



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: May 5, 2009

SUBJECT: Planning Commission Meeting Minutes:
February 19, 2009

Report in Brief

The Planning Commission meeting minutes from February 19, 2009 are attached for the Council's review. No action is necessary on this item; the minutes are provided for the City Council's information.

Prepared by: Cindy Norris
Principal Planner

Reviewed by: Barry Munowitch, AICP
Assistant City Manager

Mark G. Deven
City Manager

Attachments: Planning Commission Minutes

**APPROVED ACTION MINUTES
CITY OF WOODLAND
PLANNING COMMISSION
THURSDAY, FEBRUARY 19, 2009**

VOTING MEMBERS PRESENT: Lopez; Wurzel; Murray; Sanders; Barzo;
Gonzalez

VOTING MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Munowitch; Norris; Hanson; Pollard; Smith

The meeting was called to order at 7:01 PM.

- Commissioner Sanders: He announced that the Planning Commission is currently down one member. He encouraged anyone interested in becoming a member to contact the City Clerk for an application.

1. Director's Report:

- Cindy Norris, Principal Planner: She provided the following report.
 - a. She said that due to Robert MacNicholl's retirement and the department's recent reorganization, she will be acting as Staff Liaison to the Planning Commission.
 - b. She also provided an update on the home located at 210 Lincoln Avenue. She said that the foundation is done and framework is up. It is expected to be done in March or April. She said that the homeowner will be putting a roof on and moving forward.
 - c. She announced that there will be a community meeting regarding the Woodland-Davis Bikeway to be held on Monday, February 23rd from 6-8 PM at the Community and Senior Center. She said that alternate routes will be discussed.
- Commissioner Barzo: He asked for more information regarding the house at 210 Lincoln Avenue. He wanted to know what the City's plan is if the homeowner ceases work at this property. He also asked if this home would qualify for abatement.
- Cindy Norris: She said that she spoke with the Chief Building Official today and it was determined that it would be considered for abatement if work ceases.
- Commissioner Barzo: He said that the homeowner has been given a long time and the City has been patient. He said that this property is not safe and the department needs to keep an eye on it.
- Cindy Norris: She said that there are other issues in that neighborhood and the City is aware of these concerns. She said that the Commissioner's comments will be noted.

- Commissioner Barzo: He said that he will be watching this property, too.

2. Approval of Minutes:

January 15, 2009:

It was moved by Commissioner Murray and seconded by Commissioner Wurzel to approve the Planning Commission meeting minutes of January 15, 2009 as written.

AYES: Lopez; Wurzel; Murray; Sanders; Barzo; Gonzalez
 NOES: None
 ABSTAINED: None
 ABSENT: None

3. Public Comment: This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.
- a. None.

4. Communication – Commission Statements and Requests: This is an opportunity for the Commission members to make comments and announcements to express concerns or to request Commission’s consideration of any item a Commission member would like to have discussed at a future Commission meeting.

- Commissioner Gonzalez: She had no comments or announcements.
- Commissioner Barzo: He had no comments or announcements
- Commissioner Murray: She had no comments or announcements.
- Commissioner Wurzel: He had no comments or announcements.
- Commissioner Lopez: He asked how the sound barriers are coming along for the generators.
- Cindy Norris: She had no information at this time and said that she can report back at the next meeting.
- Commissioner Sanders: He had no comments or announcements.

5. Subcommittee Reports.

- a. None

NEW BUSINESS:

6. K’s Express Carwash Public Art.

The applicant, Mr. Larry Kirkbride is requesting approval of proposed public art for K’s Express Carwash on Kentucky Avenue, near the corner of West Street and Kentucky

Avenue (APN 005-720-25). The artwork is in conjunction with an approved site plan and design for K's Express Carwash in the Service Commercial (C-3) zone.

