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June 18, 2008

Holly Keeler
Principal Planner
City of Chico
PO Box 3420
Chico, California 95927



Dear Ms. Keeler,

I am writing on behalf of the McGowan family owners of property located adjacent to Lifetouch Studios and SHR 99 (APN 040-031-072). Below I have used the format of your land use suggestion form to indicate our desired land use for the property:

1. Tom Lando

Tom Lando Consulting
111 Mission Ranch Blvd
Suite 100
Chico, California 95926

893-1081

Tlando@landoandassociates.com

2. I have been authorized to act as the agent for the owners

3. The property is APN 040-031-072 (a Butte County Assessor's Map is attached for you reference).

4. The property is currently designated for industrial and warehouse use. We believe that is an underutilization of this property which is neither in the owner's nor the City's best interest. The currently proposed land use designations also do not completely fit our view of the property's potential land use.

Our proposal given the property's freeway visibility is a mixture of commercial and office uses. Specifically, we think the site is suited to an auto dealership, hotel/motel, restaurants, offices and other commercial/retail uses. We believe broad flexibility in the use category will best serve the property and the City recognizing that appropriate buffers

will need to be developed to integrate Comanche Creek into our site and to develop an appropriate aesthetic presentation to the freeway.

5. Major Objectives: The proposed use of the property is intended to provide for a mixed use concept which will provide for the range of employment and retail opportunities given its freeway frontage providing for realistic **economic development**.


These uses will assist in strengthening the economy by helping to **expand and diversify the employment base**. Again, it will provide a range of mixed uses within a short distance of the entire south side of town adding to the concepts of **compact urban form** and **sustainability** including **fostering patterns of development which will allow access to employment opportunities by means other than the automobile**.

In addition, we fully expect to integrate Comanche Creek into whatever is developed on the property which should both provide for **resource protection** and **enhance the community's character**.

6. Our request is to consider a broaden of the commercial classifications to allow retail, office and ancillary uses such as a hotel or restaurant to occur within the same property

Thank you for your consideration.

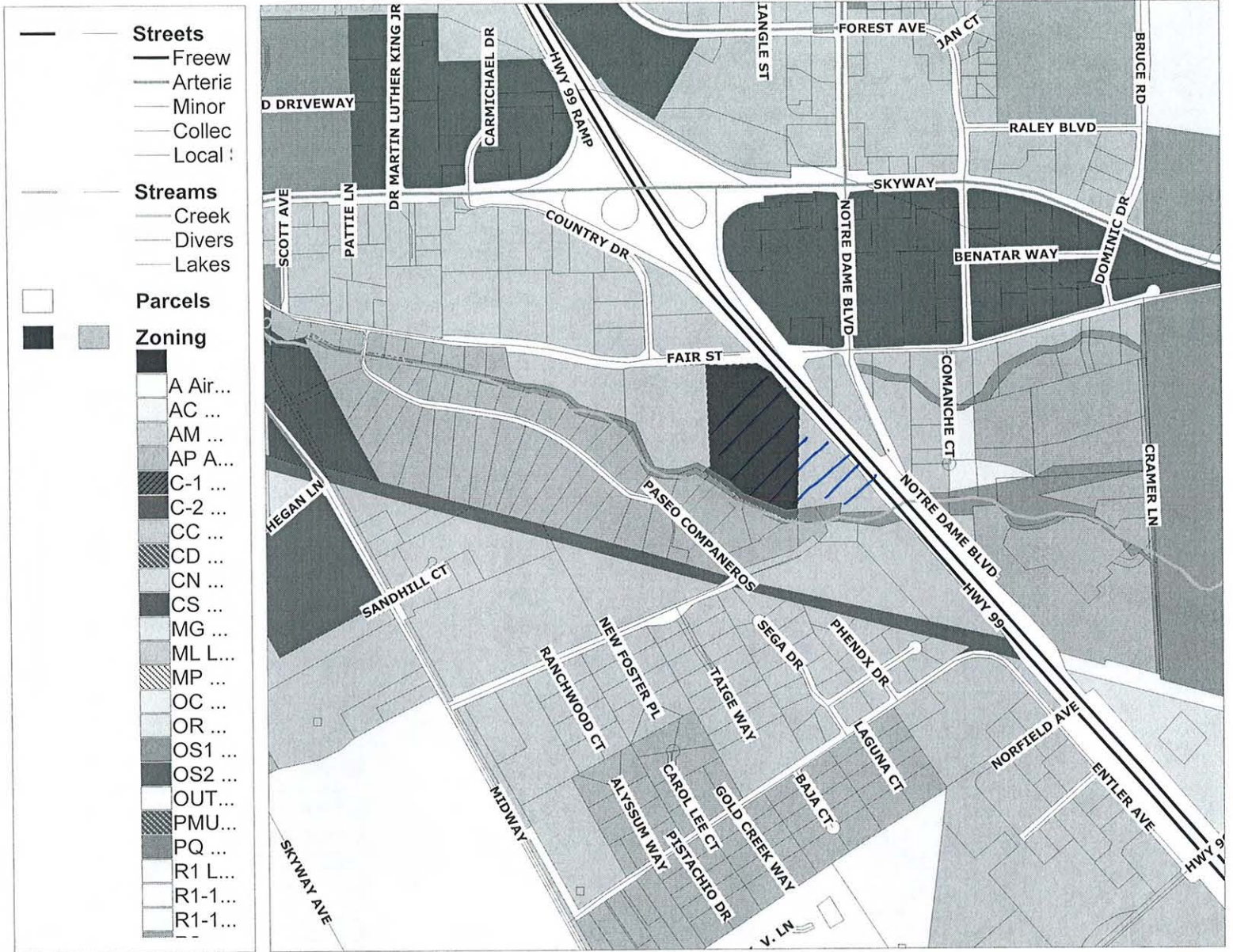
Sincerely,



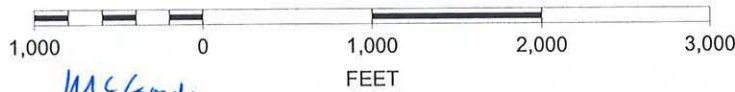
Tom Lando

Cc: McGowan Family
Bill Chance

City of Chico Public Site



SCALE 1 : 13,617



McGowan



040 310 072
040 030 072

Manufacturing & Warehouse

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