

COMMUNITY DEVELOPMENT DEPARTMENT

23 Russell Boulevard – Davis, California 95616
530/757-5610 – FAX: 530/757-5660 – TDD: 530/757-5666



**Planning Commission
Regular Meeting
Agenda
Community Chambers
Wednesday, June 23, 2010
7:00 P.M.**

Commissioners: Mark Braly (Chairperson), Ananya Choudhuri,
Lucas Frerichs, Rob Hofmann, Kris Kordana, Terry Whittier

Staff: Mike Webb, Principal Planner; Katherine Hess, Community Development
Administrator; Cathy Camacho, Planner; Alexandra Holmqvist, Planning Intern;
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

A. Planning Commission Minutes of May 12, 2010

6. Public Hearings

A. PA #61-09, 1803 Arena Drive, Revised Final Planned Development #13-09; (Alexandra Holmqvist, Intern Planner; Cathy Camacho, Planner)

Public Hearing to consider a request for a revision to Final Planned Development #4-88 for the property located at 1803 Arena Drive to accommodate a 203 square foot attached sunroom in the rear yard. The project proposal would reduce a portion of the first story rear yard setback, which abuts East Covell Boulevard, from the required 20 feet to 13 feet and increase the Floor Area Ratio from 40% to 43%.

Recommendation:

1. Hold a Public Hearing; and
2. Approve Revised Final Planned Development #13-09, based on the findings and subject to the conditions contained in the staff report.

7. Business Items

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

A. Review of Parking In-Lieu Fees; (Katherine Hess, Community Development Administrator)

Recommendation: Take any public comment and provide comments to staff on the desirability of expanding options for payment of fees in-lieu of providing parking spaces throughout the City.

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 14, 2010 in the Community Chambers (23 Russell Boulevard).

the following locations:

Review:

Davis Branch Library - Temporarily at 2801 Second Street, Davis
Shields Library, Government Documents Section, University of California, Davis
City Hall, Planning and Building Department, 23 Russell Boulevard

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.

Agenda and staff reports available on-line:

<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.

Meetings are also televised live at www.cityofdavis.org/media/
Meetings from the previous three months are also available for review.

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COMMUNITY DEVELOPMENT DEPARTMENT

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**Planning Commission Minutes
Community Chambers
Wednesday, May 12, 2010, 7:00 p.m.**

Commissioners Present: Mark Braly (Chairperson), Ananya Choudhuri (Alternate),
Greg Clumpner, Terry Whittier

Commissioners Absent: Rob Hofmann, Kris Kordana, Lucas Frerichs

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

1. Call to Order

Chairperson Braly called the meeting to order at 7:00 p.m.

Planning Commission recessed due to no audio/technical problems at 7:01 pm.
Planning Commission reconvened at 7:04 pm.

2. Approval of Agenda

Commissioner Whittier moved approval of the agenda with a second from Commissioner Choudhuri and the agenda was approved by consensus.

3. Staff and Commissioner Comments (No action).

Chairperson Braly announced that Commissioner Clumpner was resigning from the Commission and thanked him for his valuable service.

Mike Webb, Principal Planner, thanked Commissioner Clumpner for his service and announced that there were two openings on the Planning Commission.

4. Public Communications

There were no public communications.



5. Consent Items

A. Planning Commission Minutes of February 10, 2010

The minutes were not available at this time.

6. Public Hearings

A. PA #20-09, Verona Subdivision: Revised Affordable Housing Plan #01-09, Revised Final Planned Development #01-09, Revised Development Agreement #05-09; (Cathy Camacho, Planner)

Public Hearing to consider approval of revisions to the 83 unit single family subdivision ("Verona") located on the vacant 8.55 acre parcel at the southwest corner of Alhambra Drive and Fifth Street. The project was approved by City Council in July 2008. The proposed changes include: 1) Revise Affordable Housing Plan to correct the number of low/moderate income units required for the project from 19 to 17 with density bonus; 2) eliminate the middle income unit designation on 19 units required for the project, consistent with the ordinance adopted by the City Council suspending the requirement for middle income housing units; 3) revise the Affordable Housing Plan and Final Planned Development to reflect the changes; 4) Reduce the supplemental residential fees for the project; 5) defer payment of water and sewer connection fees from Final Map to Certificate of Occupancy; 6) add greenhouse gas emission reduction plan; 7) amend the Development Agreement to reflect all revisions; and 8) consider rejecting the 1.087 acres of parkland dedication required under current project approvals. *(Staff notes that #8 is a staff initiated recommendation. The developer is not requesting this change as part of the revised project proposal.)*

Cathy Camacho, Planner, presented the staff report.