Applicant/Owner:	Larry Kirkbride
Staff Contact:	Paul Hanson, AICP, Senior Planner
Recommended Action:	Approval

DISCUSSION

- Commissioner Wurzel: He asked how far it is from the sidewalk and how wide is the sidewalk.
- Paul Hanson, Senior Planner: He said it is five feet wide.
- Commissioner Wurzel: He said that it is beyond the sidewalk by a couple feet or seven to ten feet away.
- Commissioner Gonzalez: She confirmed that there are two jets only. She also said that there are lights and asked if it will be running 24 hours a day.
- Paul Hanson: He said it would be on when K's is open.
- Commissioner Barzo: He said he is concerned about the maintenance. He asked what could be done to keep up the maintenance.
- Paul Hanson: He explained that while K's is open, they would be required to have public art. He said that, like Applebee's, when problems with maintenance arise; they will need to come back to the Planning Commission with a new art project.
- Commissioner Barzo: He suggested that this be put in the findings.
- Paul Hanson: He said that it would not be included in the Conditional Use Permit but instead is a requirement per the standards.
- Commissioner Gonzalez: She asked if they will have the same problems that Applebee's had.
- Paul Hanson: He explained that it would use the water from the car wash which is recycled. He said that any soap in the fountain would not make it back to the jets.
- Larry Kirkbride, K's Express Carwash: He said that the only time the fountain would not be on is if there is a strong wind that would blow the water into the street or onto the cars. He included that the jets will also be on a timer, which they could run for 24 or 12 hours. He said he is open to what looks good.
- Commissioner Gonzalez: She said that she really likes this project as pedestrians can interact with it by walking by and touching it.
- Commissioner Barzo: He said that the Applicant went above and beyond on this project and he appreciates it. He said that it adds to Woodland and it is a nice, quality project.
- Commissioner Wurzel: He said he asked about the width of the sidewalk earlier to determine if it is far enough away. He said it is a good project and if kids come by, it is close enough to talk to them.

It was moved by Commissioner Wurzel and seconded by Commissioner Murray and unanimously voted that the Planning Commission approve the public art proposal for K's Express Carwash subject to the following findings:

- The public art proposal fulfills the requirements of the Community Design Standards by incorporating public art into the commercial development, and;
- The public art proposal was reviewed and approved by the Woodland Planning Commission.

7. Rite Aid Public Art.

The applicant, Petrovich Development Company is requesting approval of proposed public art for the Rite Aid Drug Store at 291 West Main Street, on the corner of West Main Street and Ashley Avenue. The artwork is in conjunction with approved site plan and design for Rite Aid Drug Store in the General Commercial (C-2) zone.

Applicant/Owner:	Petrovich Development Company
Staff Contact:	Paul Hanson, AICP, Senior Planner
Recommended Action:	Approval

DISCUSSION

- Paul Hanson: He presented the project and indicated that the art will include two murals and not three like stated in the applicant's letter.
- Commissioner Sanders: He asked Staff if they could look at a rendering of the south wall.
- Commissioner Murray: She said that the applicant did not indicate which two murals they will use of the four renderings.
- Commissioner Lopez: He asked if the murals would be similar to the samples in design.
- Paul Hanson: He said yes.
- Paul Petrovich, Petrovich Development Company: He introduced the artist, Maggie Jimenez. He said that if there were any particular piece that the Commission likes or does not like, it wouldn't hurt his feelings.
- Maggie Jimenez, Artist: She passed around sample pictures of her artwork. She also read a written statement describing her background and style of artwork.
- Commissioner Sanders: He asked Ms. Jimenez if she is happy with the scale of the two murals.
- Maggie Jimenez: She said that they are pretty adequate and a pretty good size at five feet by five feet. She said that she puts together dynamic colors, which will make the pieces feel bigger.
- Commissioner Gonzalez: She said that the murals are five feet tall and the building is more than twenty-two feet tall. She said that Ms. Jimenez other sample work is of a

greater scale to the wall and takes up greater space. She said that this would force the eye to follow the greater part of the wall. She asked if these pieces will be at eye level.

