
CITY OF CHICO
AD HOC DOWNTOWN COMMITTEE AGENDA
MEETING OF MARCH 26, 2009
Municipal Center - 421 Main Street - Conference Room 1 from 3 to 5 p.m.

Nick Ambrosia
Nancy Carlson
Katrina Davis-Woodcox
Alan Chamberlain
Caitlin O'Neil
Glennnda Morse
Mary Flynn

John Merz
Mike Thomas
Barbara Mundy
David Halimi
T.J. Glenn
Cheryl King
Debra Cannon

NOTE: Items Not Appearing on Posted Agenda - This agenda was posted on the Council Chamber bulletin board at least 72 hours in advance of this meeting. For each item not appearing on the posted agenda, upon which the Committee wishes to take action, it must make one of the following determinations:

1. Determine by a two-thirds vote, or by a unanimous vote if less than two-thirds of the Committee is present, that there is a need to take immediate action and that the need for action came to the attention of the City subsequent to the agenda being posted.
2. Determine that the item appears on a posted agenda for a meeting occurring not more than five calendar days prior to this meeting and the item was continued to this meeting.

Items may be added to the agenda for the committee to acknowledge receipt of correspondence or other information, or for discussion only, of items brought up by a member of the general public that are within the subject matter jurisdiction of the Committee.

AMERICANS WITH DISABILITIES ACT:

Please contact the City Planning Services Department at 879-6800 should you require an agenda in an alternative format or if you need to request a disability-related modification or accommodation in order to participate in a meeting. In order to accommodate your request, it should be received at least three working days prior to the meeting. Anyone who has difficulty hearing the proceedings of a meeting may be provided with a portable listening device by requesting one from the City Planning Services Department.

Citizens and other interested persons are encouraged to participate in the public process and will be invited to address the Committee regarding items listed on the Public Hearing Agenda during the public comment period.

Persons wishing to address the Committee are requested to clearly state their names for the record before beginning to speak and to refrain from speaking at any time other than during the public hearing.

Information about the Ad Hoc Downtown Committee is available online at www.chicogeneralplan.com

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1.0 General Plan Status (5 Minutes)

The project team will present the status of the General Plan Update, what has been communicated relative to Downtown (vision, key issues, guiding principles, preferred land use alternative), and next steps.

2.0 Downtown Element Draft Outline (10 Minutes)

The project team will present a detailed draft outline for the Downtown Element including highlights of the document organization, differences from the current General Plan, and key components for input from the Ad Hoc Committee.

3.0 Downtown Element Draft Goals (15 minutes)

The project team will present draft goals developed by using input from the Ad Hoc Downtown Committee on previous guiding principles/goals then revised to fit within the framework of the draft Downtown Element.

4.0 General Plan Policy Discussion (1 Hour, 20 Minutes)

The project team has identified several key policies for the Downtown that require input and ideas from the Ad Hoc Committee. That input will be forwarded to the Planning Commission and City Council for policy direction prior to completion of the 2030 Draft General Plan.

1. Ground Floor Use

A primary goal of Downtown Chico is to create a lively pedestrian environment, particularly in the core area of Downtown. The current description for the Downtown Retail Mixed Use designation requires/mandates ground floor retail.

- A. Within the Downtown Retail Mixed Use designation, do you think ground floor retail should be mandatory or permissive?
- B. If permissive, do you think that the ground floor use should be expanded to include other pedestrian/consumer or personal service uses (such as art galleries, theaters, bakeries, hair salons, offices) that contribute to an active streetscape?

2. Mandatory Mixed Use

The Preferred Land Use Plan includes five new mixed use designations in strategic locations throughout the City. Local governments have adopted a wide range of strategies to implement mixed use, including mandatory, incentivized, and voluntary market driven approaches. The General Plan Advisory Committee identified Downtown Chico as one of the areas that might be appropriate for mandatory mixed use.

A. Do you think mandatory mixed use (vertical and/or horizontal) is appropriate for Downtown Chico?

B. If so, for what types of uses or in which designations?

3. South Downtown Identity

South Downtown currently has a form and function distinct from the North Downtown area with inconsistent building forms and storefronts, businesses with larger space requirements, a concentration of automobile and service commercial uses infrequently visited by pedestrians.

A. Do you support South Downtown as a transitional area supportive of rather than imitating the North Downtown?

B. If so, how restrictive should the City be about uses in the South Downtown?

C. What is the new identity for the South Downtown and how can this area complement the traditional North Downtown retail district?

4. University Housing Downtown

CSU Chico will add 2,000 students and faculty by 2015. The Campus Master Plan envisions adding 1,300 student housing spaces and two parking structures to address future needs. The University has an impact on Downtown Chico and adjacent residential neighborhoods due to its proximity and the needs and interests of its students, faculty and staff.

A. Should the City be joint venturing with the University to produce student or faculty housing in the Downtown?

B. What joint use opportunities exist in and near the downtown for this type of housing (e.g. Lost Park)?

5. Downtown Traffic Calming and Circulation

The Downtown Access Plan identified several options for north/south movement that would promote traffic calming in Downtown.

How can the City create a “pedestrian first” environment in the downtown (such as conversion of Main and Broadway from 3 to 2 lanes with one lane of diagonal parking)?

5.0 Business from the Floor (10 Minutes)

The Chair will invite persons in the audience wishing to address the Committee to identify themselves and address any matter not appearing on the current posted agenda that they may wish to discuss. Although the Committee may discuss items brought forward at this time, no action can be taken. Should the Committee determine that action is required, the item or items may be included for action on a subsequent posted agenda.

6.0 Adjournment