

**Planning Commission Minutes  
Community Chambers  
Wednesday, June 23, 2010, 7:00 p.m.**

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

Commissioners Absent: Ananya Choudhuri

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

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**1. Call to Order**

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

**2. Approval of Agenda**

The agenda was approved by consensus.

**3. Staff and Commissioner Comments (No action).**

Mike Webb, Principal Planner, said the City Council approved the Willowbank Park Subdivision last week with only one change which was to allow only four of the nine townhouses to have the loft component.

**4. Public Communications**

There were no public communications.

**5. Consent Items**

**A. Planning Commission Minutes of May 12, 2010**

**Action:** Commissioner Whittier moved approval and Chairperson Braly seconded the motion.

**AYES:** Whittier, Braly

**Abstain:** Frerichs, Kordana, Hofmann  
The motion carried 2-0-3.

## **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%.

Alexandra Holmqvist, Intern Planner, presented the staff report.

Chairperson Braly opened the public hearing.

Sayeda Akhter, Applicant and owner asked for approval of the sunroom.

Chairperson Braly closed the public hearing.

**Action:** Commissioner Kordana moved approval of the Revised Final Planned Development #13-09 and Commissioner Hofmann seconded the motion.

**AYES:** Whittier, Frerichs, Kordana, Hofmann, Braly  
The motion carried unanimously 5 to 0.

## **7. Business Items**

### **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.

Katherine Hess, Community Development Administrator, presented the staff report.

Commissioners responded to the questions as outlined in the staff report as follows:

Question #1: Does the Commission see merit in exploring this issue, what should be the goals?

Commissioner Kordana said yes this is definitely worth pursuing and we should look at our big picture plan for parking in the future. We should look at short term and long term plans. Commissioner Hofmann suggested we look at proactively going to UC Davis and other large organizations which have large parking lots such as a church and seek opportunities for parking.

Chairperson Braly said using our land more efficiently rather than parking is a good goal and encouraged that.

Commissioner Frerichs suggested we could have a workshop on parking and possibly have Professor Don Shoup from UCLA, a well known author on parking. We should look at the larger picture and look at new strategies. We should hear more about this rather than just a discussion.

Chairperson Braly mentioned that some of the larger projects approved have too much parking such as Target. The Borders parking lot has just enough; it is almost full all the time. He said there should be a right size parking requirement and we should look at efficient ways to use parking.

Question #2: What types of project should be considered for parking in-lieu fees?

Commissioner Kordana said it was hard to figure out answers on questions #2-5 because we don't have the big picture plan on what we are going to do with parking. There are good ideas here but we need a plan.

Commissioner Hofmann agreed with the staff report regarding retail. He agreed that if private parties could arrange parking with other private parties and staff could track this simply, then that could be a good solution.

Commissioner Kordana agreed with staff on Question #3, that projects outside the Core area are required to have a public hearing and provide neighborhood comment because each project can be very unique. He liked the idea of there is no blanket approval of in-lieu fees, each project should be evaluated on a case-by-case basis.

Commissioner Hofmann said it would be difficult to have a blanket policy across the boards with all the different areas in town.

Commissioner Whittier said outside of the core area, we should be more stringent for parking in-lieu fees and people should come to the Planning Commission to request leniency if they can justify it. He felt this was important particularly with residential uses.

Question #4: How should the in-lieu fee be set?

There were no comments.

Question #5: What should the City do with fees it collects?

Commissioner Kordana said one idea should be to try to change peoples habits. The City could sponsor contests to get people to bike downtown such as raffles or a punch card that local businesses could punch and give prizes such as downtown business dollars. The idea behind it would be once people started biking downtown they may realize how easy it is and start biking downtown more.

Question #6: Are there other issues to be considered?

Chaiperson Braly approved of the Zipcar program.

Commissioner Whittier said the City should consider the limited mobility of senior citizens so that parking close to businesses is considered or public transportation.

Katherine Hess asked what suggestions for next steps should be done now?

Commissioner Kordana said we should look at a short term and long term plan.

Commissioner Frerichs said we should do an informational workshop with other Commissions and look at what other cities are doing and regionally, such as SACOG and ABAG.

Commissioner Kordana agreed and said this would get us moving toward more tangible goals.

Commissioner Frerichs said Susan Handy of UCD should be utilized as well as others such as Susan Shahine from UC Berkeley who are experts in parking and transportation studies.

**8. Informational Items**

**A. Planning Commission Schedule**

Mike Webb, Principal Planner, said there were no items for the July 14<sup>th</sup> meeting and suggested the meeting should be cancelled. There would be items for the July 28, 2010 meeting.

**9. Staff and Commissioner Comments (continued).**

There were no staff or Commissioner comments.

**10. Public Communications (continued).**

There were no public communications.

**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 meeting was adjourned at approximately 7:49 p.m.