



**Planning Commission Minutes  
Community Chambers  
Wednesday, June 8, 2011, 7:00 p.m.**

Commissioners Present: Mark Braly, Ananya Choudhuri (Chairperson), Marilee Hanson, Rob Hofmann, Justin Kudo (alternate) (7:10 p.m.), Paul Philley

Commissioners Absent: Terry Whittier, Lucas Frerichs (Vice-Chair)

Staff Present: Mike Webb, Principal Planner; Sarah Worley, Economic Development Coordinator; Xzandrea Fowler, Planner/Economic Development Specialist; 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).**

There were no staff or Commissioner comments.

**4. Public Communications**

Cheryl Gerety, Davis resident, said the Woodland Davis Clean Water Agency has a conditional permit from the State Water Board for 45,000 acre feet of Sacramento River water and one of the conditions is that the Agency must file documents with the State Water Board that they have an alternate water supply of 45,000 acre feet to cover them in case of drought during the time period that their permit can not provide it. Recently the Agency purchased an alternate supply of water from the Conaway Preservation Group and with that she had the following questions: Does the City of Davis realize that we will be paying almost twice as much for untreated water as Los Angeles does? Does the total project cost quoted to us by the Agency include the \$86 million paid to Conaway Preservation Group? Where will the remaining 35,000 acre feet of water come

from and what will it cost us? Would it cost less for the Agency to build a reservoir to store river water we aren't able to use due to low demand for times when we can't pump river water? How much does it cost to build and maintain a reservoir compared to paying \$860 per acre foot for ten years for an alternate water supply. How much would it cost for us to pump river water in to our depleted aquifers to store?

Staff stated these comments are in regards to the JPA between the City of Davis and City of Woodland and recommended that the speaker submit her comments to the City Council and to the Woodland-Davis Clean Water Agency directly.

Commissioner Justin Kudo arrived to the meeting at 7:10 p.m.

**5. Consent Items**

- A. Planning Commission Minutes of April 27, 2011**
- B. CIP General Plan Consistency Finding**

The Planning Commission minutes of April 27, 2011 were not available.

Mike Webb, Principal Planner, gave a summary of the Capital Improvement Program (CIP) General Plan consistency finding as referred to in the staff report.

**Action:** Commissioner Braly moved that the Planning Commission determine that the proposed fiscal year 2011-2012 Capital Improvement Program is consistent with the adopted General Plan with CEQA exemption No. 1583; Commissioner Philley seconded the motion.

**AYES:** Kudo, Philley, Braly, Choudhuri, Hanson, Hofmann  
The motion passed unanimously 6 to 0.

**6. Business Items**

- A. Office Zoning District Scoping; (Xzandrea Fowler, Planner)**

Xzandrea Fowler, Planner/Economic Development Specialist, presented the staff report.

Mike Webb pointed out that the City Council had given direction earlier that the Planning Commission was to evaluate the full scope of the City's various development review processes. A subcommittee made up of Commissioners Hanson, Hoffman and Kudo is set up to review with staff all of these development review processes and then come back to the Commission with recommendations for adjustments to the processes. The office zoning district scoping is a component that fits in to this scope of review as well as staff will be reviewing development processes on a parallel path.

Commissioner comments:

- Concern of simplifying the process and improve public understanding of what different zoning is out there and what the restrictions are without creating more restrictions that aren't currently in place.
- There does need to be different zoning processes for large projects so that the City does have some control. Don't open the floodgates to all uses.
- Concerned about the impacts of these proposals on density.
- Supported coming up with simple easy rules that meets the goals of what the City wants such as parking in the rear and amounts of parking, higher density, placement on the corner, allowance for roof equipment with height limits, and design standards with thresholds on when it would go to the Planning Commission for review.
- Observed that the larger areas are in a different area than the smaller ones next to residential areas. May want to think about how one size doesn't fit all here with the different areas.

Sarah Worley, Economic Development Coordinator, explained how the City did research on a Business Park Land strategy for economic growth. This is one of the issues of streamlining development processes to make these office zoning districts more marketable.

Webb said one of the issues to reconcile is to allow some mixed uses on some sites that have a residential component and offices. The City will have to look at the General Plan compatibility and the zoning requirements with each area such as with Floor Area Ratio to have consistency.

Staff answered Commissioner questions and thanked them for their suggestions.

## **B. Commission Work Plan**

Commissioner Hanson asked why the word "sustainability" was deleted from the sub-committee name in the Draft Workplan document. Staff responded and said the sub-committee had recommended this so that in looking at these policies it wouldn't be limited to looking at them from a sustainability aspect.

Sub-committee members said it was to focus on all the elements of the General Plan and not just focus on sustainability. There should be a sustainability element as a separate line item.

Commissioner Braly said this was an enormous task to work on the General Plan and sustainability. He proposed that two or three graduate students from the UC Davis Dept. of Civil & Environmental Engineering work with the Planning Commission on the update of the General Plan. He had discussed this with Prof. Debbie Niemeier who advised the City on the Climate Action Plan. She estimated that two graduate students would cost \$5-6,000.00 for 2.5 months of work. The work could be defined as 1) review the General Plan for inconsistencies and 2) Identify key items to be included in a sustainability element and make a list of inconsistencies and how they can be involved. Commissioner Braly said he was encouraged to make this request in conversations with City Council members.

Chair Choudhuri asked staff if they have consulted with the UC Davis extension program and could use planning students as interns. Staff said that has not been researched but this could be

discussed with the Community Development Director as far as getting help. Staff suggested the Planning Commission ask to agendaize this for the next meeting for discussion of a concept for alternate resources.

Commissioner Hanson pointed out that tonight the Commission approved the CIP list which was \$40 million dollars of projects including studies. The City should be able to find \$5-6,000 in order to put together a thorough look of sustainability particularly because in the long run, it will pay for itself.

Commissioner Philley asked if the Commission was interested in looking at the City's fee sheet and looking at what fees that people pay for planning fees and potential amendments to encourage people to go through the appropriate planning processes. He suggested comparing what other cities charge on their fee schedules. Staff explained that the City Council adopts the fee structure and schedules for the City but the Planning Commission could make recommendations in regards to new fees or fees for non-compliance on projects.

Chairperson Choudhuri directed staff to edit the Workplan list as discussed, add the sustainability item, and agendaize the request for using students per Commissioner Braly's proposal.

Staff agreed that this would come back to the next meeting.

**7. Informational Items**

**A. Planning Commission Schedule**

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

Commissioner Philley gave an update on a recent Finance & Budget Commission meeting and a Technical Advisory Group (to the TSIP and Circulation Element) committee meeting.

Commissioner Braly reported on the most recent Natural Resources Commission meeting.

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

There were no public communications.

**10. Adjournment to the next Planning Commission meeting to be held on Tuesday, June 22, 2011 in the Community Chambers (23 Russell Boulevard).**

The meeting was adjourned at approximately 9:00 p.m.