



**Planning Commission Minutes
Community Chambers
Wednesday, February 23, 2011, 7:00 p.m.**

Commissioners Present: Mark Braly, Ananya Choudhuri (Chairperson), Lucas Frerichs (Vice-Chair), Marilee Hanson, Rob Hofmann, Paul Philley, Terry Whittier

Commissioners Absent: Justin Kudo (alternate)

Staff Present: Mike Webb, Principal Planner; Bob Wolcott, Principal Planner; Lynanne Mehlhaff, Planning Technician

1. Call to Order

Chairperson Choudhuri called the meeting to order at 7:04 p.m.

2. Approval of Agenda

The agenda was approved by consensus.

3. Staff and Commissioner Comments (No action).

Mike Webb, Principal Planner, reminded everyone of the Cannery Park Community meeting next Monday night at 6:30 p.m. He also reminded Commissioners about the invitation to the DTL Open House and to RSVP accordingly.

Commissioner Whittier asked about the requirements for inspections on backflow preventors.

4. Public Communications

There were no public communications.

5. Consent Items

A. Planning Commission Minutes of July 28, 2010

Action: Chairperson Choudhuri asked to move the minutes to the next meeting because there wasn't enough time to review them. The Commission agreed by consensus.

6. Business Items

**A. Residential Development Status Report for Calendar Year 2010;
(Bob Wolcott, Principal Planner)**

Bob Wolcott, Principal Planner, presented the staff report regarding the third annual residential development status report that is required in the Housing Resolution adopted by City Council in November 2008. The intent is to check-in with the Planning Commission and the City Council to ensure that the 1% growth cap is not exceeded; and to determine if different directions should be taken in terms of amount and types of housing.

Commissioner comments (but not necessarily by consensus):

- Clarified that Willowcreek Commons subdivision shouldn't be listed as a green or yellow light site on page 7 as of January 1, 2011.
- Clarified that New Harmony affordable housing wasn't a yellow light site as listed under attachment 6.
- There are several missing sites on the "Green Light" sites list such as the downtown increases with planned zoning changes, New Harmony, and the neighborhood shopping center on attachment 6.
- Suggested that a context map showing all the green and yellow sites would help for reference purposes.
- Suggested using CID (Community Interest Development), a description for condominiums, to be used in the report so it covers all types of housing.

Bob Wolcott said he would amend the report with these corrections and additions for City Council.

Chairperson Choudhuri asked for public comments.

Matt Williams, El Macero resident, said this report communicates well. He thought the City should be proactive and build on this. Mori Seiki is coming to Davis and will have 100-150 people who will work here and we need to provide housing. He was ecstatic about the communication going on between the Nische property and the University. We should reach out to potential businesses and try to do proactive things to build and improve on our economy.

Action: Commissioner Whittier moved staff recommendation that the Residential Development Status Report be recommended for approval to the City Council along with the comments and corrections as stated tonight from the Planning Commission. Vice-Chair Frerichs seconded the motion and change the date to return in 2012 with the next report. Commissioner Whittier agreed.

AYES: Phillely Whittier, Braly, Frerichs, Hofmann, Hanson, Choudhuri
The motion passed 7 to 0.

B. Work Plan Sub-Committee Status Report

Chairperson Choudhuri reported the Workplan sub-committee met last week and hoped to submit a workplan by March 23rd.

Commissioner Braly said as the member of the Sustainability sub-committee, he spoke with Bob Wolcott and who suggested that he and Mitch Sears, Sustainability Programs Manager, and Bob meet later in March to discuss how the sub-committee should proceed.

Commissioner Hofmann pointed out a recent Planning Commissioners Journal article on Sustainability.

7. Informational Items

A. Planning Commission Schedule

Chairperson Choudhuri said she will miss the meeting on March 9th.

8. Staff and Commissioner Comments (continued).

Vice-Chair Frerichs asked that the 3rd Street Improvement project meetings not be on the same night as a Planning Commission meeting.

9. Public Communications (continued).

There were no public communications.

10. Adjournment to the next Planning Commission meeting to be held on Tuesday, March 9, 2011 in the Community Chambers (23 Russell Boulevard).

The meeting was adjourned at approximately 8:38 p.m.