

RECOMMENDATION OF THE PLANNING COMMISSION.

The following sections of the CRL describe the purpose and requirements for review of a redevelopment plan by the Planning Commission:

33346. Before the redevelopment plan of each project area is submitted to the legislative body, it shall be submitted to the planning commission for its report and recommendation concerning the redevelopment plan and its conformity to the general plan adopted by the planning commission or the legislative body. The planning commission may recommend for or against the approval of the redevelopment plan.

33347. Within 30 days after a redevelopment plan is submitted to it for consideration, the planning commission shall make and file its report and recommendation with the agency. If the planning commission does not report upon the redevelopment plan within 30 days after its submission by the agency, the planning commission shall be deemed to have waived its report and recommendations concerning the plan and the agency may thereafter approve the plan without the report and recommendations of the planning commission.

The proposed Amendment was reviewed by the Planning Commission of the City of Davis (“Planning Commission”) on January 7, 2003, in compliance with the foregoing CRL requirements. At that time, the Planning Commission found that the Amendment was consistent with the City’s General Plan; and recommend City Council approval of the Amendment .

The Planning Commission also made the following recommendations to the City Council and Redevelopment Agency Board on the Amendment:

- That language be crafted that would ensure citizen review of capital projects which would include road widenings and other things so that major decisions of the Redevelopment Agency be potentially subject to citizen review, that referendum would be a possibility at the greatest extent allowed by California law.
- That the Commission endorse the PAC’s wish to review the Neighborhood Impact Report and any updated relocation assessment prior to adoption by the Redevelopment Agency Board.
- That the Commission endorse the PAC belief that the unique character of the Olive Drive neighborhood should be preserved and that Olive Drive contributes to the diversity of Davis and is a significant source of affordable housing, therefore the PAC strongly recommends the Redevelopment Plan Amendment retains or supports continuation of affordable housing in that way.
- That the Planning Commission requests that one of the steps in considering a redevelopment project by the Redevelopment Agency would be a fiscal report that spoke to the impact that the project would have on the General Fund.

That within this redevelopment plan adaptive reuse is strongly encouraged or endorsed in the language of item #13 on page 9; "that rehabilitation include adaptive reuse."