

**Planning Commission**  
**Regular Meeting**  
**Agenda**  
**Community Chambers**  
Wednesday, March 24, 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; Eric Lee, Assistant Planner; Lynanne Mehlhaff, Planning Technician

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**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.

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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 January 6, 2010**
- B. **Planning Commission Minutes of January 13, 2010**

**6. Public Hearings**

- A. **PA #40-09, 234 Lindo Place, Conditional Use Permit #11-09;**  
**(Lynanne Mehlhaff, Planning Technician)**

Public Hearing to consider approval of a Conditional Use Permit to allow the construction of a detached 511 square foot second unit in the rear yard. The second unit will contain a studio for use as a bedroom/living area, a bathroom, a kitchen with a sink, cooking appliance, refrigerator and dining area. The second unit will be 511 square feet and will have setbacks of five feet from the east side, 16 feet from the west side, and 10 feet from the rear property lines. The proposed structure height is 13 feet 2 inches. The existing single carport will remain and the driveway will be expanded in front to 18 feet in width to accommodate two cars. Materials and colors will match the existing residence.

Recommendation:

1. Hold a Public Hearing; and
2. Approve PA #40-09, Conditional Use Permit #11-09 based on the findings and subject to the conditions contained in the staff report.

- B. **PA #34-09, Zoning Ordinance Amendment #01-09, Zoning Ordinance Amendment for Fence Standards and Omnibus Zoning Amendments;**  
**(Eric Lee, Assistant Planner)**

Public Hearing to consider approval of minor amendments and technical corrections to various sections of the city Zoning Ordinance (Municipal Code Chapter 40) to include: adding a definition and clarification for residential fence standards; changing the expiration and extension dates for minor modifications to be consistent with other entitlements; adding language to conditional use permits to allow denials without prejudice; and other minor corrections such as elimination of redundant language, correction of typo mistakes, and deletion of outdated references.

Recommendation:

1. Hold a Public Hearing; and
2. Review the proposed definitions and the modifications to the height standards for fences and walls based on previous Planning Commission discussion and provide any additional comments; and
3. Review the options addressing atrium/courtyard walls and incorporate staff's recommended option to add a provision allowing an increase in the height of atrium/courtyard walls through discretionary design review; and

4. Review the proposed omnibus Zoning Ordinance amendments for minor corrections and non-substantive changes as previously presented and provide any additional comments; and
  5. Recommend the City Council adopt the draft Zoning Ordinance amendments attached to 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**
  - B. **Water-Energy Connection; Forum March 25, 2010**
  - C. **Excerpts from Subdivision Ordinance regarding the Subdivision Committee**
- 9. Staff and Commissioner Comments (continued).**
- 10. Public Communications (continued).**
- 11. Adjournment to the next regular Planning Commission meeting to be held on Wednesday, April 14, 2010 in the Community Chambers (23 Russell Boulevard).**

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Review:

Davis Branch Library - Temporarily at 2801 Second Street, Davis  
Shields Library, Government Documents Section, University of California, Davis  
City Hall, Planning and Building Department, 23 Russell Boulevard

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FedEx Kinko's Copies - 313 F Street  
Davis Copy Shop - 230 Third Street  
PostMark's - 417 Mace Boulevard, Suite J

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<http://www.cityofdavis.org/meetings/agenda.cfm?c=12>

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Friday at 7:00 a.m., 1:00 p.m. and 7:00 p.m.

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