Chairperson Braly opened the public hearing.

Bill Heartman, applicant for Regis Homes, answered questions from the Commissioners. He explained they will now be 35% above Title 24 due to complying with the Greenhouse Gas requirement. He said they were asking for consistency with the supplemental fees to be similar to what the last three projects have been granted by City Council.

Chairperson Braly closed the public hearing.

Commissioner comments (not necessarily consensus):

- Requested the information on achieving 35% above Title 24 come back to the Commission to see how the development achieved this.
- Would like to know how the 35% above Title 24 compared to the new Title 24 requirement going into effect.
- Endorsed using the open space as commercial and would like more information about that.
- Concern was that there should be equity amongst all the developments with fees. The housing market isn't there with this economy so we should reduce the supplemental fees.
- Preferred that the parkland property not be developed as residential. It should either be commercial or something else other than packing in houses.
- Supported staff recommendation except for use of Lot O for residential, preferred some sort of commercial there and not residential. Suggested that a study be prepared to find out what would work there, live work or investigate the possibilities before any housing.
- Supported staff recommendation option #2, convert parkland to residential because commercial wouldn't work there due to it being such a small area. Preferred the area filled in with homes and that would take care of that land area.
- Should leave it to staff to work with the applicant on what would be the best use for the parcel whether it was residential or commercial.

Bill Heartman explained how the park was originally set aside for the City at the City's request for a park. He couldn't keep the park for the HOA as open space because it wasn't viable to the project. He said he has heard from commercial/retail professionals that the park site was not a viable site for commercial. There is no real parking there and it is next to a passive park.

Action: Commissioner Clumpner moved staff recommendation that the City Council approve Revised Affordable Housing Plan #5-04B; Revised Final Planned Development #13-04B and Supplemental Development Agreement Amendment #5-09. Commissioner Choudhuri seconded the motion.

AYES: Whittier, Clumpner, Choudhuri, Braly
The motion passed 4-0.

Commissioner Clumpner moved to reject the parkland dedication site and accept the in-lieu fees to be negotiated. The motion didn't include advising the City Council that this site should be residential use; this should be further discussed with staff and the developer. He said the sentence

“direct the applicant to submit a new tentative map and other necessary entitlements to designate the parcel from parkland to residential use” should be removed from the recommendation. Commissioner Whittier seconded the motion. Chairperson Braly didn’t support the motion and offered a friendly amendment that there be a feasible study for a small scale commercial or combination commercial/residential use there. Commissioner Clumpner accepted the amendment but would like the feasible study done to see if some type of commercial use could work there and if not, then residential could be acceptable. Chairperson Braly added the sentence “to direct the applicant to submit a new tentative map and other necessary entitlements to designate the parcel from parkland to residential use and/or commercial use.” Commissioners Clumpner and Whittier accepted the friendly amendment.

AYES: Whittier, Clumpner, Choudhuri, Braly
The motion passed 4 to 0.

7. Business Items

A. Proposed Fiscal Year 2010-11 Capital Improvement Program (CIP) General Plan Consistency Determination; (Mike Webb, Principal Planner)

Mike Webb, Principal Planner, presented the staff report.

Commissioner Whittier said since he didn’t know the details on these CIP projects then he couldn’t make a decision on the General Plan consistency.

Commissioner Clumpner asked questions about the water supply project.

Action: Commissioner Clumpner moved approval of the determination that the proposed fiscal year 2010-11 Capital Improvement Program was consistent with the adopted General Plan. Commissioner Choudhuri seconded the motion.

AYES: Clumpner, Choudhuri, Braly

NOES: None

Abstain: Whittier

The motion passed 3-0-1.

B. Selection of Vice-Chairperson for the Planning Commission

Chairperson Braly requested the Commission postpone this item to the next meeting. Commissioners were in consensus.

C. Commissioner Liaison Selection

Chairperson Braly recommended this item be postponed until new members are appointed to the Commission in the future.

8. Informational Items

A. Planning Commission Schedule

9. Staff and Commissioner Comments (continued).

Commissioner Whittier asked if the City owned a copy of this book, *Downtown Planning for Smaller and Midsized Communities*. Mike Webb said we didn't have a copy but if there was enough interest then the City could purchase a copy. Commissioner Whittier suggested we could have a training session or workshop on this publication about *Design Guidelines for Small Towns and Rural Communities* and the City could buy it from the APA. Mike said staff would look into this and see what the value would be and how it could be worked in.