- Maggie Jimenez: She said yes.
- Phil Harvey, Architect: He said that the bottom portion of the wall is four feet and this art will fill between the two bands on the wall at eye level. He said that it relates more to the pedestrian walking by. He explained that her other sample art is intended to be seen from the car's perspective, but people can really see this art when walking by.
- Commissioner Gonzalez: She asked how far apart the art will be set from one another. She said she thought they would be on both sides of the entrance.
- Phil Harvey: He said that they will both be on the same shorter wall and about ten feet apart. He said that the art will be durable as made from baked clay and visible art, which is interactive as well.
- Paul Petrovich: He explained the reasons why they chose Maggie Jimenez to be the artist on this project and included her Mexican influence and that fifty-percent of Woodland has a Latin influence.
- Commissioner Sanders: He said that this is great art and he would defer to the artist regarding the scale. He likes the colors.
- Commissioner Murray: She said that she likes the colors and due to Woodland's hot climate they would fade away otherwise. She said that the bright colors match the colors on the building.

It was moved by Commissioner Barzo and seconded by Commissioner Gonzalez and unanimously voted that the Planning Commission approve the public art proposal for Rite Aid subject to the following findings:

- The public art proposal fulfills the requirements of the Community Design Standards by incorporating public art into the commercial development, and;
- The public art proposal was reviewed and approved by the Woodland Planning Commission.

PUBLIC HEARING:

8. Woodland-Davis Innovation Technology Park Conditional Use Permit.

- (A) The applicant is requesting approval for a Conditional Use Permit to allow a three (3) stories, 66,883 square foot research and development office park at 1006 & 1022 East Street in the East Street District- Area C.
- (B) The applicant is also requesting approval for a Conditional Use Permit to allow an off-site parking facility providing 26 parking spaces at 1001 Sixth Street in Duplex Zone (R-2), adjacent to the research and development office park.

(C) The applicant is also requesting a modification to the parking requirement pursuant to Section 25-23-30I. The applicant proposes to provide 99 spaces, a reduction by 47 spaces from the required 146 spaces.

Applicant/Owner: Dave Morris/Rice Mill Partners, LLC
Staff Contact: Paul Hanson, AICP, Senior Planner
Recommended Action: Receive Information

- Commissioner Sanders: He stated that this agenda item is informational only and the Planning Commission will not be taking any action tonight.
- Paul Hanson: He presented the project, addressing access, compatibility and parking. He included a request to continue this agenda item to March 5, 2009.
- Commissioner Barzo: He asked for clarification of the proposed location of the parking structure.
- Commissioner Barzo: He discussed the entrance from Sixth Street and identified that there are homes currently there that they will have to tear down to build the parking structure. He discussed a proposal to use this entrance for bikes and pedestrians only.
- Commissioner Wurzel: He discussed the East Street Specific Plan and that the frontage on Sixth Street is not on the proposed map. He asked if the zoning is different than the Specific Plan.
- Paul Hanson: He said yes, this would be allowed through the Conditional Use Permit (CUP).
- Commissioner Wurzel: He said that they would not need an amendment to zoning.
- Paul Hanson: He confirmed this.
- Commissioner Barzo: He requested an aerial photo of the site to show the parking.
- Paul Hanson: He discussed the five-percent reduction in parking due to bike and scooter parking. He said that they will need to increase bike parking to meet the five-percent.
- Commissioner Wurzel: He said that they are down eight spaces. He said that if there is a five-percent reduction in auto parking if provide bike parking without the CUP, that there is a 37 space reduction rather than 47. He asked if this is in the ordinance or the standards.
- Paul Hanson: He said that this information is located in the ordinance. He said that bike parking is classified as Class 1 (lockers) or Class 3 (racks).
- Commissioner Wurzel: He said that he misspoke; he said 37 spaces but it should be 40 spaces.
- Commissioner Sanders: He asked if the Commissioners had more questions for staff. There being none, he invited the Applicant to speak.
- Dave Morris, Rice Mill Partners, LLC: He said that the first correction is that the project title is "Davis-Woodland Innovation Technology Park." He thanked Commissioner Wurzel for taking a couple hours over the weekend to work with him on this project. He said that technology needs to be nurtured

