
**CITY OF CHICO
GENERAL PLAN ADVISORY COMMITTEE
AGENDA**

REGULAR MEETING OF January 28, 2009
Municipal Center - 421 Main Street - Conference Room 1
6:30 p.m.

**Noel Carvalho
Thomas Murphy
Nancy Ostrom
James Owens
Jim Stevens
Scott Winter**

**Dave Kelley
David Kim
Tony Kilcollins
Kirk Monfort
Sara Adams
Michael Worley**

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.

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Part 1: Introduction (10 minutes)

Announcements
Meeting purpose and plan (result goal, process, tools)
Report on CC selection of a Preferred Land Use Alternative
GPAC meeting plan and discussion of how input is used

Part 2: Initial Public Comment (15 minutes)

Part 3: GPAC Discussion of Land Use and Housing Policies (2 hours)

Task Description:

The GPAC task is to provide individual input and discussion on three major land use and housing policy considerations for the Chico 2030 General Plan. Each of the discussions represent an opportunity to develop new policies or changes to existing City policies.

Result Goal:

To receive input from the members of the GPAC on issues associated with specific land use and housing policies being considered for the 2030 General Plan.

Process:

GPAC members were asked to review materials and prepare individual written work assignments regarding the questions posed to the committee in advance of the meeting. Specific questions for GPAC consideration and input are as follows:

1. **If the City chooses to establish a new policy for inclusionary housing, how should it be applied?** For example, should the policy/program be mandatory, optional, or incentivized? What is a reasonable percent of affordable housing that should be provided? Should it apply to all residential development types, including mixed use? What is the minimum size or number of units it should apply to? Could the requirement be met through in lieu fees, integration of homes into the development, provision of land, etc.?
2. 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, etc. **Which mixed use approach do you believe is most appropriate for the City of Chico? Are there any special policies that should apply to any one mixed use type or geographic area (e.g., minimum percentage of residential use in the Downtown Retail Mixed Use designation)?**
3. The Preferred Land Use Alternative selected for the City's 2030 General Plan is based on the idea that significant amounts of the City's projected future

growth will occur through infill projects, redevelopment projects, and new development at higher densities than current practice in Chico. Many jurisdictions like Chico are facing the same issues and are establishing mandates and incentives to achieve the desired result with a focus on infill and redevelopment opportunities. **What are the best ways for the City to achieve higher density housing on infill and redevelopment sites to meet our future housing needs? How do your proposed infill/redevelopment strategies address the current compatibility problem (real or perceived) with higher density/intensity infill projects locating adjacent to lower density/intensity neighborhoods and uses?**

The project team has planned one or more group exercises to facilitate individual sharing of ideas and group discussions about these land use and housing policy items.

Part 4: Closing Public Comment

(5 minutes)

BUSINESS FROM THE FLOOR

The Chair will invite persons in the audience wishing to address the Committee to identify themselves and 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.

ADJOURNMENT