



**Planning Commission Minutes
Community Chambers
Wednesday, January 26, 2011, 7:00 p.m.**

Commissioners Present: Mark Braly (Chairperson), Ananya Choudhuri, Lucas Frerichs (Vice-Chair), Marilee Hanson, Rob Hofmann, Justin Kudo (alternate), Paul Philley, Terry Whittier

Commissioners Absent: None

Staff Present: Mike Webb, Principal Planner; Ike Njoku, Planner; Lynanne Mehlhaff, Planning Technician

1. Call to Order

Chairperson Braly called the meeting to order at 7:02 p.m.

2. Approval of Agenda

The agenda was approved by consensus.

3. Staff and Commissioner Comments (No action).

Commissioner Philley gave an update on the Finance and Budget Commission meeting that he attended on January 10th.

Chairperson Braly said at the last Natural Resources Commission meeting it was discussed having a follow-up meeting with the Planning Commission possibly on February 9th. He said the recommendation was to have a mini workshop and invite local businesses/agencies to make recommendations to the City Council on how to make the current building stock in Davis more energy efficient.

4. Public Communications

There were no public communications.

5. Consent Items

A. Planning Commission Minutes of June 9, 2010

Action: Commissioner Whittier moved approval and Vice-Chair Frerichs seconded the motion. The motion was approved unanimously 7 to 0.

6. Public Hearings

A. PA #26-10, 322 & 328 A Street, Hillel House, Conditional Use Permit #05-10; (Ike Njoku, Planner)

Public Hearing to consider approval of a Conditional Use Permit to allow the addition of approximately 488 square feet to the basement of the proposed new building at 322 & 328 A Street, the Hillel House property. In preparing the new building plans for building permit application, the applicant realized that an opportunity existed to eliminate the crawl space under the Chapel (first floor) and replace it with conditioned space for additional storage and expanded food service.

Ike Njoku, Planner, presented the staff report.

Chairperson Braly opened the public hearing.

Raphael Moore, applicant attorney, explained why the additional 488 square feet was needed for storage space.

Chairperson Braly closed the public hearing.

Action: Commissioner Whittier moved approval of the Conditional Use Permit and Commissioner Hofmann seconded the motion.

AYES: Philley, Whittier, Choudhuri, Frerichs, Hofmann, Hanson, Braly
The motion passed unanimously 7 to 0.

7. Business Items

A. 2011 Commission Work Plan

Chairperson Braly said the subcommittee (Commissioners Braly, Choudhuri, and Hofmann) met with Council Member Swanson to get her input on a Planning Commission Work Plan for 2011.

Commissioner Hofmann said Council Member Swanson indicated that if the Commission would like to work on the Sustainability Element of the General Plan, then it could form a subcommittee immediately.

Commissioners discussed what kinds of sub-committees and how many Commissioners to have. Chairperson Braly asked if any Commissioners would like to work on a Sustainability Element Sub-committee?

Mike Webb mentioned that the City Council has announced that a Planning Commissioner is needed to serve on a Transportation Task Force or Advisory Group which will be selected at the next Planning Commission meeting.

Commissioners discussed how they would form a subcommittee at an upcoming meeting.

Commissioners encouraged alternate Commissioner Kudo to be on a sub-committee.

Commissioner Hanson asked Chairperson Braly to define sustainability and how it could be effectively implemented as a separate element. Chairperson Braly said he was open to whether it should be a separate element of the General Plan or integrated in each element of the General Plan. Such Cities as Marin County has sustainability integrated in each element of their General Plan documents.

After some discussion, Chairperson Braly said this will take some time and it is part of the Commission's charge to look at the General Plan and make recommendations to changes as needed. Members for a sub-committee will be determined at the next Planning Commission meeting.

B. Selection of Chairperson and Vice-Chairperson

Mike Webb, Principal Planner, summarized the basic responsibilities of the Chair and Vice-Chair.

Commissioner Whittier nominated Chairperson Braly to be Chair for the year 2011. Chairperson Braly thanked him and said he also supported the concept of Vice-Chair Frerichs moving up to Chair. Vice-Chair Frerichs declined and nominated Commissioner Choudhuri as Chairperson. Commissioners decided to vote by secret ballot for either Commissioners Braly or Choudhuri as Chairperson; Vice-Chairperson Frerichs would remain as Vice-Chair. Ballots were passed out and collected by staff.

Planning Commission recessed at 8:00 p.m.

Planning Commission reconvened at 8:07 p.m.

After paper ballots were counted, the results of the vote were announced that Commissioner Choudhuri was selected as Chairperson and Vice-Chair Frerichs remains as Vice-Chair.

8. Informational Items

A. Planning Commission Schedule

Mike Webb went over the upcoming schedule with a public hearing on February 9th for 1207 Antelope and then another update from the Workplan Subcommittee on the 2011 Commission Work Plan.

Commissioner Choudhuri mentioned there was a California League of California Cities conference in Pasadena in February.

9. Staff and Commissioner Comments (continued).

Webb announced that the City Council is putting together a Technical Advisory Group for a transportation and circulation plan. They would like a Planning Commissioner appointed to this Technical Advisory Group and this selection will be agendaized for the next meeting. Vice-Chair Frerichs mentioned that the City Council staff report gives a good description of this group.

10. Public Communications (continued).

There were no public communications.

11. Adjournment to the next Planning Commission meeting to be held on Wednesday, February 9, 2011 in the Community Chambers (23 Russell Boulevard).

The meeting was adjourned at approximately 8:17 p.m.