and not imported. He included that it will bring jobs and job training to Woodland. He said that there is no intent to access this property from Gibson Road, through Adams Grain. He said that he has numerous letters of support for this project. He said there is a need and urgency to bring jobs to Woodland as our economic times are extraordinary. He said that there are 4 million square feet of vacant space in Woodland, 42% of the population is Hispanic (22% unemployed) and 23% of Vets are unemployed. He said the unemployment rate in Yolo County is 9.8%. He included that this project is within 400-feet from Park-and-Ride and bus stops. He said that job training money is available outside the stimulus package. He added that the financial impact over ten-years is substantial. He said that there were a number of supporters present who would like to speak on behalf of this project.

- Rachael Smith, Office Manager: She asked members of the public to state and spell their last names for the record when speaking.
- Stacey Ettl, Architect: She provided an explanation of the building and facades. She discussed the look of the building. She described its proximity to local and long-distance buses. She said that the project will include a kiosk that will describe how to access public transit. She said that bikers will have access to lockers and showers as alternate transportation will be greatly encouraged. She said that they are considering making Sixth Street access a time restricted gate for neighborhood users and electric vehicles, but not allow commercial use. She reiterated that they do not want to access from Gibson Road. She said they plan to allow the grain trucks to use the new entrance/exit on East Street instead.
- Commissioner Wurzel: He questioned whether staff has reviewed the new modified proposal.
- Paul Hanson: No.
- Commissioner Gonzalez: She said that Mr. Morris said there would be no access from East Street.
- Commissioner Wurzel: He confirmed that there would be no access from Gibson and not East Street.
- Commissioner Gonzalez: She asked why the Applicant does not buy more residential property to increase their parking structure.
- Stacey Ettl: She said that this proposal is being reviewed.
- Commissioner Barzo: He asked why not access from Gibson.
- Dave Morris: He said that they want to be good neighbors to Adams Grain. He said that the south entrance at East Street will be expanded to 40-feet with crossing arms and the access to parking on Sixth Street will have a timed gate.
- Commissioner Wurzel: He said that the Applicant wants to use Sixth Street as a timed entrance/exit but Staff recommends use only by emergency vehicles and pedestrians.
- Paul Hanson: He confirmed this.
- Dave Morris: He said that 1,300 people live in Woodland and work at UC Davis. He said that the cities are connected already. He included that he and Neal Peart went to Lincoln and interviewed about twenty people; none of

them had problems with electric vehicles. He added that the project will install solar panels on the roof and about forty charging stations.

