

**Planning Commission Minutes
Community Chambers
Wednesday, July 22, 2009, 7:00 p.m.**

Commissioners Present: Ananya Choudhuri (Alternate), Greg Clumpner, Lucas Frerichs, Mike Levy (Vice-Chairperson), Terry Whittier

Commissioners Absent: Mark Braly (Chairperson), Rob Hofmann, Kris Kordana

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

1. Call to Order

Vice-Chairperson Levy called the meeting to order at 7:06 p.m.

2. Approval of Agenda

The agenda was approved by consensus.

3. Staff and Commissioner Comments (No action).

Mike Webb, Principal Planner, said the Wildhorse project and EIR will go before City Council next Tuesday night, July 28th.

He also pointed out the Subdivision Committee approved a lot line adjustment for 620 G Street, the Davis Food Coop and explained how the Planning Commission could call the item up if they wished.

4. Public Communications

There were no public communications.

5. Business Items

A. Measure J Renewal and Possible Business Park Exemption; (*Mike Webb, Principal Planner*)

Mike Webb, Principal Planner, presented the staff report.

Matt Williams of El Macero said just because a business park is approved doesn't mean it will be developed and money will pour in from it. He pointed out that there were vacant commercial buildings and land currently available in Davis. He didn't see that Measure J would either accelerate or inhibit business park development. Good proposals would accelerate business parks to Davis and add jobs. He asked that Commissioners let the City Council know that Measure J works exactly how it should currently and it wasn't necessary to give exemptions to business parks.

Pam Neiberg helped draft Measure J to begin with and explained why there are no exemptions due to advice from attorneys. If an exemption was granted then it opens the door for others to request exemptions or there could be a law suit. She requested that there be no exemptions granted. Measure J works as it was intended.

There were no other comments from the public.

Commissioner comments:

- Didn't think a business park should be exempted. A business park would go where it was a good fit and would make sense. Didn't feel exemptions were a good way to go; Measure J works fine without exemptions.
- Measure J should be concurrent with the General Plan so it should sunset in 5 years. Recommended the 5 year sunset instead of 10 years so that people can look at what the City needs at that time.
- Measure J was working the way it should be.
- If a great project comes forward, it will sell itself. Staff is already working on a Business Lands Needs Analysis which won't be done until late winter and then we will have an idea of what is needed.
- What we really need to do is to work on our General Plan so we don't have an Ad Hoc determination on projects parcel by parcel. The General Plan would educate us on our needs.

ACTION: Commissioner Frerichs moved to recommend to City Council that no exemption be granted for business parks in any Measure J renewal. Commissioner Choudhuri seconded the motion. Commissioner Whittier made a friendly amendment that it sunset in 5 years. Commissioner Frerichs wouldn't accept the friendly amendment.

AYES: Choudhuri, Whittier, Clumpner, Frerichs, Levy
The motion carried unanimously 5 to 0.

6. Informational Items

A. Planning Commission Schedule

Mike Webb stated that all Commissioners replied that they could attend the August 26, 2009 Planning Commission meeting except one.

Commissioner Choudhuri said she would be gone for the September 23rd meeting.

7. Staff and Commissioner Comments (continued).

There were no comments.

8. Public Communications (continued).

There were no public communications.

9. Adjournment to the next regular Planning Commission meeting to be held on Wednesday, August 26, 2009 in the Community Chambers (23 Russell Boulevard).

The meeting was adjourned at approximately 8:21 p.m.