



**Planning Commission Minutes
Community Chambers
Wednesday, April 25, 2012, 7:00 p.m.**

Commissioners Present: Mark Braly, Lucas Frerichs (Chairperson); Ananya Choudhuri; Rob Hofmann (Vice-Chair); Herman Boschken, (Alternate) (7:09 pm); Paul Philley, Terry Whittier

Commissioners Absent: Marilee Hanson

Staff Present: Cathy Camacho, Planner; Rhys Rowland, Assistant 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 and Commissioner Choudhuri seconded the motion. The motion passed by consensus.

3. Staff and Commissioner Comments (No action).

Cathy Camacho, Planner, announced that she was covering the meeting this evening in Mike Webb's absence.

Commissioner Choudhuri reported on the Planners Institute Conference that she attended recently.

4. Public Communications

There were no public communications.

5. Consent Items

- A. **Planning Commission Minutes of February 22, 2012**
- B. **Planning Commission Minutes of March 28, 2012**

Commissioner Boschken arrived at 7:09 p.m. to the meeting.

Action: Commissioner Whittier moved approval of both sets of minutes; Chairperson Frerichs seconded the motion. Commissioner Philley asked for corrections to the February 22, 2012 minutes; on the bottom of page 3, TCIP instead of TSIP; item 9, second paragraph he had asked about where the soils were correct in the City to have permeable pavement placed instead of just locations in general of permeable pavement; and page 3, delete the word Peripheral, it is just the Innovation Park Task Force. Vice-Chairperson Hofmann asked for a spelling correction of his name on the bottom of page 2. Commissioners agreed by consensus on the corrections.

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

The motion passed unanimously 7- 0.

6. Public Hearings

- A. **PA #12-19, 5100 Chiles Road & 5060 Chiles Road, Conditional Use Permit #04-12**
(Cathy Camacho, Planner)

Public Hearing to consider approval of a Conditional Use Permit to allow a used auto dealership and auto service repair business at 5100 Chiles Road and 5060 Chiles Road. The subject sites are zoned Auto-Center and the only permitted uses in the A-C zone are new and used auto and RV sales. Therefore a Conditional Use Permit is required for the proposed uses in the A-C District. The existing building and service center located at 5100 Chiles Road (former Les Schwab Tire Center) would be the primary location for the used car dealership, auto service and repair, and office. The existing vacant lot located at 5060 Chiles Road would be used to store used car inventory. Hours of operation would be from 7:00 a.m. to 9:00 p.m. seven days a week.

Cathy Camacho, Planner, presented the staff report.

Commissioner Boschken commented on the concern of traffic with all the cars on the site with the Davis Diamond Gymnastics kids, with potentially four different outlets for cars on site.

Chairperson Frerichs opened the public hearing.

Karan Khoshcar, applicant, answered questions regarding the fencing on the lot and the easement. The fence would be between 5060 and 5080. The easement would be at the back of

5080 which would be on Davis Diamonds property. He would use the easement for access between his two properties to park excess cars. He explained that he hopes to eventually attract a new car dealership for the property.

Chairperson Frerichs closed the public hearing.

Commissioner Choudhuri requested that the CEQA exemptions should include infill site development along with the existing facilities.

Action: Commissioner Whittier moved approval of the Conditional Use Permit to permit the use of used auto sales and auto service and repair located at 5060 Chiles Road and 5100 Chiles Road based on the findings and conditions of approval. Chairperson Frerichs seconded the motion. Vice-Chairperson Hofmann said this creates incompatible uses put together unfortunately due to Davis Diamonds being approved earlier. Commissioner Philley supported the use and the motion because the parcels would now be put to productive use and in the future Davis Diamonds may leave the site and the car dealership could expand. Commissioner Whittier supported the motion. Chair Frerichs pointed out that \$68,000 in tax dollars came in last year in used auto and repair sales which is helpful to the City; he supported the project.

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

7. Business Items

Planning Commission recessed at 7:35 p.m.

Planning Commission reconvened at 7:38 p.m.

A. Stormwater Management and Discharge Control Ordinance; (Rhys Rowland, Assistant Planner)

Rhys Rowland, Assistant Planner, presented a power point presentation regarding the draft Stormwater Management and Discharge Control Ordinance to formalize the City's legal authority to enforce the requirements of the State's general Permits for stormwater runoff. The Ordinance will fulfill the "legal authority" requirement of the City's National Pollutant Discharge Elimination System (NPDES) stormwater permit.

He also presented a report on LID (Low Impact Development), stormwater specific terminology, it is a sustainable term, used to reduce pollutants or improve water quality in our stormwater discharges from properties throughout the City. The State/Federal government regulates all discharges of stormwater on to the surface waters in the United States. There are regulatory standards that the City must be in compliance with for regulatory permits which have LID standards. The City has a Design Manual which provides guidelines for LID.

Cheryl Sullivan, Landscape Architect with Cunningham Engineering, presented landscape methods to reduce the impacts on land with surface water run-off regarding both water quality and water quantity. The goal is to lessen the footprint of the effects on the land. With development of the land, there can be up to 80% run-off depending on the conditions of the land such as with pervious sufacing.

Commissioners asked questions of staff.

- B. Residential Development Status Report for Calendar Year 2011;
(Bob Wolcott, Principal Planner/Mike Webb, Principal Planner)**
- C. Planning Commission Workplan Update/Discussion**

Chairperson Frerichs asked Commissioners if their preference would be to push off these last two items to a future evening when Mike Webb returns. Commissioners preferred to move items #7b and #7c to the next meeting on May 9th.

Commissioner Choudhuri asked if the new intern could come to the next Planning Commission meeting to meet all the Commissioners. This information would be passed on to Mike Webb.

8. Informational Items

- A. Planning Commission Schedule**

9. Staff and Commissioner Comments (continued).

Commissioner Braly said he had been working with the new intern, very impressed, and had sent out info to the rest of the Sustainability Committee. He would like the new intern to come to a future Planning Commission meeting to find out what the other subcommittees needs are.

10. Public Communications (continued).

There were no public communications.

11. Adjournment to the next Planning Commission meeting to be held on Wednesday, May 9, 2012 in the Community Chambers (23 Russell Boulevard) and 7:00 p.m.

Vice-Chair Hofmann moved to adjourn the meeting and Commissioner Philley seconded the motion. The meeting was adjourned at approximately 8:45 p.m.