Commissioner Choudhuri said she enjoyed the power point done by Cathy Camacho for the complex project Verona and found it very helpful. She recommended more of those for complex projects.

Commissioner Clumpner said originally he thought he wouldn't like being on the Planning Commission but it has been a very positive experience and very interesting. He found it a good growth-inducing experience and encouraged people to apply for being a Commissioner.

10. Public Communications (continued).

There were no public communications.

11. Adjournment to the next regular Planning Commission meeting to be held on Wednesday, May 26, 2010 in the Community Chambers (23 Russell Boulevard).

The meeting was adjourned at approximately 8:23 pm.

COMMUNITY DEVELOPMENT DEPARTMENT

23 Russell Boulevard – Davis, California 95616
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Meeting Date: June 23, 2010

Item Number: 6A

Staff Report

June 14, 2010

TO: Planning Commission

FROM: Michael Webb, Principal Planner
Cathy Camacho, Planner *CLC*
Alexandra Holmqvist, Planning Intern

SUBJECT: PA #61-09; Revised Final Planned Development #13-09: 1803 Arena Drive

Recommendation

Staff recommends that the Planning Commission:

1. Hold a public hearing; and
2. Approve PA #61-09; Revised Final Planned Development #13-09, based on the findings and subject to the conditions contained in the staff report.

Project Description:

The applicant is requesting a Revised Final Planned Development #13-09 for the property located at 1803 Arena Drive to accommodate a 203 square feet attached sunroom in the rear yard. The project proposal would reduce a portion of the first story rear yard setback from the required 20 feet to 13 feet and increase the Floor Area Ratio (FAR) from 40% to 43%. The dimension of the sunroom would be 13 feet by 15.3 feet; height would be 9 feet 1 inches. The required side yard setback for the property is six feet on both sides. The sunroom would be located approximately 18 feet from the east side yard and approximately 42 feet from the west side yard. The applicant has stated that the neighbors have been notified of the project and no reservations or objections to the addition of the sunroom have been received.

The existing two-story dwelling contains 3,489 square feet and five bedrooms. The addition of the sunroom would not increase the number of bedrooms in the dwelling. The sunroom materials would be pre-fabricated aluminum and green glass; no heating or air conditioning would be installed in the sunroom. The sunroom would be accessible from the interior of the house through a new door installed in the family room.

The sunroom is an accessory structure. Typically accessory structures are permitted at reduced setbacks. For example the setbacks for a covered patio would be 5 feet at the rear and 3 feet on the sides. However, because the proposed sunroom would be fully enclosed on all sides and attached to the primary structure, the standard is more stringent. The sunroom would be subject



to the setbacks of the primary structure. A Revised FPD is necessary to modify the development standards to reduce the first story rear yard setback for the 203 square foot sunroom only, and to increase the FAR to 43%. Lot coverage and usable open space and would remain within the required standards. No other changes are proposed.

Pursuant to Section 7 of Ordinance 2110 and Municipal Code Section 40.31.040(s) additions to existing single-family structures that exceed the allowable floor area ratio of 40% may be approved administratively through a Design Review application. However, the reduced rear yard setback to accommodate the sunroom requires a Revised FPD and Planning Commission approval. Therefore, the proposed increase in FAR is being processed concurrently with the Revised FPD application.

Environmental Determination

The proposed project is categorically exempt from further environmental review as new construction or conversion of small structures, pursuant to Section 15303 of the State of California CEQA guidelines.

Public Noticing

Public hearing notices for this meeting were sent to all property owners within a 500 foot radius of the project site and published in the Davis Enterprise. As of this date, no comments have been received by staff.

Project Data

Project Location:	1803 Arena Drive
Property Owner/Applicant:	Sheikh Selim and Sayeda Akhter 1803 Arena Drive Davis, CA 95616
Current Zoning:	PD #4-88, Single-family Subarea
Proposed Zoning:	Revised Final PD #13-09, Single-family
Parcel Size:	.203 (8,855 s.f.)
Adjacent Zoning/Land Uses:	
North,	East Covell Boulevard
South, East West:	PD #4-88, Single-family Subarea / single family dwellings

Analysis

General Plan and Zoning

The subject site is consistent with the General Plan which designates the site Residential-Low Density.

