

**September 18, 2008 Planning Commission Meeting
Recommendation of a Preferred Land Use Alternative**

Call to Order and Roll Call

Chair Luvaas called the meeting to order at 6:05 p.m.

In attendance: Commissioners Barrett, Brownell, Merz, Minasian and Chair Luvaas; Assistant City Attorney Wilson, Capital Projects Services Director Varga, Senior Development Engineer Johnson, Principal Planner Wolfe, Principal Planner Vieg, Associate Planner Williams, Assistant Planner Morley, Administrative Assistant Masterson; PMC Consultant Scott Friend.

Commissioner Kelley arrived at 6:15 p.m.

Commissioner Hayes arrived at 6:23 p.m.

Planning Services Director Peterson arrived at 6:25 p.m.

Public Hearing Agenda Item 4.1 - Chico 2030 General Plan Update - Land Use Alternatives

(Noticed 08-09-08; Continued from 08-21-08 and 09-11-08; Public Hearing Closed)

Principal Planner Vieg provided opening remarks, advising the Commission that this item will be going before the City Council on Tuesday, October 7, 2008. PMC Consultant, Scott Friend, led the continued discussion of Special Planning Areas (SPAs).

At its meeting on September 11, 2008, the Planning Commission began reviewing the Special Planning Areas (SPAs) and completed review of SPA #1 (Diamond Match) and SPA #2 (Macintosh/Estes).

Below is a list of the recommendations made for the remaining Special Planning Areas, followed by lists of recommendations for the Opportunity Sites and Landowner Requests not considered elsewhere.

Changes to Alternative B Special Planning Areas

3. Midway - Not included. Motion to include as an Urban Reserve failed: 3-4
4. South Entler - Alternative C, with the RC portion divided into 1/3 RC, 1/3 NC, & 1/3 IOMU. Motion passed: 5-2
5. Bell Muir - Not included. Motion supported: 4-3
6. Mud Creek- Not included. Motion supported: 4-3
7. North Chico - Alternative C, with the northern LDR portion changed to IOMU. Motion passed: 7-0
8. Doe Mill/Honey Run - Not included. Motion to include as Urban Reserve failed:3-4
9. Nance Canyon - Not a part of Alternatives "B" and "C"

Changes to Alternative B Opportunity Sites

1. North Esplanade - OMU, RMU, CMU as presented in all Alternatives with all properties designated CC changed to CMU. Motion passed: 7-0
2. North Valley Plaza - RC, MHDR, NC as presented in all Alternatives. Motion passed: 7-0
3. Mangrove Avenue - CMU as presented in all Alternatives. Motion passed: 7-0
4. Chico Nut - Changed front portion of the site to CMU and designated the rear as RMU-HD. Also designated the properties fronting Oleander between E. 10th and E. 9th Avenue, to Esplanade as CMU. Motion passed: 4-3
5. Vanella Orchard - MUNC, MDR, MHDR as presented in Alternative "B" with a 2.5 acre area changed from MHDR to Park. Motion passed: 7-0
6. Train Depot/South Campus - IOMU, MUNC, CMU, RMU, PFS, MHDR as presented in all Alternatives. Motion passed: 7-0
7. Downtown - After a motion for Alternative "B" failed 3-4, the Planning Commission agreed to make no recommendation and expressed a desire to gather a formal recommendation from the Ad Hoc Downtown Committee prior to the Council's decision on a preferred Land Use Alternative for Downtown.
8. 8th & 9th Street Corridor - CC, CMU, LDR, MDR, MHDR, PFS, NC, RMU as presented in Alternative "B". Motion passed: 7-0
9. Park Avenue South - CMU, MUNC, RMU-HD, HDR as presented in all Alternatives. Motion passed: 7-0
10. The Wedge - CMU, IOMU, PFS as presented in Alternative "A". Motion passed: 5-2
11. East 20th Street - RC, CMU. Motion passed: 6-1
12. Skyway - RC as presented in all Alternatives. Motion passed: 7-0
13. Pomona Avenue - LDR, MDR, MHDR, NC. Motion passed: 4-3
14. Nord Avenue - All M&W sites changed to IOMU, and CC sites at the W. 8th Avenue and W. Sacramento Avenue intersections changed to CMU. Motion passed: 7-0
15. East Avenue - RMUH north and south of East Avenue as presented in Alternative "B". Motion passed: 7-0
16. East Park Avenue - No longer considered as an Opportunity Site. No change to existing General Plan. Motion passed: 7-0
17. Lassen Avenue - NC at the Towermart and Lassen/EI Paso sites. Motion passed: 7-0
18. Eaton Road - Added a 4-acre area changed from MHDR to NC. Motion passed: 7-0

Changes to Alternative B Property Owner Requests (only requests not already addressed as part of the review of the Special Planning Areas and Opportunity Sites).

1. SR 99/Garner - No change to existing General Plan. Motion passed: 5-1
2. McGowan Family/SR 99 (South) - No change to existing General Plan. Motion passed: 4-2
3. Peterson Tractor/SR 99 - No change to existing General Plan. Motion passed: 5-1
4. Skyway Park, LLC - No change to existing General Plan. Motion passed: 5-1

Other Miscellaneous Modifications

1. Raise upper residential density limit of RC from 20 to 50 d.u./acre. Motion passed: 7-0
2. Set upper residential density limit of NC and CC to 22 d.u./acre. Motion passed: 7-0
3. Noted an interest in seeing density bonuses along transit corridors when policies are developed.