

**Planning Commission Minutes
Community Chambers
Wednesday, October 27, 2010, 7:00 p.m.**

Commissioners Present: Mark Braly (Chairperson), Ananya Choudhuri, Lucas Frerichs, Marilee Hanson, Paul Philley

Commissioners Absent: Justin Kudo (alternate), Terry Whittier, Rob Hofmann

Staff Present: Mike Webb, Principal Planner; Ike Njoku, Planner; Cathy Camacho, Planner; Lynanne Mehlhaff, Planning Technician

1. Call to Order

Chairperson Braly called the meeting to order at 7:03 p.m.

2. Approval of Agenda

The agenda was approved by consensus.

3. Staff and Commissioner Comments (No action).

There were no Commissioner comments.

4. Public Communications

There were no public communications.

5. Consent Items

A. Planning Commission Minutes of April 28, 2010

Action: Commissioner Choudhuri moved approval and Commissioner Frerichs seconded the motion.

AYES: Braly, Choudhuri, Frerichs

Abstain: Hanson, Philley

The motion passed 3-0-2.

6. Business Items

A. Parks Master Plan Update; (*Anne Brunette, Property Management Coordinator*)

Anne Brunette, Property Management Coordinator, presented the staff report.

Commissioners asked questions about land dedications and future developments for parks.

B. Selection of Vice-Chairperson

Each Commissioner gave a brief history of their past experiences and goals.

Commissioner Choudhuri nominated Commissioner Frerichs as Vice-Chairperson. Chairperson Braly seconded the motion.

There were no other nominations and the Commission was in consensus.

C. Commissioner Liaison Selection

Commissioners and staff decided to wait until the November 10th meeting to decide on a liaison for the Finance and Budget Commission.

7. Public Hearings

A. PA #04-10, 1321 E. Eighth Street, Conditional Use Permit #01-10; (*Cathy Camacho, Planner*)

Public Hearing to consider a request for approval of a Conditional Use Permit to convert the existing 534 square foot detached garage located in the rear yard of 1321 E. Eighth Street to a second dwelling unit. The subject site is an 11,100 square foot lot containing a two-bedroom 2,010 square foot single family dwelling with attached single-car garage and a detached two car garage to be converted. The proposal would convert the detached garage to a 534 square foot second dwelling unit intended for rental purposes. The proposed use requires a Conditional Use Permit because the secondary dwelling unit would be larger than 325 square feet, which is the maximum size permitted ministerially for detached secondary dwelling units. The proposed square footage, setbacks, and other development standards would be consistent with the R-1-6 zoning for conditionally permitted detached accessory structures.

Cathy Camacho, Planner, presented the staff report.

Chairperson Braly opened and closed the public hearing; there were no public comments.

Action: Commissioner Frerichs moved approval of the Conditional Use Permit and noted that the item on page 2 of the staff report “new building exterior will seamlessly integrate new and old materials” wasn’t in the conditions of approval and thought they should be. Commissioner Choudhuri seconded the motion.

AYES: Philley, Choudhuri, Frerichs, Hanson, Braly
The motion passed 5 to 0.

B. PA #23-05, Hillel House project, 322 and 328 A Street, Lot Line Adjustment #3-05, Final Planned Development #3-05, Conditional Use Permit #5-05, Design Review #10-05; (Ike Njoku, Planner)

Public Hearing to request approval to allow an expansion of Hillel House at 322 A Street by merging two parcels located at 322 and 328 A Street. The two existing single-family structures on the subject lots would be removed to accommodate a proposed two-story building. The new building will be approximately 9,144 square feet in size and will house the Davis Chapter of Hillel House, a religious organization. Parking will be provided on a side driveway.

Ike Njoku, Planner, presented the staff report.

Chairperson Braly opened the public hearing.

Raphael Moore, Capital Project Chair of the project, described the purpose and programs of the Hillel House.

Jerry Schroeder, Architect, described the design of the project.

Chairperson Braly closed the public hearing.

Commissioner comments:

- Questions were asked about weddings or community events. The applicant stated there was a restriction that they not rent out the property for special events such as a wedding.
- Pleased to have the project back and serve the community; particularly liked the design.
- Green features were welcomed; appreciate the pervious pavement addition.
- Would like to see the existing buildings moved somewhere and re-used or re-located.

Action: Commissioner Frerichs moved approval of the project with the additional supplemental condition of approval that was handed out at the dais. Commissioner Choudhuri

seconded the motion and added that Conditions of Approval #9a and #9b be amended by combining them to say “20 or more cars” are expected to arrive to Hillel House... Commissioner Philley wasn’t comfortable with making the Hillel House hire people to direct traffic for 21 cars. He said encouragement of alternate modes of transportation as well as written instructions giving people directions should be sufficient. Commissioner Philley substituted the motion by moving approval of staff recommendation with the amended language of the Lot Line Adjustment and not combine Condition#9a and #9b.

Commissioner Choudhuri restated the amendment of combining Condition #9a and 9b to say “Prior to events where 20 or more guests are expected to arrive by car to Hillel House, staff shall provide written notice to guests with parking instructions. Parking instructions shall direct guests to park at nearby parking facilities (e.g. Hickey Gym or Parking Lot 15). In addition all guests shall be informed in writing that there are no on-site parking; no parking within the neighborhood streets; and that all vehicles shall be parked at appropriate and available vehicle parking facilities off-site.”

After clarification and discussion, Commissioner Philley withdrew the substitute motion.

Commissioner Hanson said she was hesitant to change this condition of #9a and #9b from number of guests to cars if some of these conditions were agreements with the neighbors from the previous project approvals that had expired.

Whit Manley, attorney representative for Hillel House, and Raphael Moore stated it was fine to leave the conditions as-is.

After some discussion, Commissioner Frerichs restated the motion as approval of staff recommendation with the additional condition as passed out tonight with no other changes to the conditions and Commissioner Choudhuri seconded the motion. Commissioner Frerichs suggested to Hillel House to look at providing more bicycle parking as needed in the future.

AYES: Philley, Frerichs, Braly, Choudhuri, Hanson
The motion passed 5 to 0.

8. Informational Items

- A. Planning Commission Schedule
- B. Sonoma State Planning Commissioners Conference

9. Staff and Commissioner Comments (continued).

Mike Webb said December 7th was still the scheduled night of the Joint Meeting of the Planning Commission and the City Council.

10. Public Communications (continued).

There were no public communications.

11. Adjournment to the next regular Planning Commission meeting to be held on Wednesday, November 10, 2010 in the Community Chambers (23 Russell Boulevard).

The meeting was adjourned at approximately 8:56 pm.