Zoning

The subject property is located in PD #4-88, Mace Ranch Park Lake Alhambra Subdivision, which contains a mix of one and two-story detached and attached single family dwellings. The development standards for the property are the same as those required in the R-1-6 single family zoning district. The applicant is requesting flexibility from the standards in order to build the small, commonplace addition. The accessory structure would reduce a portion of the rear yard setback and increase FAR. The proposed Revised Final Planned Development would be consistent with the requirements of Preliminary Planned Development #4-88 in that the use would remain single family.

Conclusion

Staff has evaluated the proposal and determined that impacts would be insignificant because the requested deviations are minimal. The reduced rear yard setback side yard would not affect any existing properties because the subject site rear yard backs up to E. Covell Boulevard. The project would not create privacy or visual impacts on adjacent properties on either side because the sunroom would well exceed the required six foot sideyard setbacks. Lot coverage, open space would remain within the required standards and other development standards such as side yard setbacks and maximum building height would not change. The proposed project would not alter the character of the neighborhood and would have no adverse impacts upon the surrounding properties.

Staff recommends that Planning Commission approve Revised Final Planned Development #13-09 based on the findings and subject to the conditions contained in the staff report.

Attachments

1. Findings and Conditions of Approval
2. Project Location
3. Project Site Plan
4. Existing Floor Plans
5. Aerial Photo 1803 Arena
6. Leaflet Showing Sunroom

REVISED FINAL PLANNED DEVELOPMENT #13-09

**Findings and Conditions of Approval
1803 Arena Drive**

Findings:

1. The proposed project is consistent with the objectives of the general plan, complies with applicable zoning regulations, and is consistent with any adopted design guidelines for the district within which the project is located.
2. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.
3. The architectural design of the proposed project is compatible with the existing properties and anticipated future developments within the neighborhood in terms of such elements as height, mass, scale, and proportion.
4. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
5. The location, climate, and environmental conditions of the site are adequately considered in determining the use of appropriate construction materials and methods. Sufficient conditions are included with the approval to ensure the long-term maintenance of the project.
6. The project meets the zoning standards established under Revised Final Planned Development #13-09.
7. The site provides the required number of on site parking spaces in a conforming location and configuration.
8. The proposed project is exempt from environmental review pursuant to Section 15303(b) of CEQA Guidelines as new construction or conversion of small structures.

Conditions of Approval:

1. The approval is for Revised Final Planned Development #13-09 to accommodate the construction of a pre-fabricated 203 square feet attached sunroom located at 1803 Arena Drive.
2. The required first story rear yard setback for the sunroom will be thirteen feet. The deviation shall be applicable only to the area shown on the plans submitted to the Community Development Department on May 12, 2010.

3. The total Floor Area Ratio for the existing dwelling and sunroom shall not exceed a maximum of 43%.
4. The project, including sunroom size and placement, shall be in substantial conformance to the plans submitted to the Community Development Department on May 12, 2010.
5. All other conditions of the original Final Planned Development (PD #4-88) shall remain in force and applicable except as altered by the following condition.
6. A Revised Final Planned Development shall be required for further revision of the setback or any other deviations from the established development standards for this parcel.
7. The applicant shall obtain all applicable building permits prior to any construction on this project.
8. A full copy of the approved Design Review letter shall be attached to the Building Application Submittal.
9. The building shall be maintained in good condition.
10. Any change to the submitted plans shall be submitted for review and approval by the Community Development Department.

