



**Planning Commission Minutes
Community Chambers
Wednesday, March 23, 2011, 7:00 p.m.**

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

Commissioners Absent: Paul Philley

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

1. Call to Order

Chairperson Choudhuri called the meeting to order at 7:01 p.m.

2. Approval of Agenda

The agenda was approved by consensus.

3. Staff and Commissioner Comments (No action).

There were no comments at this time.

4. Public Communications

There were no public communications.

5. Consent Items

A. Planning Commission Minutes of August 25, 2010

Action: Commissioner Whittier moved approval of the August 25, 2010 minutes; Vice-Chair Frerichs seconded the motion.

AYES: Whittier, Frerichs, Braly, Hofmann, Choudhuri

NOES: none

Abstain: Kudo; Hanson

The motion passed 5-0-2.

6. Public Hearings

- A. PA #31-10, 1115 Valencia Avenue, Revised Final Planned Development #03-10; (Lynanne Mehlhaff, Planning Technician)**
Public Hearing to consider approval of a Revised Final Planned Development to modify the existing rear setback to add approximately 178 square feet to the northeast rear corner of the house for a dining room at 1115 Valencia Avenue. The subject property contains a three bedroom 1,864 square foot house on a 5,305 square foot parcel. The applicant is requesting to revise the Final Planned Development in order to be allowed to encroach 5-10 feet into the required 30' rear setback and have a 20 foot rear setback to the property line. The proposal meets all other zoning requirements.

Lynanne Mehlhaff, Planning Technician, presented the staff report.

Chairperson Choudhuri opened the public hearing.

Ricardo Almanza, applicant representing the owner, explained how this issue of abandoning the rear easement came up years ago by the Home Owners Association. It was agreed upon but never formally recorded.

Chairperson Choudhuri closed the public hearing.

Action: Commissioner Hofmann moved approval of the Revised Final Planned Development to modify the rear setback to 20 feet only for the area of the 178 square foot addition as shown on the plans in the staff report with the deletion of Finding #2 which references second stories. Vice-Chair Frerichs seconded the motion.

AYES: Kudo, Whittier, Braly, Choudhuri, Frerichs, Hofmann

Abstain: Hanson due to being just over 500' from the project.

The motion passed 6-0-1

- B. PA #32-10, Mori Seiki Manufacturing Facility, 3601 & 3703 Faraday Avenue, Final Planned Development #04-10, Design Revi3ew #13-10, Lot Line Adjustment #01-10, Minor Modification #02-10, Negative Declaration #03-10; (Eric Lee, Assistant Planner)**
Public Hearing to consider approvals to construct a 221,580 square-foot manufacturing facility for the assembly and production of precision

machine tools at 3601 and 3703 Faraday Avenue. The facility would consist of approximately 208,105 square feet of manufacturing and support space and approximately 13,475 square feet of administrative office space and an employee cafeteria. It would employ approximately 150 workers. Site improvements include parking, circulation, landscaping, and utilities.

Mike Webb, Principal Planner, presented the staff report.

Chairperson Choudhuri opened the public hearing.

Adam Hansel, COO of DTL Company, thanked the City of Davis for the smooth process and expressed his appreciation to staff for going the extra mile to work with them.

Jim Stewart, resident on Arroyo Avenue, said they are delighted to have this company behind them and welcome the height of the building to block the traffic noise from I-80. Davis should think about the magnitude of the compliment that Mori Seiki is building their first plant here in Davis.

Chairperson Choudhuri closed the public hearing.

Commissioner comments (not necessarily with consensus):

- Noted that there may need to be signage on 2nd Street in the future for truck traffic.
- Requested clearer language for covered bicycle parking.
- Commissioners were excited about the project and the potential for Davis.

Adam Hansel said they have about 30 indoor spaces for bicycles and at least 15 people bicycling to DTL in good weather. Mr. Hansel said they plan to put some type of solar capacity on the manufacturing facility.

Action: Commissioner Whittier moved approval to adopt the Negative Declaration #03-10 and approve the proposed project of the Final Planned Development #04-10, Design Review #13-10, Lot Line Adjustment #01-10 and Minor Modification #02-10 based on the findings and conditions of approval in the staff report. Vice-Chair Frerichs seconded the motion. Commissioner Braly said he was pleased this project was coming to Davis and commended DTL for going for the LEED certification on the project which was the first Leed gold certified project in Davis.

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

7. Business Items

A. Work Plan Sub-Committee Status Report

Chairperson Choudhuri said there was a scheduling conflict so the draft work plan has been forwarded to staff to review and comment on and then will be brought before the Commission at the next meeting for adoption.

Commissioner Braly said the Sustainability Committee met with Mitch Sears and Bob Wolcott and had a good discussion with excellent comments on how to approach the Sustainability Element. A brief summary will be brought before the Commission at the next meeting.

B. Establishment of a Process Streamlining Subcommittee

Mike Webb explained how at an earlier meeting, streamlining city processes in the Planning Department was discussed and staff has received feedback on those items. The Planning Commission had a joint City Council meeting on December 7, 2010 and the City Council recommended that the Planning Commission and staff should look at all the processes and come back with a full range of processes and what should possibly be changed. Hence staff in conjunction with the Planning Commission would like to establish a Process Streamlining Subcommittee.

Currently, Commissioners Braly Choudhuri and Hofmann are on the Workplan Subcommittee. Commissioners Hanson, Frerichs and Braly are on the Sustainability Subcommittee. Commissioners Frerichs and Choudhuri are on the Business Park Task Force. Commissioner Philley is on the Transportation Element - Technical Advisory Group (TAG).

Commissioners Hofmann, Kudo, and Hanson volunteered to be on the Process Streamlining subcommittee.

8. Informational Items

A. Planning Commission Schedule

Staff Webb said there are no items for the April 13th meeting; that meeting could be canceled. The workplan could be presented on April 27th and an update on the 3rd Street Improvements.

Mike Webb explained the Office Zoning district concept with rezoning areas of office districts which would have consistent zoning designations and requirements. Staff wanted to get initial feedback from the Planning Commission on this concept.

9. Staff and Commissioner Comments (continued).

Chairperson Choudhuri said she was at the League of Cities Conference two weeks ago.

10. Public Communications (continued).

There were no public comments.

11. Adjournment to the next Planning Commission meeting to be held on Wednesday, April 27, 2011 in the Community Chambers (23 Russell Boulevard).

The meeting was adjourned at approximately 8:51 p.m.