



**Planning Commission Minutes
Community Chambers
Wednesday, August 8, 2012, 7:00 p.m.**

Commissioners Present: Mark Braly, Herman Boschken (alternate), Ananya Choudhuri (arrived 7:21), Marilee Hanson, Rob Hofmann (Vice-Chair), Paul Philley, Terry Whittier

Commissioners Absent: None

Staff Present: Community Development Administrator Katherine Hess; Principal Planner Bob Wolcott; Planner Ike Njoku; Planner Cathy Camacho; Assistant Planner Eric Lee

1. Call to Order

R. Hofmann called the meeting to order at 7:02 p.m.

2. Approval of Agenda

P. Philley moved, seconded by M. Braly, to approve the agenda. Motion passed unanimously.

3. Staff and Commissioner Comments

Principal Planner Bob Wolcott:

- Anticipate Council appointments to commission vacancies will occur on September 25, new members will be seated in October.
- The position of Chair, vacated by Lucas Frerichs, could be assumed by the Vice Chair for either an interim period of time or until the end of year.
- Also seeking a member of the Commission to serve on the Innovation Park Task Force on an interim or permanent basis.

4. Public Communications

None

5. Consent Items

A. T. Whittier moved, seconded by P. Philley, to approve the May 11, 2011 Planning Commission Minutes. Motion passed by the following vote:

AYES: Braly, Boschken, Hanson, Philley, Whittier, Hofmann

NOES: None

ABSENT: Choudhuri

B. P. Philley requested the June 8, 2011 Minutes be amended to correct a typographical error.

P. Philley moved, seconded by R. Hofmann, to approve the June 8, 2011 Planning

Commission Minutes as amended. Motion passed by the following vote:

AYES: Braly, Boschken, Hanson, Philley, Hofmann

NOES: None

ABSENT: Choudhuri

ABSTAIN: Whittier

M. Hanson requested staff bring forward recent minutes for approval before catching up on older minutes.

6. Public Hearings

- A.** Planning Application #12-30; Conditional Use Permit #8-12 and Design Review #11-12: Addition of a Second Unit and Allow Increased Floor Area Ratio at 1025 Plum Lane.

Planner Ike Njoku: Proposed addition of 963 square foot second floor second unit to the 2,156 square foot home; unit will consist of a bathroom, recessed rear balcony, elevator/lift, stairway, storage space, kitchen space, and large open space. The project will involve removal of a bathroom and adjustment in the dining room to accommodate the second floor elevator and stairway and result in a 41.6% floor area ratio (FAR), which exceeds the 40% maximum permitted by the Zoning Ordinance.

R. Hofmann opened the public hearing.

Suad Joseph, property owner: Addition will provide for a larger home office and some privacy for her daughter when she visits, willing to answer any questions on project.

R. Hofmann closed public hearing.

T. Whittier moved, seconded by M. Braly, that the Planning Commission take the following actions:

1. Find that the project is Categorically Exempt from further environmental review pursuant to Section 15301(e)(1) of CEQA Guidelines as an addition to an existing structure not resulting in an increase of more than 50% of the floor area of the structure, and Section 15303(a) as a new second dwelling unit in a residential zone.
2. Approve Conditional Use Permit #8-12 and Design Review #11-12, to permit the proposed second unit addition, which will result in a floor area ratio of 41.6%, subject to the findings and conditions of approval attached to this report.

Motion passed unanimously.

- B.** Planning Application #12-33: Mitigated Negative Declaration #1-12 and Rezone #2-12: 2750 Cowell Boulevard.

A. Choudhuri recused herself due to a conflict of interest as she owns property within 500 feet of the subject property, and left the room.

Planning Cathy Camacho: Proposed rezoning of approximately 3.37 acre vacant parcel located at 2750 Cowell Boulevard. The site would remain Industrial Research and include "Commercial Recreation" as a principally permitted use. Development standards

for building setbacks, landscaping, and building design required under the existing zoning are proposed to be removed in the rezoning. New standards would be established under a Final Planned Development when the parcel is developed, subject to architectural and site plan design review. All other existing permitted, accessory, and conditionally permitted uses and development standards of PD #2-87 would be incorporated into PD #2-12.

Commissioner comments included:

- Need to consider additional parking requirements during recreation meets/tournaments.
- Interested in back entrance for bicyclists to keep them off of main roadway; possible safety hazard.
- Need to address cars turning left out of parking lot, consider speed of eastbound cars and bicycle access.

R. Hoffman opened the public hearing, and after no comments, closed the public hearing.

M. Hanson moved, seconded by M. Braly, that the Planning Commission take the following actions:

1. Recommend that the City Council determine that Mitigated Negative Declaration #1-12 adequately addresses the environmental impacts associated with the proposed project.
2. Recommend that the City Council approve Rezone #2-12, based on the findings contained in the body of the Ordinance in support of the proposed action.

