

COMMUNITY DEVELOPMENT DEPARTMENT

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**Planning Commission Minutes  
Community Chambers  
Wednesday, October 26, 2011, 7:00 p.m.**

Commissioners Present: Mark Braly, Ananya Choudhuri (Chairperson), Rob Hofmann, Paul Philley, Terry Whittier, Herman Boschken (alternate)

Commissioners Absent: Lucas Frerichs (Vice-Chair), Marilee Hanson

Staff Present: Mike Webb, Principal Planner

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**1. Call to Order**

Chairperson Choudhuri called the meeting to order at 7:03 p.m.

**2. Approval of Agenda**

The agenda was approved by consensus.

**3. Induction of new Planning Commissioner**

City Council Member Dan Wolk swore Herman Boschken in as the new alternate Planning Commissioner.

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

Commissioner Braly called attention to the article in the Davis Enterprise regarding the net zero energy Davis plan that the Valley Climate Action Center has funded and is now underway. There will be technical seminars on this next month.

**5. Public Communications**

There were no public communications.

**6. Consent Items**

- A. Planning Commission Minutes of October 12, 2011**
- B. Parcel Map 4968, El Macero Shopping Center Lot Split at 409-417 Mace Boulevard, Subdivision Committee review;**  
*Recommendation: Do not call up.*
- C. Conditional Certificate of Compliance for Resultant Parcel south of Drummond Bike Crossing (Willow Creek Commons)**  
*Recommendation: Do not call up.*

**Action:** Commissioner Philley pulled the minutes and said that he met with 3 people and not 6 people as noted on page 3. Commissioner Whittier correctly spelled the name of Charnel James. Chair Choudhuri said to note that she spoke with opponents to the Crown Castle project also. Commissioner Whittier moved approval with the corrections. Commissioner Philley seconded the motion.

AYES: Philley, Whittier, Braly, Choudhuri  
NOES: none  
Abstain: Hofmann, Boschken  
The motion passed 4-0-2.

Commissioner Braly moved to not call up consent item #6b, Parcel Map 4968 in the El Macero Shopping Center at 409-417 Mace Boulevard. Commissioner Hofmann seconded the motion.

AYES: The motion carried unanimously 6 to 0.

Commissioner Philley moved to not call up consent item #6c and Commissioner Whittier seconded the motion.

AYES: The motion carried unanimously 6 to 0.

## **7. Business Items**

- A. Planning Commission Workplan**  
Staff recommends that the Planning Commission undertake the following:
  1. Receive a status update on the Workplan (staff report attachment 1)
  2. In furtherance of the “Policy Updates” component of the Workplan, brainstorm possible clarifications, amendments, or additions to General Plan policies (and implementing documents) with the objective of ultimately recommending to the City Council a ranked list of those policy areas in need of attention.
  3. In furtherance of the “Zoning Ordinance Definitions Update” component of the Workplan, assist staff in

developing a list of zoning definitions in need of update or clarification.

Mike Webb, Principal Planner, presented the staff report on the Work Plan.

Commissioner Hofmann said regarding #2, he was concerned with taking that up in one night with two Commissioners absent tonight. He suggested that Commissioners be given more time to study these and come back at a later date to discuss. Regarding item #3, he thought staff could give the Commission more direction with more specific definitions and then Commissioners could review and discuss at a later date.

Chairperson Choudhuri agreed and said all the Commissioners will need to do homework in order to work on all these areas. She pointed out that there was no definition for nightclub and would like to see that defined for the zoning code.

Commissioner Hofmann said this was a daunting task and thought it best for people to independently research these items and then the Commissioners could come together to brainstorm and discuss.

Commissioner Whittier said we should review the Downtown Davis Guidelines and whether they should be absolute or not; also definitions such as the finished grade and where to base the grade and height of homes in relation to the sidewalk or a slope. Another definition to work on is building height, greenbelt requirements, and should try to get away from in lieu fees. People shouldn't be able to buy their way out of things. These are the problems that we should work on.