Project Location

PD 9-91



RESPONSE AREA

27

MAP QUADRANT

N-17

CITY OF DAVIS
ZONING ATLAS

27



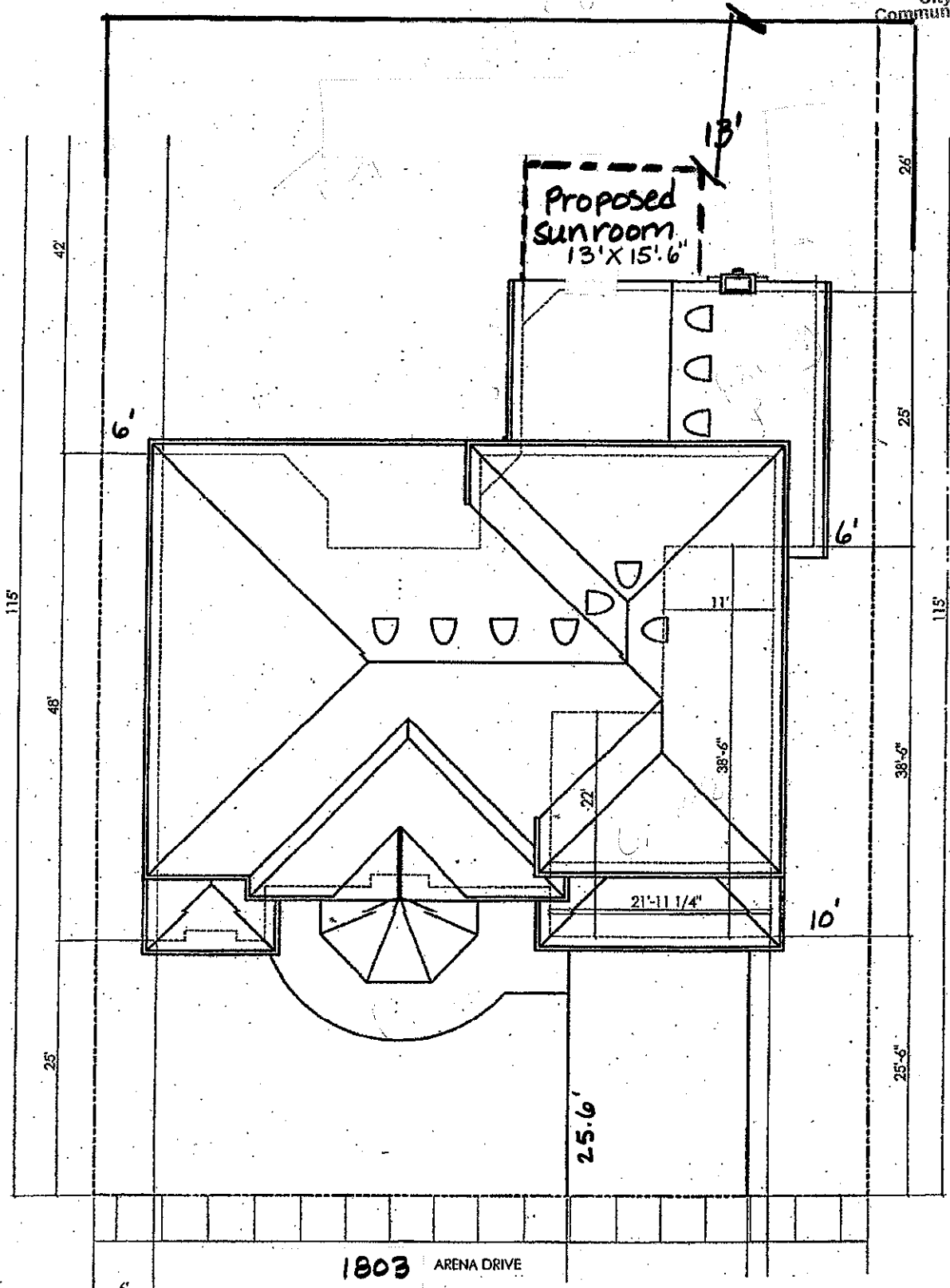
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27

