



**Planning Commission Minutes
Community Chambers
Wednesday, September 26, 2012, 7:00 p.m.**

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

Commissioners Absent: None

Staff Present: Principal Planner Bob Wolcott; Planner/Historical Resources Manager Ike Njoku

1. Call to Order

R. Hofmann called the meeting to order at 7:00 p.m.

2. Approval of Agenda

A. Choudhuri moved, seconded by P. Philley, to approve the agenda. Motion passed unanimously.

3. Staff and Commissioner Comments

None

4. Public Communications

None

5. Consent Items

A. Minutes of July 13, 2011

R. Hofmann requested staff verify the vote for 6D – PA #51-10, 1808 Oceano Way, Conditional Use Permit #09-10.

M. Braly moved, seconded by R. Hofmann, to approve the minutes. Staff will verify the vote on 1808 Oceano Way and amend if necessary before finalizing document. Motion passed by the following vote:

AYES: Braly, Hanson, Hofmann, Philley, Whittier

NOES: None

ABSTAIN: Boschken, Choudhuri

B. Minutes of September 12, 2012

T. Whittier requested staff amend the minutes to reflect that M. Braly will be absent on October 10 (instead of October 24).

R. Hofmann moved, seconded by T. Whittier, to approve the September 12, 2012 Minutes as amended. Motion passed by the following vote:

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

6. Public Hearings

A. Planning Application #12-37, Conditional Use Permit #10-12: Remodel and Addition of a Sixth Bedroom to the Home Located at 1550 Eligio Lane

Planner/Historical Resources Manager Ike Njoku: Proposed project to remodel and add 598 sq. ft. to the existing 2,844 sq. ft. home to provide reasonable accessibility for accommodation of physical challenges. Project includes adding the following: bedroom, wheel chair and equipment storage space, therapy space, and covered patio of approximately 138 square foot. One of the existing bedrooms will be remodeled by adding a physical therapy space.

Chair Hofmann opened the public hearing.

Ricardo Almanza, Applicant: Project intended to accommodate mobility needs. Addition is not meant to add square footage to house for economic reasons. Want to proceed with remodel in appropriate fashion and comply with all requirements.

Ken Bennett, Resident: Lived in house since 1994; spinal cord injury has created increased mobility needs.

Chair Hofmann closed the public hearing.

A. Choudhuri and H. Boschken: Expressed concern over property potentially turning into a mini-dorm should it be sold in the future.

T. Whittier: Family should be able to modify as needed to accommodate needs.

M. Braly: Protections against mini dorms are sufficient.

P. Philley: In the future, could be turned into granny flat, consistent with accessory units in General Plan. Not conducive to mini-dorm based on geographic area of town.

P. Philley 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.
2. Approve Conditional Use Permit #10-12, to permit the proposed sixth bedroom addition, subject to the findings and conditions of approval. Condition #9 shall be amended to remove the word "kitchen," read "revocation" (instead of revocation/kitchen).

A. Choudhuri proposed a friendly amendment requesting Condition #5 be reworded for

clarification. Accepted by mover.

I. Njoku clarified: Condition shall read: Addition of a kitchenette or kitchen shall require approval of another conditional use permit.

Motion passed by the following vote:

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

NOES: None

A. Choudhuri: Requested staff provide clear conditions of approval in the future. Specify which specific remodels, such as kitchenette additions, should be included as part of the condition and require additional use permits.

B. Planning Application #12-38; Conditional Use Permit #11-12: Proposed Audi Auto Service Repair Shop at 5080 Chiles Road

Planner/Historical Resources Manager Ike Njoku: Proposed project to use the existing building at 5080 Chiles Road as follows: 60% for primarily Audi automotive repair service, 20% for parts and accessories retail sales, and 20% reserved for potential future used car sales subject to obtaining state licensing approval. No building and site plan changes are proposed. The property is located in the Auto Center (A-C) District. The Planning Commission is being asked to determine that the use is of the same general character as permitted uses.

Chair Hofmann opened the public hearing.

Andrew Bennett and Ken Bennett, Applicants: Current business in same location on Olive Drive 17 years; need larger space. Opportunity to move into new location on Chiles Road. Hope to be in location for a long time; have option to purchase in five years. Specialized business, will appear clean and professional, similar to that of a car dealership.

Ricardo Almanza: Current business has grown so much that they need additional space. Chiles Road property has fenced area that covers most of back area, servicing of cars will not be visible from street.

Gene Simons, Owner of property: Property vacant for 2 years. Would like to retire; leased property with option to buy. Urge commission support.

Chair Hofmann closed the public hearing.

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

1. Find that the project is Categorically Exempt from further environmental review pursuant to Section 15301 of CEQA Guidelines as Class 1 consisting of leasing of an existing structure involving negligible or no expansion of use beyond that existing at the time of initial approval.

2. Approve Conditional Use Permit #11-12, to permit the proposed Audi repair shop and accessory parts sales at 5080 Chiles Road, subject to the findings and conditions of approval. Conditions shall be amended to include: No repair work shall be performed on property that will be visible from the public roadways.

Motion passed unanimously.

7. Business Items

A. Summary of Environmental Sustainability Policies.

B. Wolcott: Item continued from September 12 meeting. Distributed proposed amendments from M. Hanson.

T. Whittier moved, seconded by P. Philley, as follows:

1. Approve the "Summary of Environmental Sustainability Policies" as a tool that may be used by the public, staff and decision makers when considering environmental sustainability policies and applying them to public and private projects.
2. Direct staff to forward the approved summary document to City Council as an information item on consent calendar.

Motion passed unanimously.

8. Staff and Commissioner Comments (continued as needed)

B. Wolcott: Original agreement for intern work was for 15 hours/week from March through July 2012 and 5 hours/week in August. Work will continue as long as funds are available. Intern has started to identify conflicts between plans and ordinances/policies in the downtown area; hopefully, an update will be available in November.

R. Hofmann: How and when can Commission find out how intern hours are allocated? Need to firm up Planning Commission goals. Number of items still to complete; need to prioritize. What support will be provided? Intern should work on commission activities that are priority of Council.

B. Wolcott: Need flexibility. Have to utilize intern in best manner possible.

A. Choudhuri: Intern should be working on items within the commission workplan. Request workplan be agendaized for the next meeting. Commission concurred.

P. Philley: Yolo County Transit Needs hearing will be on October 17 in Community Chambers. If Unitrans and Para-transit are not meeting specific needs, should let Board know.

M. Braly: Will be absent on October 10.

T. Whittier: Will also be absent on October 10. This meeting will be last attended; served on Commission 9.5 years, good experience. Wonderful staff and commissioners, heart-warming and welcoming. Recommend to anyone to serve.

M. Braly moved, seconded by H. Boschken, that the Commission go on record thanking

and commending Commissioner Whittier for service. Motion passed unanimously.

B. Wolcott: Staff will prepare a Certificate of Appreciation for T. Whittier.

A. Choudhuri: October is Community Planning Month.

B. Wolcott: Distributed Transportation Element document to Commissioners for review. Agendized for Commission discussion on October 24.

9. Informational Items

A. Schedule of Upcoming Meeting Dates.

B. Wolcott: Will add revised workplan to next meeting.

10. Adjournment. The meeting was adjourned at 8:36 p.m. The next regular Planning Commission meeting will be held on Wednesday, October 10, 2012.