Commissioner Braly said we need the other Commissioners to bring in their ideas on what is needed or is not clear or prioritized correctly in the General Plan.

Webb said he understood that we need all the Commissioners present and that there should be homework assigned so Commissioners review and come up with their own specific items.

Commissioner Hofmann suggested the General Plan could be split up into parts and each Commissioner take a particular area.

Commissioner Philley asked how much staff support will the Commission get on the workplan. He said he has been to a dozen meetings on the TSIP Committee and there is a lot of work to do.

Staff responded with suggestions of options on how to prioritize the items.

Chairperson Choudhuri suggested that we set a date for a workplan meeting before February to discuss the workplan in detail. She suggested that they work on definitions and identify policy issues in the immediate future first and set a date to discuss.

Webb said either a special meeting could be set up in November/December or a January meeting.

Chairperson Choudhuri suggested a deadline of November 30<sup>th</sup> for Commissioners to give feedback on the list of items in the staff report regarding definitions and policy items that need to

be amended and then staff could comeback with a summary of those submitted by December 14<sup>th</sup>.

Chairperson Choudhuri clarified that these would be the zoning definitions and General Plan policy areas, if you want to add additional areas to the list already presented by staff. The focus would be to identify the policy areas first. The details/priority of them could be discussed next year.

Commissioner Braly said the Sustainability Committee still needs support from interns. He would like an answer from staff if there is budget available to hire two paid interns or graduate students to work with the Committee. Webb said he would talk to the CDS Director.

Staff will package the materials that Commissioners suggest and turn in to staff by November 30<sup>th</sup> for a future meeting.

Commissioner Philley suggested the Commission have a long range PC Workshop meeting once a quarter so we can check in to see how everyone is doing.

Commissioner Whittier suggested that there should be a workshop on any month where there was a 5<sup>th</sup> Wednesday in that month, then an additional meeting could be scheduled to discuss these issues.

Chairperson Choudhuri suggested that each Commissioner select either one of the sections of the General Plan such as Community Form, Community Facilities, Resource Conservation and Community Safety. She would like to work on the General Plan and the Design Guidelines and others are welcome to join her. She said there also is the Core Area Specific Plan or the Olive Drive Specific Plan. If each Commissioner picks something it would help narrow the scope.

Chairperson Choudhuri suggested the Commission decide now their assignments.

Commissioners discussed and decided assignments as follows:

Commissioner Philley – Air Quality and Noise in regards to the Circulation Element

Commissioner Braly – Energy policy areas in regards to Sustainability

Chairperson Choudhuri – Land Use and Urban Design; and Downtown Design Guidelines

Commissioner Hofmann – Economic Business Development

Commissioner Whittier – Community Safety

Commissioner Boschken – Community Facilities and Services; and Downtown Design Guidelines

Commissioners Frerichs and Hanson would get assignments at a future meeting.

Chairperson Choudhuri summarized that the November 30<sup>th</sup> deadline would be for Commissioners to look at the issue areas and the zoning definitions that the Commission has struggled with or has been a problem. The specific assignments are for research to be carried on in to next year.

Chairperson Choudhuri gave an update on the Innovation Park Task Force which is now called the Davis Innovation Park Task Force.

Webb suggested the Commission have quarterly meetings on the Work Plan to keep it up to date.

**8. Informational Items**

- A. **Planning Commission Schedule**
- B. **28<sup>th</sup> Annual Planning Commissioners Conference, Saturday, December 3, 2011 at Sonoma State University**

Commission and staff discussed the upcoming Commission schedule.

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

Chairperson Choudhuri announced that the APA is doing a series of free Planning Commissioner training sessions and the first one is tomorrow in Citrus Heights.

Commissioner Boschken gave a summary of his past experiences with planning and land use issues.

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

There were no public communications.

**11. Adjournment to the next Planning Commission meeting to be held on Wednesday, November 9, 2011 in the Community Chambers (23 Russell Boulevard) and 7:00 p.m.**

The meeting was adjourned at approximately 8:49 p.m.