E. COVELL BLVD.

ATTACHMENT 3

City of Davis
Community Development

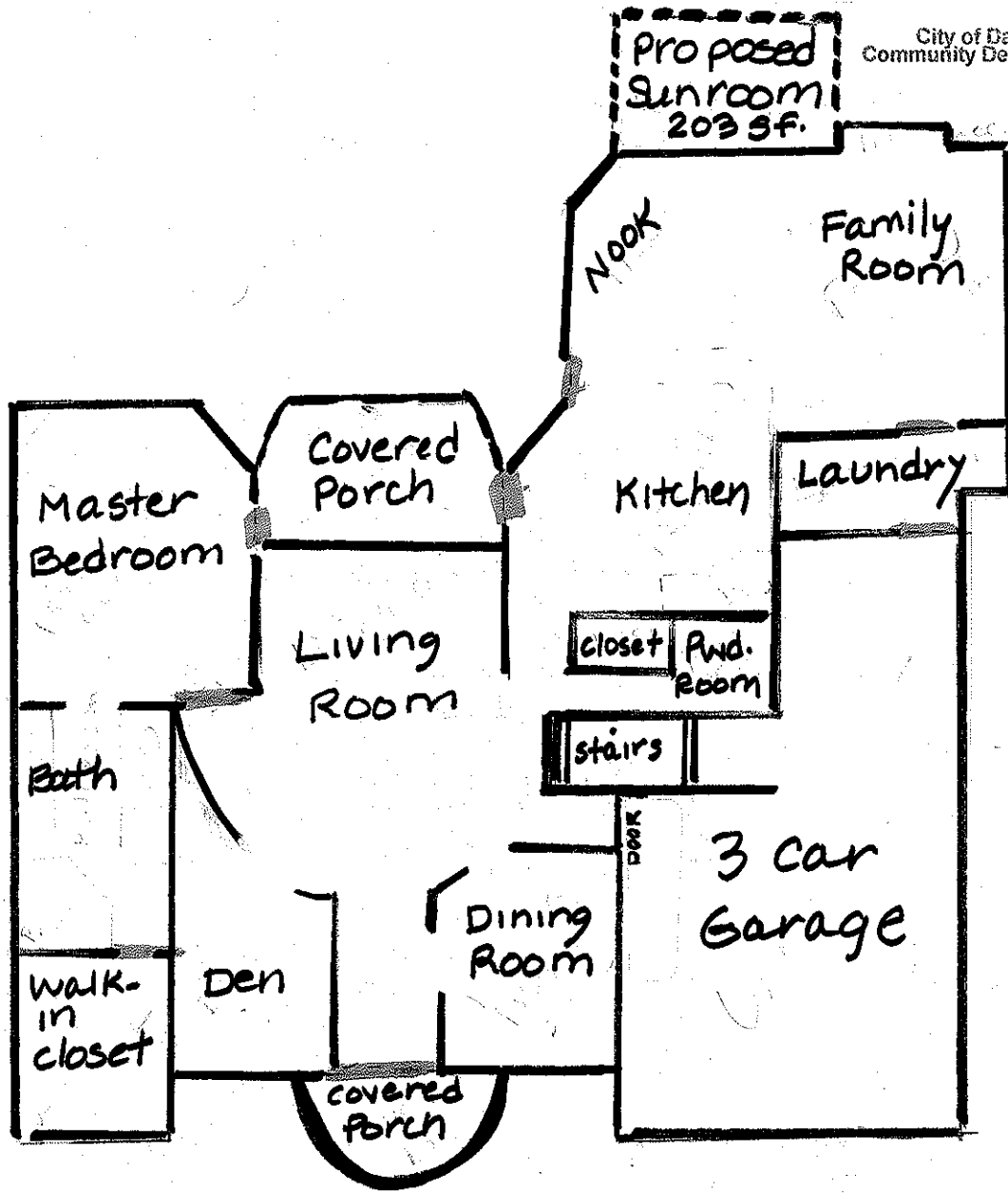


1803 ARENA DRIVE

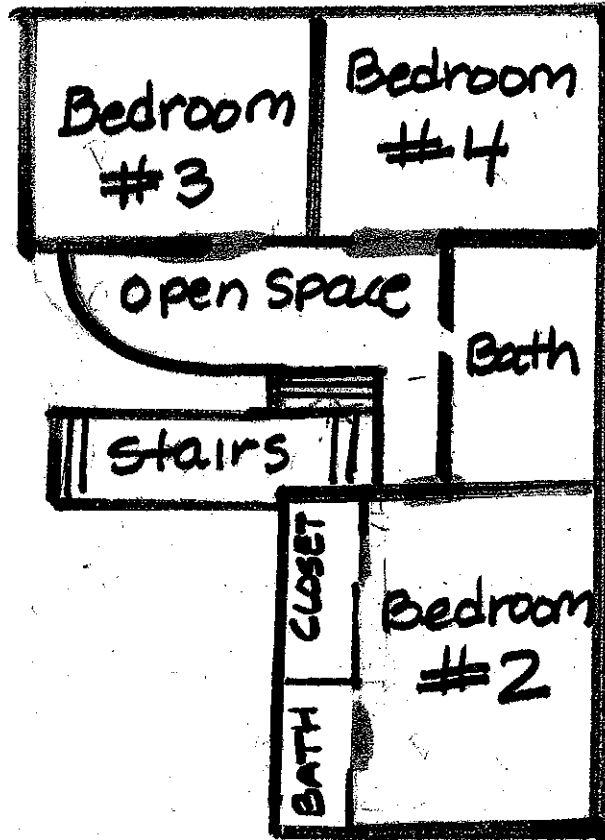
NOT TO SCALE

7

City of Davis
Community Development



First Floor
1803 Arena Drive



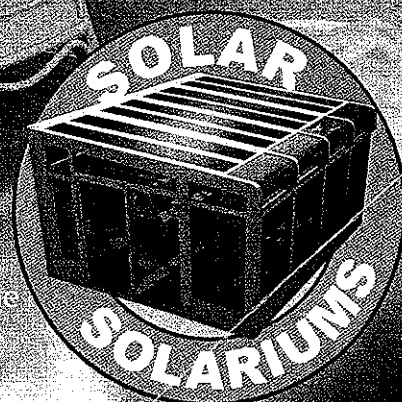
Second Floor





Ventilated Solariums

Experience the "curve appeal" of our Solariums, with the largest glass viewing area in the industry. Now, as never before, bring the outdoors up close and personal. Our industry-exclusive design puts you next to the clouds and stars. Available in full and partial glass roof systems.



Item #7A



Staff Report

June 14, 2010

TO: Planning Commission

FROM: Ken Hiatt, Director of Community Development and Sustainability
Mike Webb, Principal Planner
Katherine Hess, Community Development Administrator

SUBJECT: Options for Review of Parking In-Lieu Fees

Recommendation

Staff recommends that the Planning Commission take any public comment and provide comments to staff on the desirability of expanding options for payment of fees in-lieu of providing parking spaces throughout the City. Specific questions the Commission may wish to consider are outlined in this staff report.

Sustainability Impact

Providing alternatives to on-site parking is consistent with (or may facilitate) the following Priority 1 actions from the Davis Climate Action and Adaptation Plan:

- Establish Community Car Share Program
- Develop a plan to de-carbonize personal transportation in Davis

Background and Analysis

On April 6, the City Council held a workshop on the obligations that were imposed on development through City policies and fees. Planning Commission Chairperson Mark Braly participated in the workshop, as did the Chairmen of the Finance and Budget Commission and Business and Economic Development Commission. During the workshop, the Council provided preliminary direction on a series of policy issues. This staff report is the first of what may be several issues that will return to the Planning Commission for discussion and possible action.

The Council direction on parking in-lieu fees was to

Direct staff to return to the City Council with an analysis of the parking in-lieu fee program, including possible reductions in downtown fees and expansion of the in-lieu fee concept to non-Core development projects.



This staff report focuses on the second portion of that direction: expansion of the in-lieu fee concept to non-Core development projects.

