

Planning Commission Meeting September 11, 2008, Action Notes:

Chair Luvaas called the meeting to order at 6:32 p.m.

In attendance: Commissioners Barrett, Brownell, Hayes, Kelley, Merz, Minasian and Chair Luvaas; Planning Services Director Peterson, Assistant City Attorney Wilson, Senior Development Engineer Johnson, Principal Planner Vieg, Associate Planner Williams, Administrative Assistant Masterson; PMC Consultants Pam Johns and Scott Friend.

The Planning Commission met to continue discussion and analysis of the three General Plan Land Use Alternatives, and the No Project Alternative required by CEQA, in order to formulate its recommendation for a preferred Land Use Alternative to the Chico City Council.

Pam Johns provided opening remarks and a recap of the meeting of August 21, 2008 at which the Commission, on a 7-0 vote, approved a motion that the three General Plan Land Use Alternatives and the No Project Alternative fully bracket the range of alternatives. Included in the motion was an amendment to add three additional locations to the existing list of opportunity sites as follows: Lassen, east of 99; Eaton, between Morseman and 99; and East Park Avenue, from Midway to 99. In addition to the approved motion, a straw poll vote of the Commission confirmed that four Commissioners favored using Alternative B as the starting point for further refinement of a preferred Land Use Alternative while three Commissioners supported Alternative C as a starting point.

Chair Luvaas asked for a motion to formalize the straw poll vote taken at the August 21st meeting regarding the Alternative to be used as the basis for moving forward. The vote remained the same, so the Commission's subsequent review of the Constrained Consideration Sites, Opportunity Sites, Special Planning Areas and Land Owner Requests began by examining Alternative B.

Constrained Consideration Sites

For each site discussed, a list of the Land Use designations and additional direction recommended by the Commission is provided below.

- A. West of Airport – RM-HCP as presented in Alternatives “A” and “C”, with staff direction to consider an alternate designation for the small area in the northwest corner of the site along Hicks Rd. that is already in use.
- B. Bruce Rd./Skyway – RM-HCP as presented in Alternatives “A” and “C” and recommended the area in the southwest corner of the site, shown as CC on Alternative “B” be changed to PFS at the request of Chico Unified School District, the owner of the property.
- C. Bruce Rd./Stilson Canyon Rd.- RM-HCP as presented in Alternatives “A” and “C”, and extend it to the east all the way to the City boundary, and exclude the small developed area along Bruce Rd. at the western end of the site.

Opportunity Sites

For each Opportunity Site discussed, a list of the Land Use designations recommended by the Commission is provided below. At the next meeting, the Commission will provide final direction on the Opportunity Sites.

1. North Esplanade - OMU, RMU, CMU as presented in all Alternatives with additional areas of CMU.
2. North Valley Plaza - RC, MHDR, NC as presented in Alternative "B".
3. Mangrove Avenue - CMU as presented in all Alternatives.
4. Chico Nut - OMU, RMU-HD as presented in Alternative "B" with additional areas of HDR (CG was also suggested, but it is already provided). Also look to redesignate the uses along Oleander between E. 10th and E. 9th Avenue consistent with the commercial activity at that location.
5. Vanella Orchard - MUNC, MDR, MHDR as presented in Alternative "B" with an additional area of P
6. Train Depot/South Campus - IOMU, MUNC, CMU as presented in all Alternatives
7. Downtown - OMU, RMU, CMU, DRMU, P, PFS as presented in Alternative "B" with additional areas of RMU-HD (CG was suggested, but it is existing)
8. 8th & 9th Street Corridor - CC, CMU, LDR, MDR, MHDR, PFS, NC, RMU as presented in Alternative "B"
9. Park Avenue South - CMU, MUNC, RMU-HD, HDR as presented in all Alternatives
10. The Wedge - CMU, IOMU, PFS as presented in Alternatives "A" and "B"
11. East 20th Street - RC, CS as presented in Alternative "A"
12. Skyway - RC as presented in all Alternatives
13. Pomona Avenue - LDR, MDR, MHDR, MUNC, as presented in Alternative "B" with the MUNC area changing to NC.
14. Nord Avenue - Commission's initial recommendation for this new Opportunity Site is to change all sites that are designated M&W to IOMU, and to add the CMU designation at the W. 8th Avenue and W. Sacramento Avenue intersections.

15. East Avenue - Commission's initial recommendation for this new Opportunity Site is to apply the RMUH designation to the two vacant parcels east of the commercial area at East and Esplanade. The OMU designation is being applied to areas that were previously identified as Office.

16. East Park Avenue - Commission's initial recommendation for this new Opportunity Site is to apply the IOMU designation to the areas on the south side of Park Avenue that are designated M&W.

17. Lassen Avenue - Commission's initial recommendation for this new Opportunity Site is to apply the NC designation to the Towermart and Lassen/El Paso sites.

18. Eaton Road - Commission's initial recommendation for this new Opportunity Site is to either apply an MUNC or NC designation to a portion (5 to 10 acres) of the vacant MHDR area on the north side of Eaton Avenue.

Special Planning Areas

1. Diamond Match – Recommended Alternative B with LDR on the north and east sides as a buffer to the existing neighborhood.
2. Macintosh/Estes – The two areas were considered separately with the Commission recommending Alternative C for the Macintosh area and Alternative B with an overlying Urban Reserve designation for the Estes area.

Urban Reserve Concept

As part of the Commission's discussion of the Special Planning Areas, in particular for areas that are located on the agricultural side of the Greenline, the Commission inquired about expanding the use of the already identified "Urban Reserve" designation to function as a holding place for specific areas until conditions or criteria are met that would warrant development.

The meeting was adjourned at 11:05 p.m. and continued to the meeting of September 18, 2008 at 6:00 p.m.