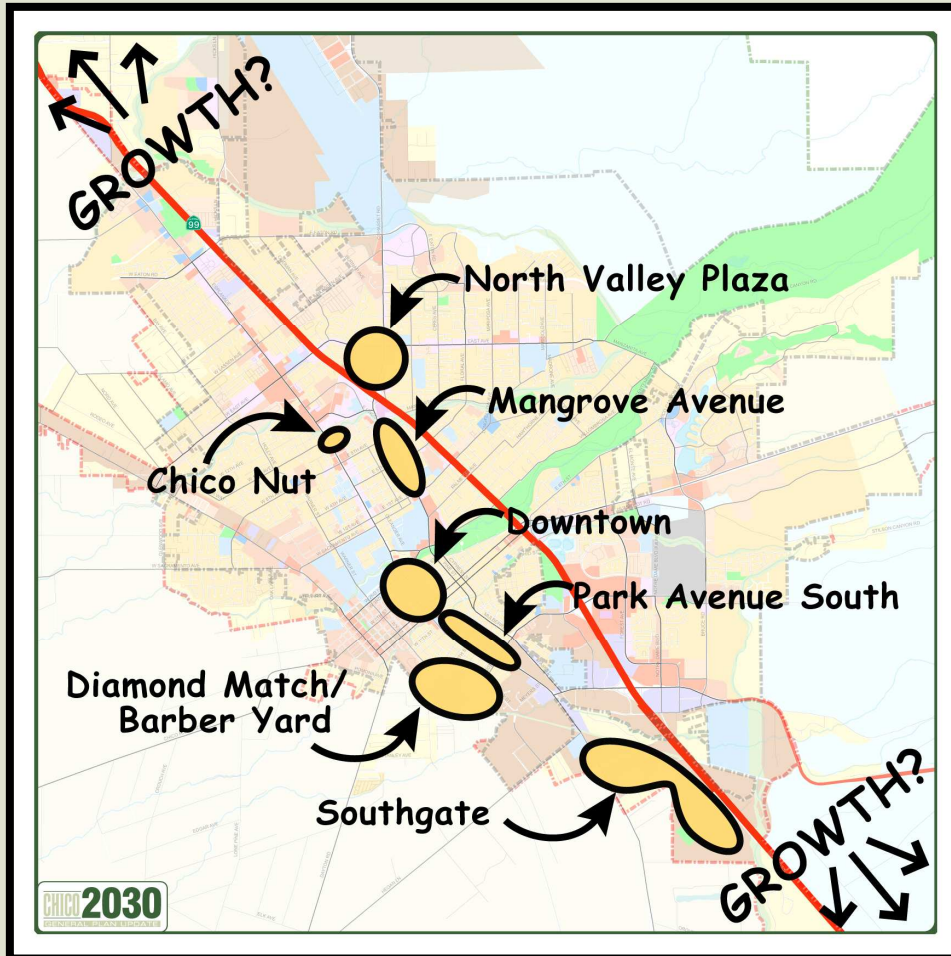


# Planning Commission August 21, 2008

## 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

# Meeting Materials

## Distributed and Handouts:

- Staff Report
- Supplemental Staff Report
- PowerPoint Presentation

## Previously Distributed:

- JSS Staff Report 8-5-08
- Existing Conditions Report
- Imagine Chico 2030 (Vision) Book
- Key Issues Report
- Guiding Principles
- BAE Report



# Joint Study Session 8-5-08

- Explained how land use alternatives were developed (community input)
- Discussed input received to date (workshop and stakeholder summary notes plus GPAC, Housing Workshop, Downtown Committee)
- Introduced key considerations for all land use alternatives

# Joint Study Session 8-5-08

- Presented existing GP plus 3 distinct land use alternatives
  - Summary/distinctions
  - Potential to meet projected land use need
  - Images of what it looks like
  - Initial trade off discussion
- Heard public testimony from ~25 residents
- Heard initial comments from PC and CC members

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# Responses to Comments: Homeownership ratios/other research

Table 1 Homeownership

Year	CA Homeownership %	Chico Homeownership %
2000	57%	40%
2006	58%	39%

Source: 2000 and 2006 Census data.

## Growth Trends:

- Historic
- BCAG
- Other (e.g., Central Valley studies)

# Responses to Comments: General Plan Performance

Nearly 60 amendments to 1994  
GP Land Use Diagram:

- Net losses and gains between 1995 and 2002
- Notable amendments from 2002 - 2007

# Responses to Comments: Population Growth

## 1994 GP Assumptions

- Build-out population in 2012 = 134,000 (Planning Area)

## 1994 – 2007 Actual

- 2006 population = 110,780
- Projected to 2012 = 127,000 (~7,000 less than projected)

# Responses to Comments: Farmland Conservation

## Mitigation Strategies:

- Fee to purchase conservation easements
- Term easements
- Transfer of Development Rights (TDRs)
- Mitigation Fee Ordinance

# Responses to Comments: AB 32 Climate Change Act

- State target to roll back greenhouse gas emissions (GHG) to 1990 levels by 2020
- Sustainability Element will address in conjunction with a Climate Action Plan (target reduction of 25%)
- Land use alternatives incorporate good planning principles (e.g., mixed use, complete neighborhoods) cited by the Attorney General as a method of mitigating GHG emissions
- EIR will address GHG emission compliance for the alternatives

# Responses to Comments: Land Use Alternative Map Changes

- Mendocino Tree Farm
- Minor map errors
- 3 New Opportunity Sites:
  1. Mid-Esplanade
  2. Nord Avenue
  3. East Avenue Corridor
- Esplanade OMU verification
- Added Tuscan Aquifer to Constraints Map

# Responses to Comments: Butte County Coordination

- City-County coordination meeting notes
- Butte County voting outcomes on land use alternatives
- Correspondence from Planning Director to Butte County on land use alternatives

# Responses to Comments: BCAG Population Projections

- City IS NOT legally required to accommodate BCAG population projections
- Deviation should be based on specific policy or public health and safety constraints
- City IS required to accommodate it's fair share allocation of housing needs by income group (5 – 7 year cycles)

# Responses to Comments: Market Buffer for Land Capacity

- BAE numbers as straight line projection
- Some cushion in land inventory is recommended
- Market buffer options:
  - Urban reserve
  - Additional land capacity – currently 15% - expected to change with policy direction

# Responses to Comments: Market Buffer for Land Capacity

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

# Responses to Comments: Housing Unit Mix

- National studies reflect shift in housing preferences
- No local studies – phone survey
- BAE report assumes 2 scenarios of unit mix:
  - 70% sf and 30% mf
  - 55% sf and 45% mf
- Housing Element will include additional analysis of local needs

# Considerations for Discussion

1. Does the alternative further the GP Guiding Principles and promote a healthy and sustainable community by balancing the 3 critical systems (economic, environmental, and social)?
2. Does the alternative provide the right mix and distribution of land uses critical for the community to thrive over the next 20 years?
3. Does the alternative provide a combination of infill and new growth opportunities sufficient to meet the City's employment, fiscal and economic development objectives?

# Planning Commission Action

- Make a motion forwarding to the CC a finding that Alternatives A through C fully bracket the range of land use options for further analysis for the GP, EIR and PFFP
- Make a motion forwarding to the CC selection of a preferred land use alternative with any modifications

# What's Next?

- Public Hearings to select a preferred land use alternative:
  - PC Hearing September 11?
  - CC Hearing October 7
- Commence next phase to develop Draft General Plan

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