As the Commission knows, Article 40.25 of the Zoning Ordinance establishes requirements for the number and location of parking spaces for various uses. In general, the expectation is that each use will have its own parking on the property. The Planning Commission has the ability to allow shared parking arrangements if the usage periods are not simultaneous. In limited circumstances, the Commission has also approved off-site parking (such as for the expansion of the Chinese Christian Church on Anderson Road). Fees in-lieu of required parking are allowed in certain circumstances, but this provision is currently restricted to the downtown.

For the Commission's initial discussion on expanding in-lieu fee options, staff suggests the following questions:

1. **Does the Commission see merit in exploring this issue? What should be the goals?**
 - Encouraging new development and redevelopment, and a more efficient use of land, by reducing the cost and amount of land required for parking?
 - Providing a funding mechanism for City-sponsored parking or mobility improvements/programs?
 - Encouraging parking management as an incentive for alternate transportation modes?

Staff believes that all of these are good goals. Balancing factors would include concerns over neighborhood impact and potential inconvenience for residents, customers, or employees if parking demand exceeds available spaces.

2. **What types of project should be considered for parking in-lieu fees?**
 - Residential units added to existing neighborhood centers?
 - Second dwelling units in single-family neighborhoods?
 - Larger units (five or more bedrooms) in single-family neighborhoods?
 - New business park buildings, such as on Cowell or Faraday?
 - Peripheral residential subdivisions?
 - Conversion for existing non-residential properties from one use to another (such as establishing a restaurant in a commercial service building or medical offices in a light industrial building)?

In general, staff suggests that the in-lieu fee option be targeted to projects that implement other planning or sustainability goals. This would include increasing density in existing neighborhoods through second units or intensification of neighborhood centers, or job/revenue generation in business park areas. The in-lieu fee option could be available for new development/redevelopment, or possibly conversion of existing space to a more intense use.

