

**Planning Commission Minutes
Community Chambers
Wednesday, January 13, 2010, 7:00 p.m.**

Commissioners Present: Mark Braly (Chairperson), Ananya Choudhuri (Alternate), Lucas Frerichs (7:49 pm) , Kris Kordana, Terry Whittier

Commissioners Absent: Greg Clumpner, Mike Levy (Vice-Chairperson), Rob Hofmann

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 7:05 p.m.

2. Approval of Agenda

The agenda was approved by consensus.

3. Staff and Commissioner Comments (No action).

Mike Webb mentioned that one Commissioner was coming later in the evening.

Chairperson Braly announced that the City and the Valley Climate Action Center was sponsoring a Workshop here on electric cars and electric plug-in cars beginning at 7:30 pm in the Community Chambers on Thursday, January 28, 2010. Everyone is invited.

4. Public Communications

There were no public communications.

5. Consent Items

- A. Planning Commission Minutes of August 26, 2009
- B. 2035 Lyndell Terrace; Parcel Map for office condos

Action: Commissioner Whittier moved approval of the minutes; Commissioner Choudhuri seconded the motion.

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

Commissioner Whittier moved approval of the Subdivision Committee's action of 2035 Lyndell Terrace Parcel Map for office condos; Chairperson Braly seconded the motion.

AYES: Choudhuri, Kordana, Whittier, Braly
The motion carried unanimously 4 to 0.

6. Public Hearings

A. 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 "Industrial" 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.

Cathy Camacho, Planner, presented the staff report.

Chairperson Braly opened the public hearing.

Don Engle, owner of Carlton Senior Living, said they were happy to be in this location and felt their project would blend in well with the neighborhood.

Ron Metzger, of LPAS Architects, went over the site plan and reasons for the design. He described the uses and functions of all the interior and exterior spaces of the buildings. They plan to exceed the base Build It Green program such as using drought tolerant landscaping, recycled materials, potentially using solar water heating, high efficiency appliances and using water conserving fixtures.

Chairperson Braly closed the public hearing.

Commissioner comments (not necessarily consensus):

- Bothered by the size of the building; immense building close to the street, next to a one-story building. Couldn't vote for a massive building by the street.
- They have 65 parking spaces and could move the building back and just have the required number of 42 parking spaces.

Action: Commissioner Whittier recommended approval of the project with the condition that the building be moved back or re-designed in order to better serve Davis. The motion died due to lack of a second.

Commissioner Whittier moved that the design consideration of the project change such that the building footprint be moved further to the rear of the parcel and eliminate the fourteen parking spaces so that the building is farther from the street. The motion died due to lack of a second.

Commissioner Kordana was in favor of the project as-is. The location was a good fit with residential across the street. There is a demand for this type of facility and he didn't see a demand for an industrial use in this location. Commissioner Kordana moved approval of the project as designed. Commissioner Frerichs seconded the motion.

Chairperson Braly said he had no question the facility was needed but was concerned with the compatibility with the adjacent DWR site and DWR's future plans for their site. He looked at the urban framework of mixed uses and thought it a good fit. It seems DWR would be unable to sort raw garbage on their site in the future due to regulations against odor and health concerns. This case has raised questions about the General Plan and the zoning process itself. The City must do more proactively to help good projects find sites that are consistent with the General Plan and the City should re-examine having a General Plan.

Commissioner Whittier said he would vote no against the motion due to the location of the building too close to the street.

Commissioner Frerichs said this was an excellent project and there was a definite need for it.

AYES: Choudhuri, Frerichs, Kordana, Braly

NOES: Whittier

The motion passed 4 to 1.

7. Business Items

There were no business items.

8. Informational Items

A. Planning Commission Schedule

9. Staff and Commissioner Comments (continued).

Mike Webb said if there was no item for the first meeting in February than the meeting would be canceled. There was a possible item for the second meeting in February. He went over future meeting schedules.

Commissioner Frerichs said we haven't had a separate Council and Commission meeting. He felt it important that the Commission meet separately with the City Council. Chairperson Braly supported that comment as well.

10. Public Communications (continued).

There were no public communications.

11. Adjournment to the next regular Planning Commission meeting to be held on Wednesday, January 27, 2010 in the Community Chambers (23 Russell Boulevard).

The meeting was adjourned at approximately 8:09 pm.