

## NOVEMBER 17, 2008 CITY COUNCIL HEARING ACTION NOTES

### COUNCIL DECISIONS

#### Opportunity Sites

(The PC Alternative for the *Mangrove Avenue* Opportunity Site was selected at the 10/21/08 hearing)

1. *Downtown* - Ad Hoc Downtown Committee recommendation **(5-0-2)**
2. *Chico Nut* - Concurred with the staff recommendation for all Chico Nut properties to retain their Manufacturing and Warehousing designation and the remaining properties in the Opportunity Site to receive a Commercial Mixed Use designation. **(7-0)**
3. *Lassen Avenue* - Removed the Opportunity Site **(7-0)**
4. *Eaton Road* - PC Alternative **(5-2)**
5. Included the PC Alternative for the remaining 12 Opportunity Sites:
  - a. *North Esplanade*. **(7-0)**
  - b. *North Valley Plaza*. **(7-0)**
  - c. *Vanella Orchard*. **(7-0) Conditional upon confirming that their special agricultural utility rate won't increase as a result.**
  - d. *Train Depot/South Campus*. **(7-0)**
  - e. *8th & 9th Street Corridor*. **(7-0) with a note to address land use/circulation issues related to safe pedestrian crossings on 8<sup>th</sup> and 9<sup>th</sup> through coordination with Caltrans and circulation element policies.**
  - f. *Park Avenue South*. **(7-0)**
  - g. *The Wedge*. **(7-0)**
  - h. *East 20th Street*. **(7-0)**
  - i. *Skyway*. **(7-0) with a note to examine changes to OMU along Raley Blvd. shown on the map .**
  - j. *Pomona Avenue*. **(7-0) with a note to create agriculture buffers with residential uses through city policies in coordination with county for this area.**
  - k. *Nord Avenue*. **(7-0) include map shown in the Powerpoint presentation.**
  - l. *East Avenue*. **(7-0)**

#### Constraints Consideration Sites

6. Included PC Alternative:
  - a. *Site A* - **(5-2) with a note to further examine the area just west of the runway (flight line area) for any development potential to support aviation operations.**
  - b. *Site B* - **(5-1-1)**
  - c. *Site C* - **(5-2)**

#### Special Planning Areas

7. SPAs included by the Planning Commission:
  - a. *Diamond Match* - PC Alternative **(7-0) and revisit land uses based on environmental review of hazardous materials on site (capped area to south)**
  - b. *South Entler* - Staff recommendation **(7-0) with allowance to process a separate landowner development proposal for the site at the applicant's risk**
  - c. *Estes* - Not included **(5-2)**
  - d. *North Chico* - PC Alternative **(5-2)**

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8. SPAs included by Butte County General Plan:
    - a. *Bell-Muir* - Alternative A - **(7-0) with boundary modification to match County's (use of Muir Road and Bell Road as northern boundary for SPA).**
    - b. *Doe Mill/Honey Run* - Alternative A **(6-1)**
  9. Mud Creek - Not included **(5-2)**
  10. Other SPAs from Alternatives A or B:
    - a. Midway - Not included **(7-0)**
    - b. Macintosh - Not included **(7-0)**
    - c. Nance Canyon - Not included **(6-1)**
  11. Urban Reserve concept: **Not applied at this time, but retained as a concept.**

#### Landowner Requests

12. Landowner proposals not already addressed as part of an Opportunity Site or SPA:
  - a. #3 & #4 - SR 99/Garner Lane - Alternative A **(7-0)**
  - b. #6 - SR 99 South (McGowan) - Regional Commercial RC **(7-0)**
  - c. #11 - SR 99/Southgate (Peterson Tractor) - Regional Commercial RC **(7-0)**
  - d. #18 - Skyway (Skyway Park) - Commercial Services, Commercial Mixed Use, Office Mixed Use, and Creekside Greenway **(5-2) with need to clarify the layout and transition of land uses given the adjacent manufacturing operations and cultural areas along the creek.**

#### Additional Notes

A. Gruendl expressed interest in adding a new Land Use or zoning Designation that would allow local food production and clustered housing at a density higher than what is currently allowed by the Butte County designations **in areas within ag/urban transition zones on the edge of the City.**

B. Gruendl wants the City to coordinate with Butte County to retain the large parcel sizes in the Mud Creek area, **so that these areas are not subdivided over the next 10-20 years creating potential urban/rural conflicts.**