

Planning Commission
Regular Meeting
Agenda
Community Chambers
Wednesday, January 13, 2010
7:00 P.M.

Commissioners: Mark Braly (Chairperson), Ananya Choudhuri (alternate), Greg Clumpner, Lucas Frerichs, Rob Hofmann, Kris Kordana, Mike Levy (Vice-Chairperson), Terry Whittier

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

7:00

1. Call to Order

Recordation of attendees will occur.

2. Approval of Agenda

This agenda will be considered and voted upon for accuracy and adequacy.

3. Staff and Commissioner Comments (No action).

Staff and Commission members may communicate general information of interest regarding matters within the jurisdiction of the Commission and Liaisons may report on other Commission meetings. Items presented for Commission action will be scheduled for a future agenda.

General notes: The City of Davis is committed to providing full access to these proceedings. Meeting facilities are accessible to persons with disabilities. Requests for alternative agenda document formats, meeting assisted listening devices or other considerations should be made through Lynanne Mehlhaff by calling 530-757-5610 or 757-5666 (TDD).

Note: Please be aware that items may be heard earlier depending upon the time taken on previous agenda items. No new items shall be begun after 10:30 p.m. unless unanimous consent exists to continue. The City does not transcribe its proceedings. Persons who wish to obtain a verbatim record should arrange for attendance by a court reporter or for some other acceptable means of recordation. Such arrangements are at the sole expense of the person requesting the recordation.

7:05

4. Public Communications

This is the time for the public to address the Commission on matters not listed on the agenda. Presentation time will be at the discretion of the chairperson.

5. Consent Items

A. Planning Commission Minutes of August 26, 2009

B. 2035 Lyndell Terrace; Parcel Map for office condos

Summary of action by the Subdivision Committee meeting on January 11, 2010 will be provided to Commissioners prior to this meeting. Staff recommends the Planning Commission not call-up this item..

6. Public Hearings

A. PA #61-08, 2726 Fifth Street; Carlton Plaza Senior Assisted Living Care Facility; Mitigated Negative Declaration #06-08; General Plan Land Use Map and Text Amendment #02-08; Rezone/Preliminary Planned Development #04-08; Conditional Use Permit #08-08; Design Review #26-08; (Cathy Camacho, Planner)

NOTE: This item was continued from the December 16, 2009 meeting.

Public Hearing to consider approval of a senior assisted living care facility ("Carlton Plaza") on the 2.53 acre vacant parcel located at 2726 Fifth Street. The project proposal includes the construction of a three-story 101,000 square foot building. The proposed facility would provide long-term and short-term assisted care serving the needs of a diverse elderly population, including a memory care unit. The requested entitlements include a General Plan Amendment to change the land use designation of the parcel from "Industrial" to "Public/Semi-Public"; a General Plan Text Amendment to add "Residential Care Facility" to the permitted Public/Semi-Public uses; Rezone from PD 4-88, Industrial Subarea, to "Public-Semipublic" (P-SP); Conditional Use Permit to permit the secondary residential component of the proposed facility in the P-SP zoning district; and Design Review for the site plan and architectural review.

Recommendation:

1. Re-open the continued Public Hearing; and
2. Take action on the entitlements necessary to permit the use of the proposed senior assisted care living facility, based on the findings and subject to the conditions of approval in the staff report.

7. Business Items

The business section deals with matters before the Commission that do not require a public hearing.

8. Informational Items

The Commission may take action on any of these items if it so wishes.

A. Planning Commission Schedule

9. **Staff and Commissioner Comments (continued).**
10. **Public Communications (continued).**
11. **Adjournment to the next regular Planning Commission meeting to be held on Wednesday, January 27, 2010 in the Community Chambers (23 Russell Boulevard).**

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Shields Library, Government Documents Section, University of California, Davis
City Hall, Planning and Building Department, 23 Russell Boulevard

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