

**Planning Commission Minutes
Community Chambers
Wednesday, April 27, 2011, 7:00 p.m.**

Commissioners Present: Mark Braly, Ananya Choudhuri (Chairperson), Lucas Frerichs (Vice-Chair), Marilee Hanson, Justin Kudo (alternate) (7:04 pm), Paul Philley, Terry Whittier

Commissioners Absent: Rob Hofmann

Staff Present: Mike Webb, Principal Planner; Sarah Worley, Economic Development Coordinator; Brian Abbanat, Economic Development Specialist; 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).

Commissioner Philley gave an update on the recent TAG (Transportation Advisory Group) meeting which is moving forward with the circulation element. He said a subcommittee was formed to review the specific wording of the circulation element and they will be adding a member from UC Davis.

4. Public Communications

There were no public communications.

5. Consent Items

A. Planning Commission Minutes of October 13, 2010

Commissioner Whittier moved approval and Commissioner Hanson seconded the motion.

AYES: Choudhuri, Philley, Hanson, Frerichs, Whittier, Braly
The motion carried 6 to 0.

Commissioner Justin Kudo arrived at 7:04 p.m.

6. Public Hearings

- A. PA #36-10, 2209 Fortuna Court, Revised Final Planned Development #05-10; (Lynanne Mehlhaff, Planning Technician)**
Public Hearing to consider approval of a Revised Final Planned Development to modify the side setback for an existing eleven square foot bay window at 2209 Fortuna Court. The required side setbacks for the property are a minimum of six feet on each side per zoning. The bay window encroaches by two feet leaving a side setback of four feet on the southern side of the house for the length of the bay window. The proposal meets all other zoning requirements.

Lynanne Mehlhaff, Planning Technician, presented the staff report.

Chairperson Choudhuri opened the public hearing.

Jeff McCaffery, owner of the property, answered questions from the Commission regarding the length of time of the project, a petition of signatures that he had turned in with the application.

Chairperson Choudhuri closed the public hearing.

Commissioner comments:

- In this case, can't see any neighbors objecting to this bay window as constructed and staff has made findings to support the bay window staying there. Findings of denial would have to be made and can't see any findings that are substantial to negate it. Regret that the construction has taken so long and has annoyed the neighbors but as long as something is continually being worked on, there isn't anything that can be done.
- This process was appropriate and the findings are proper; support the project.

Staff explained the history of the project and the options that the Commission has for either approving or denying the project.

Action: Commissioner Philley moved staff recommendation to approve the Revised Final Planned Development for the existing bay window. Commissioner Kudo seconded the motion.

AYES: Kudo, Whittier, Braly, Philley, Choudhuri

NOES: none

Abstain: Hanson; Frerichs

The motion passed 5-0-2.

7. Business Items

A. Third Street Improvements Update; (*Brian Abbanat, Economic Development Specialist*)

Brian Abbanat, Economic Development Specialist, gave a power point summary of the Third Street Improvements project which is a streetscape design and construction project of a two block segment on Third Street (between A and B Streets). He described the four different concepts that the consultant had come up with for staff review. Staff did a public opinion survey of the four concepts and narrowed the field to two concepts as Concept #A and #B. Staff plans to recommend Design Concept B and Circulation Concept 1 to City Council on May 17th.

Commissioners asked questions regarding:

- Vehicles and delivery trucks having access.
- Where the parking will be relocated.
- The surrounding businesses thoughts of the project.
- Why isn't a round-a-bout proposed at 3rd and A Streets?
- Grant/funding/construction timelines.

There were no other Commissioner questions or comments.

B. Review of Final Draft of Comprehensive Economic Development Strategy; (*Sarah Worley, Economic Development Coordinator*)

Sarah Worley, Economic Development Coordinator, presented the staff report.

Bob Agee, Chair of the Business & Economic Development Commission, said the lion's share of the work is not in this document here; these action items are broad items that we need people as active participants to work on. This is a work plan for the entire community of participants.

Commissioner comments (but not necessarily with consensus):

- Element #1 is missing something---we don't really target industries and businesses that would help us achieve our goals there. It doesn't say what jobs would be created by implementation of the climate action plan.
- The successful incubators had a seed capital fund for their members and that isn't shown here. Suggested that be provided if we set up an incubator.
- Planning Commission sub-committee is talking about permit streamlining and that is something that we could work together on (Business Action Plan 1.4.1).

- Asked if start-ups that left the area were interviewed for reasons why they left Davis; staff said yes, that was researched.
- Downtown Action 2.4.1 to specify a zone in the downtown core with no height limits to promote innovation, more mixed use buildings; this could be something that the Planning Commission could look at with the BEDC.
- Since the circulation element is being updated, suggested some of these areas of bicycle, pedestrian, parking and circulation issues are supported by the land uses in the downtown.
- Business Action 1.1.5 related to an examination of the competitiveness of the City's business operation and development impact fees; this is something the Planning Commission should be involved in.
- Under Element #5 "Davis as a Destination," suggested working with businesses to find a way to help businesses utilize technology and social networking like Twitter or Four-square; create a standard on-line presence that is easy for businesses to interact with and create a presence.
- City should do something to require owners to enhance their downtown existing properties.

Chairperson Choudhuri asked if staff was considering entertainment in the downtown area. Webb explained how other college downtowns are being surveyed by staff to find out how entertainment is regulated and whether businesses are adding to the entertainment value of the downtown or detracting from it. All of this information is being gathered so business attraction can be balanced with zoning regulations. There will be a holistic discussion when all the information is gathered.

C. Work Plan Sub-Committee Status Report

Chairperson Choudhuri said that she and Commissioner Hofmann hoped to submit the report to the Commission for review on May 11, 2011.

D. Peripheral Innovation Park Task Force sub-committee update and possible selection of alternate Task Force member

Mike Webb said Commissioners Frerichs and Choudhuri are members of the task force and would like to see if an alternate was needed. Commissioner Frerichs said due to various members of the group being absent, they are having trouble getting a quorum in order to take action. The meeting time is from 5:00-7:00 pm and people get there late from work.

Sarah Worley answered questions regarding the Business & Economic Development Commissioners attendance at these meetings and future field trips for the task force.

Chairperson Choudhuri asked if any Commissioner would like to replace her on the task force and no one volunteered.

Chairperson Choudhuri said she would remain on the task force at this time.

8. Informational Items

A. Planning Commission Schedule

Staff reviewed the upcoming schedule.

9. Staff and Commissioner Comments (continued).

Commissioner Braly said he had been meeting with a number of people regarding a joint meeting of the Planning Commission and the Natural Resources Commission. They have been discussing having other public groups involved so the venue may change rather than a joint meeting at this point.

Vice-Chair Frerichs asked about the house torn down and a new house constructed at East 8th Street, close to L Street and wondered why this house didn't come before the Planning Commission. Staff responded that this house met all the zoning and development standards and therefore the demolition procedure was done at an administrative level. Immediate neighbors were informed with a notice regarding the demolition. The owner could then pull the building permit for the house since it met all the zoning/development standards.

10. Public Communications (continued).

There were no public communications.

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

The meeting was adjourned at approximately 9:04 p.m.