

**Planning Commission**  
**Regular Meeting**  
**Agenda**  
**Community Chambers**  
Wednesday, December 16, 2009  
7:00 P.M.

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

Staff: Mike Webb, Principal Planner; Cathy Camacho, Planner; Eric Lee, Assistant Planner; Lynanne Mehlhaff, Planning Technician

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**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.

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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**

**A. Planning Commission Minutes of July 22, 2009**

**B. 2035 Lyndell Terrace; Waiver of Tentative Map for office condos**  
*Summary of action by the Subdivision Committee meeting on December 14, 2009 will be provided to Commissioners prior to this meeting. Staff recommends the Planning Commission not call-up this item..*

**6. Public Hearings**

**A. PA #25-09, 2171 Cowell Boulevard, Suite F, Mermaids Seafood and Grill, Conditional Use Permit #06-09; (Eric Lee, Assistant Planner)**

Public Hearing to consider approval of a Conditional Use Permit to allow a new restaurant (Mermaids Seafood & Grill) with a full bar serving beer, wine, and alcohol to be located in the Oakshade Town Center in South Davis. The site is zoned PD #5-95D which allows the restaurant use. Previous occupants of this space included Fins Fish Market, Dukes Sports Bar, and Fusions Asian Bistro, all of which served beer and wine. However, the applicant is proposing a full bar that would serve liquor and therefore requires a CUP under the commercial neighborhood zoning.

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 #25-09, for Conditional Use Permit #06-09 based on the Findings and subject to the Conditions of Approval contained in the staff report.

**B. PA #19-09, 1260 Lake Boulevard, Clearwire Wireless, Conditional Use Permit #04-09; (Lynanne Mehlhaff, Planning Technician)**

Public Hearing to consider approval of a Conditional Use Permit to allow the collocation and installation of a wireless broadband internet facility in the clock tower at 1260 Lake Boulevard, the Westlake Shopping Center. The proposed project would consist of three 48" panel antennas, three BTS units and three 26 inch microwave dishes hidden inside the clock tower. A site support equipment cabinet would be installed on the roof behind a four foot parapet wall next to the clock tower and screened from public view. From the proposed location, Clearwire Wireless would be able to provide broadband internet service to a two to three mile radius for their residential and small business customers.

Recommendation:

1. Hold a Public Hearing; and
2. Determine that the project is categorically exempt from further Environmental review; and

3. Approve Conditional Use Permit #04-09, based on the findings and subject to the conditions contained in the staff report.

**C. PA #61-08, 2726 Fifth Street; Carlton Plaza Senior Assisted Living Care Facility; Mitigated Negative Declaration #06-08; General Plan Land Use Map and Text Amendment #02-08; Rezone/Preliminary Planned Development #04-08; Conditional Use Permit #08-08; Design Review #26-08; (Cathy Camacho, Planner)**

Public Hearing to consider approval of a senior assisted living care facility ("Carlton Plaza") on the 2.53 acre vacant parcel located at 2726 Fifth Street. The project proposal includes the construction of a three-story 101,000 square foot building. The proposed facility would provide long-term and short-term assisted care serving the needs of a diverse elderly population, including a memory care unit. The requested entitlements include a General Plan Amendment to change the land use designation of the parcel from "Business Park" to "Public/Semi-Public"; a General Plan Text Amendment to add "Residential Care Facility" to the permitted Public/Semi-Public uses; Rezone from PD 4-88, Industrial Subarea, to "Public-Semipublic" (P-SP); Conditional Use Permit to permit the secondary residential component of the proposed facility in the P-SP zoning district; and Design Review for the site plan and architectural review.

Recommendation:

1. Hold a Public Hearing; and
2. Recommend that the City Council deny the General Plan Amendment and therefore, the project, based on the findings provided in the staff report.

**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, January 13, 2010 in the Community Chambers (23 Russell Boulevard).**

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Shields Library, Government Documents Section, University of California, Davis  
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