



**Planning Commission Minutes
Community Chambers
Wednesday, November 14, 2012, 7:00 p.m.**

Commissioners Present: Mark Braly, Herman Boschken, Ananya Choudhuri, Cheryl Essex, George Hague, Rob Hofmann (Chair), David Inns

Commissioners Absent: Marilee Hanson

Staff Present: Principal Planner Bob Wolcott; Planner/Historical Resources Manager Ike Njoku; Planner Cathy Camacho; Assistant Planner Eric Lee

1. Call to Order

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

2. Approval of Agenda

M. Braly moved, seconded by H. Boschken, to approve the agenda. Motion passed unanimously.

3. Staff and Commissioner Comments

R. Hofmann: Welcome new members Cheryl Essex and David Inns

B. Wolcott: Ethics training will be provided by City Attorneys during last week in November. If unable to attend, alternate video training will be available.

4. Public Communications

None

5. Consent Items

A. Report of Subdivision Committee Action on November 5, 2012 – 505 Second Street Tentative Map Waiver and Parcel No. 5018 Application

A. Choudhuri moved, seconded by H. Boschken, to accept the Subdivision Committee report, and take no further action. Motion passed by the following vote:

AYES: Braly, Boschken, Choudhuri, Essex, Hague, Inns, Hofmann

NOES: None

ABSENT: Hanson

6. Public Hearings

A. Planning Application ##12-49 - Conditional Use Permit #12-12: 645 Coolidge Street Accessory Dwelling Unit

Assistant Planner Eric Lee: Conditional Use Permit to allow construction of a 530 square-foot, one-story, detached accessory dwelling unit which unit would consist of a

living room/studio, closet, kitchen and bathroom and be located in the side yard area towards the front of the property. Unit would be 12-feet 5-inches high at the roof peak and have a 5-foot side yard setback on the south side and 34-foot front yard setback. Solar panels for the existing pool would be installed on the roof of the new unit. The project meets all the required development standards.

R. Hofmann opened the public hearing.

Amber Welsh, applicant: Worked hard on coming up with a simple design to fit in with neighborhood; intent is to utilize unit to age in place. Received positive response from neighbors.

R. Hofmann closed the public hearing.

A. Choudhuri requested staff clarify condition 16 as specific to fire sprinklers. Commission concurred.

M. Braly moved, seconded by A. Choudhuri, as follows:

1. Determine that the project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15303; and
2. Approve the project (PA#12-49) for a Conditional Use Permit for an accessory dwelling unit based on the Findings and subject to the Conditions of Approval.

Motion passed by the following vote:

AYES: Braly, Boschken, Choudhuri, Essex, Hague, Inns, Hofmann
NOES: None
ABSENT: Hanson

- B. Planning Application #12-57, Conditional Use Permit #13-13: Interfaith Rotating Winter Shelter (IRWS)

Planner Cathy Camacho: Conditional Use Permit to allow local religious institutions located throughout the city to provide temporary winter shelter for homeless persons from the community at their facilities. Beginning in 2007-2008, several faith-based organizations in and around Davis have come together to manage an IRWS. The organizations involved in the effort house homeless guests at their facilities throughout the winter months, rotating the location every week beginning at the end of November/December through February/March. Each host site provides shelter for 25 to 50 homeless persons from the community, depending on the capacity of the facility. The average number of guests per night has been 21-25, with higher numbers on cold and raining nights.

R. Hofmann opened the public hearing.

Mary Ann Kursch, IRWS Co-Chair: Prospective guests are interviewed at meeting house and transported to host site; numbers vary each night. Host sites have different capacities as established by Fire Department. There are approximately 100 homeless in Davis, number has held steady for nearly 10 years.

R. Hofmann closed public hearing.

A. Choudhuri: Requested staff clarify Condition 4—strike specific details as to noise device. Commission concurred.

H. Boschken: Requested staff clarify Condition 5—cumulative maximum of 25 to 50 guests during any given week. Commission concurred.

M. Braly moved, seconded by A. Choudhuri, as follows:

1. Determine that the project is categorically exempt from further environmental review pursuant to CEQA Section 15301 as operation repair, maintenance, permitting, leasing, licensing or minor alteration of private or public structures facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination; and Section 15323 as normal operations of facilities for public gathering for which the facilities were designed, where there is a past history of the facility being used for the same or similar kind of purpose. For the purpose of this section, "past history" shall mean that the same or similar kinds of activities has been occurring for at least three years and there is a reasonable expectation that the future occurrence of the activity would not represent a change in the operation of the facility; and
2. Approve Planning Application #12-57, Conditional Use Permit #13-13 to permit the use of rotating winter shelters at various religious institutions located throughout the city during the cold weather season, based on the findings and subject to the conditions provided.

Motion passed by the following vote:

AYES: Braly, Boschken, Choudhuri, Essex, Hague, Inns, Hofmann

NOES: None

ABSENT: Hanson

7. Business Items

A. Planning Commission Work Plan

R. Hofmann: Commission Subcommittee will meet on November 28 to discuss work plan.

B. Appointment of Vice Chair

R. Hofmann: Suggested postponing appointment for another couple meetings. Commission concurred.

C. Appointment of Inter-Commission Liaison to Finance & Budget Commission

R. Hofmann: Suggested postponing appointment for another couple meetings. Commission concurred.

8. Staff and Commissioner Comments (continued as needed)

Cheryl Essex, David Inns and George Hague introduced themselves as new members,

provided background and interest in serving on Commission.

B. Wolcott: Provided update on Transportation Advisory Group discussions related to commission scopes. Options will be presented to Planning Commission for input.

9. Informational Items

A. Schedule of Upcoming Meeting Dates.

10. Adjournment. The meeting was adjourned at 8:05 p.m. The next regular Planning Commission meeting will be held on Wednesday,