



**Planning Commission Minutes  
Community Chambers  
Wednesday, February 22, 2012, 7:00 p.m.**

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

Commissioners Absent: None

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

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**1. Call to Order**

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

**2. Approval of Agenda**

Commissioner Whittier moved approval and Commissioner Philley seconded the motion. The agenda was approved by consensus.

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

There were no comments.

**4. Public Communications**

There were no public communications.

**5. Consent Items**

**A. Planning Commission Minutes of February 8, 2012**

**Action:** Commissioner Choudhuri moved approval of the February 8, 2012 minutes and Commissioner Hanson seconded the motion. Commissioner Boschken commented on the discussion of the “gap” at bottom of page 3 and requested for reference purposes, to put the person’s name who said it. Commissioner’s concurred.

AYES: Boschken, Philley, Braly, Choudhuri, Hanson, Hofmann, Frerichs  
Abstain: Whittier

The motion passed unanimously 7 to 0.

## **6. Public Hearings**

- A. PA #12-04, 2811 John Jones Road, AT&T LTE Project, Conditional Use Permit #01-12; (*Lynanne Mehlhaff, Planning Technician*)**  
Public Hearing to consider a Conditional Use Permit for the addition of three new LTE antennas, six Radio Remote Units and a surge arrester to the existing cell tower monopole located at 2811 John Jones Road in west Davis. The applicant, AT&T Mobility, is currently upgrading their cell sites around the country to the new LTE wireless technology which will allow for faster and quicker upload and download of data services with the ability to send and receive large photos, video and other messaging features. The new antennas will be installed at the same height as the existing AT&T antennas. The six RRU’s and surge protector will be attached to the existing monopole to minimize visibility. These additions will not increase the height of the overall tower (120’). AT&T will need to add three new cabinets to the ground pad to house electronics and a power converter with the ability to house batteries.

Lynanne Mehlhaff, Planning Technician, presented the staff report.

Chairperson Frerichs opened and closed the public hearing due to no comments.

**Action:** Commissioner Whittier moved approval of the Conditional Use Permit #01-12 for the addition of the LTE equipment for AT&T. Commissioner Braly seconded the motion.

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

## **7. Business Items**

- A. PA#12-03, 2750 Cowell Boulevard, Vacation of Right-of-Way #01-12; (*Mike Webb, Principal Planner*)**

Commissioner Choudhuri recused herself from the meeting because she lives within 500 feet of the property.

Mike Webb, Principal Planner, presented the staff report and answered questions from the Commissioners.

Chair Frerichs asked for any public comment and there was none.

**Action:** Chairperson Frerichs moved staff recommendation that the proposed right of way vacation is consistent with the General Plan. Vice-Chairperson Hofmann seconded the motion.

**AYES:** Boschken, Whittier, Hofmann, Hanson, Frerichs, Philley, Braly  
The motion carried unanimously 7 to 0.

### **B. Planning Commission Workplan Update/Discussion**

Commissioner Choudhuri returned to the meeting at 7:49 p.m.

Mike Webb asked Commissioners for any updates/comments on the Workplan.

Commissioner Braly said he notified staff about needing student assistants on the various subcommittees. He was requesting two interns/assistants for the Sustainability Subcommittee and found that there were students in Professor Debbie Niemeyer's department at UC Davis for a budget of \$6,000.00.

Staff Webb said he had discussed getting interns for the needed assistance with the Workplan Updates with Community Development Director Ken Hiatt and do recognize the need. He explained that the City has an internship program and a budget for interns that can be utilized.

Commissioner Choudhuri said the interns in the Studio 30 class through UC Extension in the Land Use and Natural Resources division are very professional and could be helpful in using some of those students.

Commissioner Boschken asked about the workplan timeline. Staff responded that it is a two-year workplan. Boschken suggested there may be funding alternatives through the Federal government in HUD programs or other grants in the University that graduate students could work on.

Commissioner Hanson said she was part of the Sustainability Committee and suggested we get student interns to help do the work to get something done.

Commissioner Philley asked what Planning staff was available for help on these subcommittees and tasks. Staff said the TCIP and Innovation Park Task Force have been identified by the City Council as a staff priority. Staff resources are stretched thin. Staff said the Council does not want a full-blown General Plan Update at this time. In the future, the Council will want to know

what the Planning Commission thinks are future priorities to take on. Staff can bring on some interns immediately that will be cost effective to help with some of the Workplan Subcommittees.

Chairperson Frerichs said he would like updates from the subcommittees and various task forces at the March 14<sup>th</sup> Commission meeting and more in depth discussions.

Commissioner Hanson thought that the Workplan may need to be pared down in the future, it was quite over-ambitious. She noted that Sustainability is constantly put on the backburner but is a very important element for the City and economic development.

Chairperson Frerichs mentioned the dates were off in the worksheets of the Workplan and the worksheets should be updated for accuracy.

**8. Informational Items**

**A. Planning Commission Schedule**

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

Commissioner Whittier asked about the League of California Cities Planners Institute and if anyone was attending. Commissioner Choudhuri said she was attending as a panelist.

Commissioner Philley asked if there was a map that showed where permeable pavement could be placed in the City due to the type of soil. Chairperson Frerichs said that the new Yolo Federal Credit Union at 5<sup>th</sup> and G Street has permeable pavement in their parking lot, it did have trouble and had to be replaced but they did get a different kind of permeable pavement there.

Staff Webb said he would report at the next meeting on a map regarding this subject and in the future it would be good to have a local expert brought in to enlighten all of us on this subject.

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

There were no public communications.

**11. Adjournment to the next Planning Commission meeting to be held on Wednesday, March 14, 2012 in the Community Chambers (23 Russell Boulevard) and 7:00 p.m.**

The meeting was adjourned by consensus at approximately 8:33 p.m.