- Rick Kirkwood, Retired City Manager: He said that this project meets various City goals. He encouraged Staff to use the CUP process to make this project work. He said that this project can work. He asked the Commission to give the project a tentative approval and to ask staff to work through the issues.
- Commissioner Gonzalez: She asked why this location if it poses so many problems.
- Rick Kirkwood: He discussed how this area is one of the most distressed areas of the City and how the applicant wants access to both transportation and downtown.
- Commissioner Wurzel: He said that the East Street Specific Plan talks about not impacting surrounding residences. Therefore, they can not access Sixth Street, rather from East Street.
- Rick Kirkwood: He said that the City is adverse to eminent domain, so knowing this we need to use the CUP process to make this happen.
- Larry Andrews, President/CSI Engineering: He said that there has been no formal or detailed analysis of this site done yet. He explained the options of using a left-turn lane and pocket for northbound drivers, acceleration /deceleration lane, and crossing arms. He discussed the 14 railroad crossing in the City; 8 of the 14 have no left turn pockets and 13 of the 14 do not have crossing arms. He said that Ramos does not, but instead have acceleration/deceleration lanes due to large trucks. He said the fourth option is a right-turn-in/right-turn-out only. He said that the developer is willing to accept any of these options that the City requires. He said that they want to work out the best and safest solution. He said that they will need railroad approval. He said that there are right of way issues, Staff requirements, and Public Utilities Commission (PUC) would be potentially involved as a mediator between the railroad and the developer. He said that he does not see a lot of issues. He said that CSI looks forward to working cooperatively with Staff regarding the driveway.
- Commissioner Wurzel: He asked how the density, or square footage, would affect the solution as it relates to the number of cars entering and parking.
- Larry Andrews: He said that traffic trip numbers would be calculated and a traffic engineer would be involved. He explained that it is different than a traffic study and there would be safety constraints to the design.
- Bruce Pollard, Senior Civil Engineer: He said that they would calculate random arrival rates to determine the necessary pocket length.
- Commissioner Gonzalez: She asked if the building is going away.
- Larry Andrews: He said that there is a home going away.
- Commissioner Gonzalez: She inquired about an entrance on the north side.
- Larry Andrews: He said that they will keep the access at the south end, but leave both in place. He said that the north end entrance used for emergency use. He said that it is less desirable to have two accesses from East Street.
- Commissioner Gonzalez: She said that it is less desirable to affect Sixth Street.

- Paul Hanson: He said that they will accommodate all traffic through one entrance.
- Dave Morris: He said that crossing arms are an issue. He said that they will allow only one arm.
- Commissioner Gonzalez: She asked if you could use the south entrance to access the off-site parking.
- Dave Morris: He said yes and that you can drive all the way around the building.
- Commissioner Barzo: He suggested that access from Sixth Street be for bikes and pedestrians only and allow permit parking on Sixth Street.
- Commissioner Gonzalez: She said that this would be the first street with permit parking in the City.
- Commissioner Barzo: He said yes and if you do not have a permit then you can't park.
- Commissioner Wurzel: He talked about the parking standards, discussing trip determination and parking requirements.
- Commissioner Barzo: He provided the example of residential parking at UC Davis. He said that this would take care of traffic on Sixth Street and would relieve residents.
- Bruce Pollard: He explained the ordinance and process of taking such an issue to the Traffic Safety Commission. He said that there are permitting requirements to turn a public street into private. He said that it would also require comments and input from the Police Department regarding enforceability.
- Commissioner Barzo: He said that if we are to improve East Street, we need to work together to make concessions. He said the City needs to do what it can to make this project work.
- Jeanne Jones: She said that she has worked for Calgene, a start-up company, for six years. She provided a hand-out to the Commissioners on parking density. She said that the important question is how fast a new business can set up. She said that entrepreneurial start-up companies need to move in within one month. She said that she has worked with the UC Davis Entrepreneurial project and she strongly recommends approving this project. She said that it is a necessity to create networking opportunity and economic development through training. She provided an example of a 2008 survey of technology businesses in Davis. She said that she estimates 109-127 people coming to the site. She said that Mr. Morris estimates 120. She said it is also affected by the type of people visiting the site who will not keep set hours, or shift hours). She said that the building is an appropriate size and it is cost effective to renovate this site. She said this project will not happen in Davis but is only six miles from Davis. She recommended that they look at the real-life information as this is a real opportunity.
- Commissioner Gonzalez: She asked what the timed gate hours would be.
- Paul Hanson: He said that hours would be 6PM to 5AM and be closed during the day.

