

Planning Commission
Regular Meeting
Agenda
Community Chambers
Wednesday, May 13, 2009
7:00 P.M.

Commissioners: Mark Braly (Vice-Chairperson), Ananya Choudhuri (alternate), Greg Clumpner (Chairperson), Lucas Frerichs, Rob Hofmann, Kris Kordana, Mike Levy, Terry Whittier

Staff: Mike Webb, Principal Planner; Danielle Foster, Housing & Human Services Superintendent; Eric Lee, Assistant Planner; Lynanne Mehlhaff, Planning Technician

7:00

1. Call to Order

Recordation of attendees will occur.

2. Approval of Agenda

This agenda will be considered and voted upon for accuracy and adequacy.

3. Staff and Commissioner Comments (No action).

Staff and Commission members may communicate general information of interest regarding matters within the jurisdiction of the Commission and Liaisons may report on other Commission meetings. Items presented for Commission action will be scheduled for a future agenda.

General notes: The City of Davis is committed to providing full access to these proceedings. Meeting facilities are accessible to persons with disabilities. Requests for alternative agenda document formats, meeting assisted listening devices or other considerations should be made through Lynanne Mehlhaff by calling 530-757-5610 or 757-5666 (TDD).

Note: Please be aware that items may be heard earlier depending upon the time taken on previous agenda items. No new items shall be begun after 10:30 p.m. unless unanimous consent exists to continue. The City does not transcribe its proceedings. Persons who wish to obtain a verbatim record should arrange for attendance by a court reporter or for some other acceptable means of recordation. Such arrangements are at the sole expense of the person requesting the recordation.

7:05

4. Public Communications

This is the time for the public to address the Commission on matters not listed on the agenda. Presentation time will be at the discretion of the chairperson.

5. Consent Items

The Commission Calendar contains items of a routine nature for which action is required. A single motion may be used to take action on all items.

- A. Planning Commission minutes of March 25, 2009**
- B. Planning Commission minutes of April 29, 2009**
- C. Summary Vacation of Drainage & Public Utility Easements on the Sutter Davis Hospital property; (Eric Lee, Assistant.Planner)**
Recommendation:
 1. Find the vacation consistent with the General Plan
- D. Summary Vacation of Public Utility Easements along Faraday Avenue**
Recommendation:
 1. Find the vacation consistent with the General Plan

6. Public Hearings

- A. PA #42-08, Willowbank Park Subdivision No. 4955, General Plan Amendment #1-08, Preliminary Planned Development #2-08, Tentative Map #7-08, Affordable Housing Plan #2-08, Development Agreement #6-08, Negative Declaration #5-08; (Xzandrea Fowler, Planner)**
Public Hearing to consider approval of a 29 unit single family residential subdivision on the vacant 4.48 acre site located on Mace Boulevard between San Marino Drive and Redbud Drive. The proposed density is medium, and six lots are proposed as low-income “for-sale” units. The proposed homes range in size from approximately 1,200 square feet to 2,650 square feet. The proposal includes a pedestrian walking path along the north property edge, adjacent to Putah Creek.

Open the Public Hearing and continue it to May 27, 2009.

- B. PA #48-08, 705 Bianco Court, Revised Final Planned Development #02-08, Minor Modification #04-08; (Eric Lee, Assistant Planner)**
Public Hearing to consider a Revised Final Planned Development to PD #9-76 to reduce the side yard street setback from 15 feet to 10 feet for the subject property. The reduction is being requested in order to accommodate a one-story addition consisting of a 294 square-foot third bedroom, a 72 square-foot loft, and a 45 square-foot storage area to an existing one-story house. The project also includes a Minor Modification to exceed the allowable lot coverage of 40% by approximately 0.5% or about 30 square feet.
Recommendation:
 1. Hold a Public Hearing; and
 2. Determine that the project is categorically exempt from further environmental review; and

3. Approve the project (PA #48-08) based on the Findings and subject to the Conditions of Approval attached to the staff report.

C. Middle Income Requirement

(Danielle Foster, Housing & Human Services Superintendent)

Public Hearing to consider recommending that the City Council approve of a temporary reduction in the middle-income requirements for projects exceeding the specified net density of 10 dwelling units per acre. In 2005, the City Council adopted the middle income policy and ordinance to ensure adequately priced housing options for members of the local workforce.

Recommendation:

1. Continue the public hearing from the April 29th meeting; and
2. Recommend that the City Council support a temporary reduction in middle-income requirements for projects exceeding the specified net density of ten dwelling units per acre.

7. Business Items

The business section deals with matters before the Commission that do not require a public hearing.

8. Informational Items

The Commission may take action on any of these items if it so wishes.

A. Planning Commission Schedule

9. Staff and Commissioner Comments (continued).

10. Public Communications (continued).

11. Adjournment to the next regular Planning Commission meeting to be held on Wednesday, May 27, 2009 in the Community Chambers (23 Russell Boulevard).

Planning Commission agenda and accompanying staff reports are available for review or copying at the following locations:

Review:

Davis Branch Library - 315 East 14th Street
Shields Library, Government Documents Section, University of California, Davis
City Hall, Planning and Building Department, 23 Russell Boulevard

Copying

FedEx Kinko's Copies - 313 F Street

Davis Copy Shop - 230 Third Street

PostMark's - 417 Mace Boulevard, Suite J

Note: Any writing related to an agenda item for the open session of this meeting distributed to the Planning Commission or staff less than 72 hours before this meeting is available for inspection at City Hall, 23 Russell Blvd., Davis in the Community Development Department. These writings will also be available for review at the Planning Commission meeting in the back of the Community Chambers along with copies of the agenda and other staff reports.

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<http://www.cityofdavis.org/meetings/agenda.cfm?c=12>

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Friday at 7:00 a.m., 1:00 p.m. and 7:00 p.m.

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