

Planning Commission
Regular Meeting
Agenda
Community Chambers
Wednesday, June 24, 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; Xzandrea Fowler, Planner

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.

6. Public Hearings

A. Planning Application #42-08, General Plan Amendment, Specific Plan Amendment, Rezoning and Preliminary Planned Development, Development Agreement, Affordable Housing Plan, Tentative Map, Final Planned Development, Design Review, and Mitigated Negative Declaration for Residential Subdivision (Willowbank Park) at the vacant property located on Mace Boulevard, south of San Marino Drive and north of Redbud Drive; (Xzandrea Fowler, Planner)

Public Hearing to consider 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. The path is wide enough to provide city maintenance vehicle access. There is also a proposed bike path connection to the existing Willowbank greenbelt bicycle path that is located to the west of the project site. To accommodate the drainage for the subdivision, the proposal includes the enlargement of the existing drainage pond in the Willowbank greenbelt, located directly west of the project site.

Recommendation:

Staff recommends that the Planning Commission hold a Public Hearing and recommend that the City Council take the following actions:

1. Determine that Mitigated Negative Declaration#05-08 prepared for this project adequately addresses the environmental impacts associated with the proposed project;
2. Adopt the attached resolution amending the General Plan land use designation of the parcel, APN#69-490-35, from Public/Semi-public to Residential Medium Density, based on the findings in the resolution;
3. Adopt the attached resolution amending the South Davis Specific Plan land use designation of parcel, APN#69-490-35, from Public/Semi-public to Residential Cluster Homes;
4. Introduce the attached Ordinance adopting the Development Agreement that establishes the agreement between the City of Davis and the Brix and Mortar Partners, LLC;
5. Introduce the attached Planned Development(P-D) Ordinance that rezones the parcel from Planned Development #4-92 to Planned Development #2-08, permitting the proposed residential subdivision and uses, based on the findings and conditions in P-D;

6. Approve the following implementing entitlement applications, based on the findings and conditions attached to this report; and
 - Tentative Map #07-08, subdividing the approximately 4.48 gross-acre parcel for single family residential lots, greenbelt lots, and roadway; and
 - Final Planned Development#04-08, establishing final zoning standards for the residential lots in the new P-D district.
 - Design Review #27-08, establishing the site plan and architectural features for the six affordable housing units.
 - Affordable Housing Plan #02-08, establishing the affordable housing plan for the residential development.
7. Direct staff to amend Exhibit C-7: Community Improvements of the Willow Bank 10 Development Agreement, thereby shifting responsibility of the completion of the bicycle and pedestrian connections from Willowbank 10 subdivision to Willowbank Park Subdivision.

7. Business Items

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

A. Election of Chair/Vice Chair

The following Commissioners have expressed interest in these positions:
Mark Braly (Chair)
Kris Kordana (Vice Chair)
Mike Levy (Vice Chair)

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, July 8, 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

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PostMark's - 417 Mace Boulevard, Suite J

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

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