



**Planning Commission Minutes
Community Chambers
Wednesday, January 11, 2012, 7:00 p.m.**

Commissioners Present: Mark Braly, Lucas Frerichs (Chairperson), Ananya Choudhuri, Marilee Hanson, Rob Hofmann (Vice-Chair); Paul Philley, Terry Whittier; Herman Boschken (alternate)

Commissioners Absent: None

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

1. Call to Order

Chairperson Frerichs called the meeting to order at 7:02 p.m.

2. Approval of Agenda

Commissioner Whittier moved approval; Vice-Chair Hofmann seconded the motion. The agenda was approved by consensus.

3. Staff and Commissioner Comments (No action).

Commissioner Braly had handed out a workplan and budget for the Sustainability Committee to Commissioners and staff. He wanted the Commissioners to see what the Committee was proposing.

Mike Webb, Principal Planner, announced that the Davis Diamonds Gymnastics group has filed an appeal and will be going to City Council on January 24, 2012.

4. Public Communications

There were no public communications.

5. Consent Items

A. Planning Commission Minutes of December 7, 2011

Action: Commissioner Philley moved approval of the minutes; Commissioner Whittier seconded the motion.

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

6. Public Hearings

A. PA #15-11, 4510 Second Street, Second Street Plaza Restaurant, Conditional Use Permit #02-11; (Eric Lee, Assistant Planner)

Public Hearing to consider approval of a Conditional Use Permit to allow up to 4,000 square feet for two separate restaurant and food-serving uses at the Second Street Plaza project at 4510 Second Street. The project would be located in an 8,800 square-foot multi-tenant building. The building has approved entitlements but is not yet constructed. Primary uses would be light industrial/manufacturing and office uses. Restaurants and food-serving uses are allowed upon approval of a Conditional Use Permit.

Mike Webb, Principal Planner, presented the staff report.

Chairperson Frerichs re-opened the public hearing.

Tim Taylor, applicant representative, thanked staff and was in agreement with the findings and conditions of approval.

Chairperson Frerichs closed the public hearing.

Action: Commissioner Whittier moved approval of the Conditional Use Permit. Commissioner Braly seconded the motion.

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

B. PA #35-11, 1520 East Covell Boulevard, Oak Tree Plaza Shopping Center, Conditional Use Permit #05-11; (Ike Njoku, Planner)

Public Hearing to consider approval of a Conditional Use Permit to allow the removal and replacement of the existing radome containing six antennas with one containing nine antennas on top of the monopole in the rear of the shopping center at 1520 East Covell Boulevard. The proposal

involves increasing the height of the monopole from 42 feet to 48 feet; replacing the existing radome from 28" wide by 12' long with a new radome of 36" wide by 18' long; adding three additional antennas for a total of nine; and adding six remote radio units near the base of the tower. The applicant states that the additional height is needed given that the three new antennas require a minimum two foot separation from the existing antennas in order to retain the radio frequency characteristics of the site as it is designed.

Ike Njoku, Planner, presented the staff report.

Chairperson Frerichs opened the public hearing.

Chris Hatch, representing AT&T, answered questions from Commissioners.

Chairperson Frerichs closed the public hearing.

Action: Commissioner Braly moved approval of the Conditional Use Permit. Commissioner Whittier seconded the motion.

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

7. Business Items

There were no business items.

8. Informational Items

A. Planning Commission Schedule

Staff Webb gave an update of upcoming projects.

9. Staff and Commissioner Comments (continued).

Commissioner Braly explained the proposal that was handed out earlier regarding the Sustainability Committee. He said the Committee needed assistance and was proposing that interns could be hired from Professor Neimeyer's department at UC Davis Environmental Engineering to help do the work.

Vice-Chair Hofmann was concerned about spending money for this one subsection of the project when there was an even bigger picture to look at with the overall project. He said there should be a Commission discussion on what other areas funds should be allocated to since the Council has given direction to look at a bigger area than this one subset.

Webb said staff supported the idea but wasn't sure if the Department budget had the resources to pay interns at this time, he would be discussing this with the Director of the department. He would discuss strategies on how the goals could be accomplished and come back to the Commission with suggestions and ideas at a future meeting.

Commissioner Boschken suggested there could be a variety of resources at the University that could be used by students and faculty since he worked in a similar field. He mentioned there was federal government money that could be obtained in the future to do this type of work by students and staff at the University.

Commissioner Frerichs suggested this discussion could be agendaized at a future meeting possibly in February to be discussed and receive staff feedback at that time. Commissioner Choudhuri said a subcommittee meeting should be set up on the Workplan to go over future work as well.

Commissioner Phillely said he had gone through the Air Quality and Noise sections of the General Plan. He wanted to know what the exact charge was for his review and work on this assignment of the project. Chairperson Frerichs said this could be discussed at the agendaized meeting of the Workplan and staff and Commissioners could check in on their projects and discuss all the specifics at that time.

Vice-Chair Hofmann agreed that the Commission could discuss at a February meeting how to prioritize and allocate the work in the Workplan and the various subcommittees.

10. Public Communications (continued).

There were no public communications.

11. Adjournment to the next Planning Commission meeting to be held on Wednesday, January 25, 2012 in the Community Chambers (23 Russell Boulevard) and 7:00 p.m.

The meeting was adjourned at approximately 7:40 p.m.