Projected demand is acreage needed for housing and jobs through 2030
- 15% additional capacity provides an initial buffer for basic market fluctuation – will change moving forward
- Deficit and surplus for Alternatives A, B, and C reflect development of vacant land only (SPA and citywide vacant land) – deficit would need to be met through redevelopment, primarily on Opportunity Sites

What We Know About Redevelopment

- There is no magic number or rule of thumb about the amount or rate of redevelopment for underutilized sites - too many variables
- There has been limited redevelopment in Chico
- City has developed programs and strategies to encourage redevelopment
- 2030 GP will look at additional redevelopment policies

Reminder of Land Use Alternative Objectives

- Viable range of alternatives to meet the City's future needs
- Land use concepts that reflect the ideas and desires of the community
- Preferred land use alternative that will be studied/analyzed in greater detail than other alternatives

Planning Commission Action

- Make a motion forwarding to the CC selection of a preferred land use alternative with any modifications

What's Next?

- City Council meeting October 7 to select a preferred land use alternative
- Commence next phase to develop key policies and develop Draft General Plan
 - GPAC Meeting October 22

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