Staff does have concerns about allowing parking in-lieu fees in conjunction with approval of conditional uses, such as allowing retail or restaurant use in an existing industrial or commercial service building. Because these spaces typically have lower rents than property with retail zoning, business owners may prefer the more affordable location. The competition for space may

limit opportunities for industrial or commercial service uses, while encouraging retail outside the neighborhood centers and downtown core area.

3. What should be the process for considering parking in-lieu fees?

In the Core Area, adequacy of parking (or payment of in-lieu fees) is considered as part of the Design Review or Conditional Use Permit application for a proposed project. Most larger projects require Planning Commission public hearing, but smaller developments may be approved administratively.

For projects outside the Core Area, staff recommends that approval of in-lieu fees, at least initially, require a public hearing before the Planning Commission. This provides an opportunity for neighborhood comment and gives the Commission the ability to add conditions of approval as appropriate. This would not likely add another step to the process for larger developments, which generally require Commission review anyway. As an alternative, the program could require a public hearing for projects with in-lieu fees exceeding a specified number, such as five spaces. Smaller projects could be approved at the staff level, after neighborhood notification.

The public hearing requirement could become an impediment for smaller projects, such as second units that might otherwise be ministerial. At a later date, the Planning Commission would have the option of recommending amendments to allow in-lieu fees to be approved administratively.

4. How should the in-lieu fee be set?

The Zoning Ordinance calls for the in-lieu fee to be set at the "value of the required parking on a per parking place basis." Depending on land cost, a surface parking space might have a value of \$3-4,000. Structured and underground parking cost considerably more. A fee set at the cost of an underground space would likely be prohibitively expensive for most property owners. A fee equivalent to a surface parking space would reflect the prevalent parking type in the community, and the likely space that would be forgone because of the in-lieu fee.

5. What should the City do with fees it collects?

The current Zoning Ordinance provides that parking in-lieu fees shall be used to acquire and/or develop on-street or off-street parking and related facilities which alleviate the need for parking spaces in the core area. Monies from the fund are anticipated to contribute to developing the next downtown parking structure. There may be locations outside the core area that are conducive to public parking lots or structures, now or in the future. The City may also have opportunities for other improvements, such as bicycle racks, that might alleviate the need for parking spaces. Staff proposes to consult with the City Attorney on the range of options for use of the fee, and whether it would be possible to use in-lieu fees for transit/mobility operations.

6. Are there other issues to be considered?

The Community Development and Sustainability Department is working with Zipcar to expand its car-sharing program from the UCD campus to other areas in Davis. The City may wish to explore whether a property owner that provides Zipcar (or other established carshare program) parking spaces could earn an offset from in-lieu fees. Requirements for the duration of the

commitment would need to be established, along with protocols in the event that the spaces become unavailable or the company ceases to operate in Davis.

As the Commission knows, builders occasionally propose more parking spaces than are required by zoning. In some instances, the Planning Commission has required that these spaces be held in landscaped reserve unless and until the need for the spaces is demonstrated. Staff also requests Commission comments on the prospect of establishing parking spaces maximums, in addition to the required minimum number of parking spaces.

Staff is also seeking Commission comments on the type of public outreach that should be conducted for this policy/zoning change. We have informed Chamber of Commerce representatives of this effort. Are there any other entities or organizations that should be consulted before formal public hearings?

COMMUNITY DEVELOPMENT DEPARTMENT

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Meeting Date: June 23, 2010



Staff Report

June 16, 2010

TO: Planning Commission
FROM: Lynanne Mehlhaff, Planning Technician
SUBJECT: Upcoming Meeting Dates

July 14, 2010

July 28, 2010
Duke Drive CUP- second unit
416/420 J Street – Pre-application
Landscape Water Ordinance

August 4 or 11, 2010 (if necessary)

September 8, 2010

September 22, 2010

October 13, 2010

October 27, 2010

November 10, 2010

December 8, 2010



To Be Scheduled:

2750 Cowell Blvd – Seiber Mixed-Use
Office Zoning District
Joint Meeting with the City Council
Hillel House
771 Bianco Ct-RFPD
1111 Richards Blvd. – Royal Guest Hotel – Pre-application for GPA, Rezone etc.
4510 2nd St.- DR, FPD, CUP, LLA
501 G Street – DR, CUP, LLA, GPA, Neg. Dec.
Youth and Education GPA

The scheduled items are subject to change based upon staff's continuing reviews of application completeness and project analysis.