- Commissioner Gonzalez: She asked how this would work when there are varied work hours.
- Jeanne Jones: She said that they could use card-reader access.
- Commissioner Wurzel: He asked about the training facilities and class sizes.
- Dave Morris: He said that the facility will include conference room, teleconferencing, and secretarial services.
- Commissioner Wurzel: He asked if the business will provide the job training.
- Dave Morris: He said that their intent is not to turn it into a school.
- Jeanne Jones: She added that there will be 100 tenants and there will be a gathering location. Training would include safety, materials training. She said that the purpose of the warehouse space is to have vacant space.
- Matthew Ajiake: He provided an incubator set-up in Los Angeles. He said that private business is working with government to create jobs. He provided the story of IBM who could not get with a CEO in Southern California and instead went to Seattle (Microsoft). He said that case studies have been written on this process. He said that we are concentrating on traffic issues rather than how we can work together to make this happen.
- Commissioner Lopez: He said that he didn't want to give the impression that the Commissioners don't want this. He said that there are regulations and rules that need to be resolved. He said he does want this and he has spoken himself of this need.
- Neal Peart, Retired City Council Member: He said that he hopes during deliberation that the Commissioners see this project as valuable.
- Dave Morris: He said that if the decision is no, he would hate to see this property go back into previous use.
- Commissioner Wurzel: He asked how they arrived at 66,000 square feet.
- Dave Morris: He said it is a three-story building.
- Commissioner Wurzel: He asked why three and not two-stories.
- Dave Morris: He said that it is a 10,000 square foot warehouse space. He explained how there is a need for critical mass to create synergy which helps to create success. He said that it would not work if too small or too big.
- Commissioner Gonzalez: She asked if the employees would not be from Woodland and if preference would be given to Woodlanders.
- Dave Morris: He answered yes. He also gave examples of veterans training.
- Commissioner Gonzalez: She said that there are jobs here that have gone away and there is urgency in Woodland.
- Dave Morris: He discussed tenant loan commitment and BNI. He also talked about applying for stimulus money, like railroad money.
- Matthew Aijake: He said that eighty percent of those companies incubated within communities with stay within that community.
- Commissioner Gonzalez: She said that she would like to see new jobs be filled by Woodlanders, especially those who have lost jobs from companies that have closed in our City.
- Tami Pedroia, Resident: She said that she lives at 1009 Sixth Street, one house away from the proposed parking structure. She has four kids and is concerned

about traffic and noise from this project. She said that there is already no room for parking and described a park located across the street. She said that she is totally against this project. She included that a notice went out for this hearing and requests the next go out in Spanish also as it would be helpful for the residents.

- Cesar Pedroia, Resident: He said that concerned about hazardous materials being used in the building and how it will affect the residents. He said that the street is too narrow to allow more traffic from Gum Avenue. He said that permit parking would be a great idea but the park would create an obstacle.
- Michelle Christison: She spoke on behalf of Mike Adams of Adams Grain. She said that they support this project but would like to couple the project with the crossing at East Street. She said that when you cross the railroad off East Street, you do not enter Adams property. She said that there is a prescriptive easement issue. They would request to move the access over so it is located at the property line so have a separation of vehicles. She said it is a great opportunity to clean the driveway up. She said that she is a citizen and Real Estate Agent who has shown this property. She said that it is land locked and shares a gate with Adams. She said they give credit to the applicant for thinking outside the box. She said that the increased traffic could also benefit the mall that is seeing decreased use and occupation. She said that it is a good location to work in conjunction with UC Davis. She expects that they will see an increase in property value on Sixth Street, rather than being a backyard neighbor to an abandoned building.
- Commissioner Sanders: He again stated that there is no action for the Commission to take tonight and the project will be continued to March 5th. He said that it is an idea that he wants to pursue and wants to make happen. He said that they need to make sure that the location and use is appropriate. He said that there are issues but they are not insurmountable. There are problems with access and parking. He said that he is not sure if the site needs access from Sixth Street. He thought it could be a big enough entrance to allow electric vehicles but not cars. He would like to take cars off Sixth Street and not run traffic through there due to the park and kids. He said that it seems that Adams Grain is cooperative and encourages a discussion between parcel owners and then to include Staff. He said that Staff and not the Commissioners are experts for traffic. He said that he is confident about this project and it is very doable. He would like to see this work out but is tasked with the long-term view as well.
- Commissioner Barzo: He agrees with Commissioner Sanders. He said that he is a strong supporter and it is a premier project that will set the tone for the rest of East Street. He is opposed to access on Sixth Street. He said it is not an easy area to develop. He said there needs to be cooperation between the City, residents, developers and engineers.
- Commissioner Wurzel: He discussed the CUP that would require study in future related to access. He asked how the process works and how/when the traffic study is done.