Motion passed by the following vote:

AYES: Braly, Boschken, Hanson, Philley, Whittier, Hofmann

NOES: None

ABSENT: Choudhuri

A. Choudhuri returned to the dais.

C. Planning Application #12-27: Conditional Use Permit #07-12: 408 Del Oro Avenue Accessory Dwelling Unit.

R. Hofmann recused himself due to a conflict of interest as he owns property within 500 feet of the subject property, and left the room. A. Choudhuri served as Chair for this item.

Assistant Planner Eric Lee: Proposed Conditional Use Permit to allow construction of a 522 square-foot, detached single-story accessory dwelling unit at 408 Del Oro Avenue located in the rear of the property. Unit would consist of a living room/studio, kitchen, bathroom, and a small covered porch; an existing shed in the rear yard would be removed. The property contains an existing two-story residence.

A. Choudhuri opened the public hearing.

Joan Couche, property owner: Unit will provide for aging in place needs; thought a long

time about design, minimal impact to big house.

A. Choudhuri closed the public hearing.

M. Braly moved, seconded by T. Whittier, that the Planning Commission take the following actions:

1. Determine that the project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15303.
2. Approve Conditional Use Permit #07-12 for the accessory dwelling unit based on the Findings and subject to the Conditions of Approval.

Motion passed by the following vote:

AYES: Braly, Boschken, Hanson, Philley, Whittier, Choudhuri
NOES: None
ABSENT: Hofmann

R. Hofmann returned to the dais.

D. Planning Application #12-23: Conditional Use Permit #06-12: 255 Cousteau Place - AT&T Mobility Telecommunications Facility.

Assistant Planner Eric Lee: Proposed Conditional Use Permit to allow construction of a new AT&T Mobility wireless telecommunications facility located at 255 Cousteau Place, to include the following: 69' tall, 24" diameter monopole with antennas; 28' x 15'-6" lease area; 20' x 11'-5" equipment shelter and ancillary equipment; and removal of one redwood tree and landscaping. The facility is intended to improve wireless service and coverage for AT&T customers in the city and to reduce the demand on the existing AT&T facility located at 1611 Second Street. The project also proposes a temporary generator that could be used to power the site if the facility is ready to come online before a meter is set by PG&E.

R. Hofmann opened the public hearing.

Frank Schabarum, AT&T Mobility: Willing to continue to work on development of project with planning staff, can place radome around antennas or put all antennas on one horizontal plane, can also redirect shelter or install outdoor cabinets behind a block wall. Ask for approval of project and opportunity to negotiate final design needs of project with staff without returning to Planning Commission; support co-location opportunities whenever possible.

Ryan Fong, property owner: Aesthetics are important for all; consider what structure will look like now and what will have to be done in future for possible co-locations.

R. Hofmann closed the public hearing.

A. Choudhuri moved, seconded by T. Whittier, that the Planning Commission take the following actions:

1. Determine that the project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15303 for new construction.

2. Approve the project (PA#12-23) for a Conditional Use Permit #06-12, with the design originally submitted by applicant, with a 69 foot monopole with flush mounted antennas without a radome cover, to include staff recommendations regarding the equipment shed rotation to accommodate additional ground equipment.

Motion passed unanimously.

Principal Planner Bob Wolcott: Staff will work with applicant on final design of ground equipment to address building code issues.

7. Business Items

A. Summary of Environmental Sustainability Policies.

Planning Intern Melody Eldridge presented the summary and staff recommendations to adopt the summary document via resolution and forward the resolution to City Council.

Commissioner comments included:

M. Braly: Need to build on foundation of previous efforts of Subcommittee.

H. Boschken: Support alternate wording of preamble.

M. Hanson: Suggest alternative language that “the Planning Commission of the City of Davis recognizes there is a three- legged framework to planning for sustainability” (economic sustainability, environmental sustainability, and maintenance of social equity) since the City has not officially adopted the three-legged framework.

M. Braly: Suggest Commission Subcommittee meet again to discuss and return to Commission with recommendation on preamble and resolution.

By consensus, item continued to the next meeting.

B. Interim Appointments.

P. Philley moved, seconded by A. Choudhuri, to nominate R. Hofmann as Chair. Consensus. P. Philley and H. Boschken offered to serve as Vice Chair.

M. Hanson moved, seconded by H. Boschken, to appoint R. Hofmann as Chair and P. Philley as Vice Chair until the end of the calendar year. Motion passed unanimously.

M. Braly and R. Hofmann volunteered to serve on the Innovation Park Task Force. M. Braly withdrew. By consensus, R. Hofmann appointed.

8. Informational Items

A. Schedule of Upcoming Meeting Dates.

B. Wolcott: September 12—Target pad buildings amendments, Madson Place Conditional Use Permit and Sustainability Policies. September 26—scheduled meeting, but no set items yet. Cannery Park status report tentatively scheduled for October.

9. Staff and Commissioner Comments (continued)

P. Philley: Update on recent Finance & Budget Commission meeting and Technical Advisory Group Committee meeting.

M Braly: Update on Natural Resources Commission meeting.

10. Adjournment. The meeting was adjourned at 9:59 p.m. The next regular Planning Commission meeting will be held on Wednesday, September 12, 2012.