

COMMUNITY DEVELOPMENT DEPARTMENT

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**Planning Commission Minutes  
Community Chambers  
Wednesday, February 9, 2011, 7:00 p.m.**

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

Commissioners Absent: Terry Whittier

Staff Present: Mike Webb, Principal Planner; Alexandra Holmqvist, Planning Intern; Lynanne Mehlhaff, Planning Technician

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**1. Call to Order**

Chairperson Choudhuri 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).**

Mike Webb, Principal Planner, announced there was a community meeting for the Conagra Cannery Park proposal at the North Davis Elementary School multi-purpose room on February 28<sup>th</sup> from 6:00 to 9:00 p.m.

Commissioner Braly said he spoke to Greg Mahoney, City of Davis Assistant Chief Building Official, on attending and setting up a joint meeting with the Planning Commission and Natural Resources Commission to discuss making point of sale homes more energy efficient. Webb said he was discussing this with the NRC about possibly doing this on a Monday night meeting in March.

**4. Public Communications**

There were no public communications.

**5. Consent Items**

**A. Planning Commission Minutes of June 23, 2010**

**Action:** Vice-Chair Frerichs moved approval of the minutes and Commissioner Braly seconded the motion.

**AYES:** Braly, Frerichs, Hofmann

**Abstain:** Kudo, Philley, Choudhuri, Hanson  
The motion passed 3-0-4.

**6. Public Hearings**

**A. PA #25-10, 1207 Antelope Avenue, Revised Final Planned Development#03-10; (*Cathy Camacho, Planner & Alexandra Holmqvist, Intern Planner*)**

Public Hearing to consider approval of a Revised Final Planned Development to modify the existing zoning standards to add approximately 544 square feet of living space located at 1207 Antelope Avenue. The subject property contains a two-story 3-bedroom 1,802 square foot dwelling on a 5,969 square foot lot. The project proposal includes the addition of 192 square foot single story addition at the rear of the dwelling to be used as a media/music room; the addition of a 352 square foot breakfast nook off the kitchen and foyer at the front of the dwelling; and remodeling of the existing interior space to accommodate a new half bath. The requested revisions to the zoning are: 1) reduce a portion of the first story rear yard setback from 20 feet to approximately 13 feet; 2) increase lot coverage from 36% to 39%; and 3) reduce the usable open space from 48% to 36%.

Alexandra Holmqvist, Intern Planner, presented the staff report.

Chairperson Choudhuri opened the public hearing.

Krystyna Von Henneberg, owner/applicant, presented a power point of their project. She stated their addition would not be deleterious to the neighbor next door with the addition being 20 feet from the sideyard.

Ron Vogel, Architect, answered questions regarding the doors on the north side and the setbacks.

Dorothy Meehan, neighbor next door, said the houses are very close together and at angles. Her biggest argument is that the living space is shifted from the rear to the side of the house which is closest to their house. Her biggest concern is it affects her privacy and it is precedent-setting.

She stated what is the point of setbacks if a person can change it easily. She has nothing against the neighbors but it is the fact that it is precedent-setting and the shift of the noise from their rear yard to the side yard next to her property.

Karen Jaffe, neighbor next door, wanted to know when this project would begin. She was a little concerned about the aesthetics of what it will do to the front of the house.

Luis Guarnizo, co-owner of the proposed project, answered questions regarding the timing of the construction of the project if approved.

Chairperson Choudhuri closed the public hearing.

**Action:** Commissioner Braly moved approval of the Revised Final Planned Development. Commissioner Kudo seconded the motion. Vice-Chair Frerichs said due to concerns raised by the neighbor regarding potential noise, he made a substitute motion to move the door of the music room addition to the east side (rear) of the house. Commissioner Hofmann seconded the substitute motion. Commissioner Kudo pointed out that if the door was moved then it still wouldn't change anything, the owner will still use the property the way they wished.

Commissioner Braly asked the owner if acceptable; the owner Luis Guarnizo said it would be ok with them.

Dorothy Meehan, neighbor, said it really won't make a big difference if there is a door there or not. Her concern was with the precedent-setting.

Vice-Chair Frerichs said his reason for the motion was to lessen the traffic on that side of the house.

Commissioner Hanson said with one less door on that side of the house it would reduce noise and it would encourage those owners to use the rear of the house.

The substitute motion was clarified to include that a window may be placed in the exact location where the door was proposed on the north side from the music room, but the door had to be moved to the east side.

AYES: Braly, Hofmann, Frerichs, Choudhuri

NOES: Kudo, Philley, Hanson

The substitute motion passed 4 to 3.

## **7. Business Items**

- A. Appointment of Planning Commissioner to the Technical Advisory Group (TAG) for the Transportation and Circulation Implementation Plan (TCIP) as directed by City Council.**

Chairperson Choudhuri asked for a Commissioner volunteer to be on the TAG committee and Commissioner Philley volunteered to be the representative. The Commission agreed by consensus.

**B. 2011 Commission Work Plan**

Commissioner Hofmann gave an update on recent Work Plan committee meetings. He asked for volunteers for a Sustainability subcommittee to get that moving.

Commissioners Braly, Frerichs and Hanson volunteered for the Sustainability sub-committee. Chairperson Choudhuri and Commissioners Hofmann and Braly would meet next week to have a more finalized work plan.

Commissioner Braly shared his thoughts with the Commission on the balance of the General Plan policy that needed review and said he found contradictions in the policies. The conflict is with the policy of increasing density and the policy to maintain the current density and not expand on to ag land. Webb stated The Housing Element right now satisfies our General Plan up until 2013.

**7. Informational Items**

**A. Planning Commission Schedule**

Mike Webb gave an update on the future meeting schedule. He said there could be a joint meeting with the NRC on March 28<sup>th</sup> if Planning Commissioners were available.

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

Chairperson Choudhuri said she would be missing the March 9<sup>th</sup> meeting.

**9. Public Communications (continued).**

There were no public communications.

**10. Adjournment to the next Planning Commission meeting to be held on Tuesday, February 23, 2011 in the Community Chambers (23 Russell Boulevard).**

The meeting was adjourned at approximately 8:26 p.m.