- Barry Munowitch, Assistant City Manager: He said that the traffic study would be done first. He said that the City has to protect the health, safety and well being of the community. He said the study would be done first, then CUP findings brought before the Planning Commission. He said that there is new information tonight that staff will need to review. He said that they may have enough information to make a recommendation.
- Commissioner Wurzel: He asked what they would find from the study. He said that Staff does not like access at Sixth Street and the Applicant does not like Gibson.
- Barry Munowitch: He said this is similar to City Center Loft as there is a sense of urgency. He said that there is a valuable purpose for tonight's meeting. He said that an additional study is needed. He said that it appears that there is support for access at East Street and an EIR may be required. He said that there could potentially be a significant safety issue as it is not a City right of way but railroad property.
- Commissioner Barzo: He asked if Staff is looking for a vote on March 5th.
- Barry Munowitch: He said that it is iffy with the new information presented tonight. He said that staff will work on this project in the next days. He said that if it is determined that outside consultants are needed, March 5th is not likely.
- Commissioner Barzo: He said that if continued to March 5th, then need only this item on the agenda as there will be lots of discussion.
- Commissioner Wurzel: He said that Staff has been working on this project for two years and questioned why this study has not been completed before this meeting. He said that if there is traffic analysis it would be qualitative analysis. He said that if staff can create solutions and the applicant is agreeable then there should be no need for a study. He said that Staff needs to take a strong look at this project reviewing the goals of the East Street Specific Plan so that there is not traffic impact in the residential area. He said that unless the applicant owns the entire block, can't access from Gum or Gibson and only off East Street. He said that the Specific Plan was approved ten years ago and can't let this fail because they can not cross a railroad. He said that need to look at parking and density of use. He said that substituting parking for electric vehicles is good for the long-term but not ready yet. He is concerned about going 40 spaces under based on use. He said that 90% of the spots are compact already. He said that Staff will need to work with the developer for a creative solution.
- Commissioner Murray: She said that parking and access need to be looked at further and it would be great if can be altered. She recommends that enter into discussions with residents. She said that she worked in a hospital for 30 years handling hazardous waste and the restrictions are strict.
- Commissioner Lopez: He agrees that this project is good. He said that access is no consequence as appears that only East Street will work. He said that if wait, they can lose funding and then the project will go away.
- Commissioner Murray: She said that she does not want this to happen.

- Commissioner Lopez: He agrees that they do not need to bring in a consultant and can figure out ourselves. He said that if they take the railroad out, it will create more space in the future. He said that we need to move swiftly forward.
- Commissioner Gonzalez: She said that it is a great idea but still have to solve the problems. She said that the parking issue is on the developer to fix. She said that the access issue is for Staff.
- Commissioner Sanders: He said that he would choose the most conservative, but also most expensive, access point. He said that it should be left to the experts. He asked if the meeting accomplished what it set out to do. He said that everyone is excited and wants to make this project happen in the safest and smartest way. He said that Adams Grain wants input on where the access goes. He said that the faster this is resolved the better but can not leap frog over CEQA or the laws. He thanked everyone for coming.

It was moved by Commissioner Wurzel and seconded by Commissioner Gonzalez and unanimously voted that the Planning Commission continue this public hearing to March 5, 2009, date certain.

There being no further business, the meeting was adjourned at 9:52 PM.

Respectfully submitted,

Cindy Norris
Principal Planner