



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

Commissioners Present: Mark Braly, Ananya Choudhuri (Chairperson), Marilee Hanson, Rob Hofmann, Terry Whittier

Commissioners Absent: Paul Philley, Lucas Frerichs (Vice-Chair), Justin Kudo

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

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**1. Call to Order**

Chairperson Choudhuri called the meeting to order at 7:04 p.m.

**2. Approval of Agenda**

The agenda was approved by consensus.

**3. Staff and Commissioner Comments (No action).**

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

**4. Public Communications**

There were no public communications.

**5. Consent Items**

**A. Planning Commission Minutes of December 8, 2010**

**Action:** Commissioner Braly moved approval of the December 8, 2010 minutes and Commissioner Hofmann seconded the motion.

AYES: Braly, Hofmann, Hanson, Hofmann

Abstain: Whittier

The motion passed 4-0-1.

**6. Public Hearings**

**A. PA #56-10, 201 Rice Lane, Revised Final Planned Development #09-10, Design Review #21-10; (Ike Njoku, Planner)**

Public Hearing to consider approval of a Revised Final Planned Development and Design Review to allow the removal and replacement of an existing nonconforming garage. The new garage will be placed in the same footprint as the existing garage, except that it will be lengthened by three feet, and a foot added to its height. The interior of the existing nonconforming garage is about 17.5 feet long and 11 feet wide. The increase in length will allow the garage to accommodate modern vehicles, and comply with the interior minimum parking space dimensional requirements of nine feet by eighteen feet for one space.

Ike Njoku, Planner, presented the staff report.

Chairperson Choudhuri opened and closed the public hearing.

Commissioner Braly pointed out that this application would be a good candidate for permit streamlining.

**Action:** Commissioner Whittier moved approval of Revised Final Planned Development #09-10 and Design Review #21-10 for replacement of the existing garage based on the findings and subject to the Conditions of Approval contained in the staff report. Commissioner Hofmann seconded the motion.

AYES: Whittier, Braly, Hofmann, Hanson, Choudhuri

The motion passed unanimously 5 to 0.

**B. PA #60-10, 825 Sycamore Lane, Conditional Use Permit #13-10; (Lynanne Mehlhaff, Planning Technician)**

Public Hearing to consider approval of a Conditional Use Permit to convert an existing detached garage into a 500 square foot two-bedroom guest house with a reduced rear yard setback at 825 Sycamore Lane. The proposal also includes the addition of an attached 132 square foot sunroom to the guest house that is unconditioned space. A new single car attached carport would be built in front of the existing detached converted garage. The carport would meet all zoning criteria. Four off-street parking spaces are required. The driveway will provide three parking spaces in tandem

which includes the new carport space and a fourth space will be provided along the side of one of the tandem spaces.

Lynanne Mehlhaff, Planning Technician, presented the staff report.

Chairperson Choudhuri opened the public hearing.

Kirk Labourdette, Contractor representing the owners, explained that the use of the guest house was for visiting family and the three small air conditioning units were energy efficient small quiet wall units and not window a/c units. He explained how two cars could fit side by side at the end of the driveway in front of the guest house if there was no carport added there.

Chairperson Choudhuri closed the public hearing.

**Action:** Commissioner Whittier moved approval of Conditional Use Permit #13-10 to allow a 500 square foot two-bedroom guest house with a reduced rear yard setback. Commissioner Braly seconded the motion. Commissioner Hofmann added two amendments to the motion: 1) add language that the guest house may not be rented since it has no kitchen facility and 2) that the applicant/owner provides noise specifications of the air conditioning units to prove compliance with the noise ordinance. Commissioners Whittier and Braly agreed with the amendments.

**AYES:** Whittier, Braly, Hofmann, Hanson, Choudhuri  
The motion passed unanimously 5 to 0.

- C. PA #55-10, Willowbank Park Subdivision Townhouses, Revised Final Planned Development #7-10; (Cathy Camacho, Planner)**  
Public Hearing to consider approval of a Revised Final Planned Development to establish revised development standards (setbacks, lot coverage, floor area ratio, open space, etc.) for nine single family attached townhouse units to be constructed in the Willowbank Park subdivision. The units would be developed in clusters of three on an approximately .58 acre parcel located along the northern edge of the project site immediately south of the Putah Creek habitat buffer area.

Cathy Camacho, Planner, presented the staff report.

Chairperson Choudhuri opened the public hearing.

Jason Taormino, applicant, said he was happy to answer any questions.

Chairperson Choudhuri closed the public hearing.

**Action:** Commissioner Whittier moved approval of the Revised Final Planned Development #7-10 based on the findings and Conditions of Approval attached to the staff report; Commissioner Braly seconded the motion.

**AYES:** Whittier, Braly, Hofmann, Hanson, Choudhuri  
The motion passed 5 to 0.

**D. PA #53-10, 1909 Galileo Court, Conditional Use Permit #11-10;  
(Cathy Camacho, Planner)**

Public Hearing to consider approval of a Conditional Use Permit to allow the Peregrine School to operate a private first through sixth grade elementary school at 1909 Galileo Court. Los Rios Community College currently occupies a majority of the building at 1909 Galileo Court but plans to move to a new facility at the new west campus of UC Davis in January 2012. Peregrine Elementary School plans to occupy half the space that Los Rios Community College now occupies which would be approximately 4,500 square feet. The hours of operation of the school would be Mondays-Fridays 9am-3 pm with before/after school care from 8 am to 6 pm. Part of the rear parking lot will be converted to a playground area leaving the remainder of the parking lot with 61 parking spaces. There will be no exterior changes to the existing building.

Mike Webb, Principal Planner, explained that the applicant had requested the item be re-scheduled. The City will re-notice this public hearing to a specific date in the future.

**7. Business Items**

**A. Commission Work Plan**

Chair Choudhuri asked if anyone had comments on the work plan.

Mike Webb, Principal Planner, explained how the timelines were revised as per Commissioner comments and staff comments.

Commissioner Braly moved adoption of the 2011-2012 Planning Commission Workplan as shown with the recommended edits. Commissioner Hanson seconded the motion.

**AYES:** Whittier, Braly, Hofmann, Hanson, Choudhuri  
The motion passed 5 to 0 unanimously.

**8. Informational Items**

**A. Planning Commission Schedule**

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

Webb said next week will be the Crown Castle item on August 3<sup>rd</sup> and re-confirmed that six Commissioners would be present. He explained where the demonstration poles would be located by tomorrow for Commissioners and the public to view.

Chairperson Choudhuri said she may miss the September 14<sup>th</sup> meeting due to an APA conference.

Webb said the City received two appeals, one on 717 Bianco Court and the CUP at Oceano Way. They will both go before the City Council in September.

**10. Public Communications (continued).**

There were no public communications.

**11. Adjournment to the next Planning Commission meeting to be held on Wednesday, August 3, 2011 in the Community Chambers (23 Russell Boulevard) at 7:00 p.m.**

The meeting was adjourned at approximately 8:30 p.m.