

Planning Commission
Regular Meeting
Agenda
Community Chambers
Wednesday, April 28, 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; 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 January 27, 2010**
- B. Planning Commission Minutes of March 10, 2010**

6. Public Hearings

- A. PA #20-09; Verona Subdivision: Revised Affordable Housing Plan #01-09, Revised Final Planned Development #01-09, Revised Development Agreement #05-09; (Cathy Camacho, Planner)**

Public Hearing to consider revisions to the 83 unit single family subdivision (“Verona”) located on the vacant 8.55 acre parcel at the southwest corner of Alhambra Drive and Fifth Street. The project was approved by City Council in July 2008. The proposed changes include: 1). Revise Affordable Housing plan to eliminate the 17 middle income units required for the project, consistent with the ordinance adopted by the City Council suspending the requirement for middle income housing units; 2)revise the Final Planned Development Conditions of Approval to reflect the changes; 3) eliminate the supplemental residential fees for the project; 4) defer payment of water and sewer connection fees from Final Map to Certificate of Occupancy; 5) add greenhouse gas emission reduction plan; and 6) revise the Development Agreement to reflect all revisions.

Recommendation:

1. *Open the Public Hearing and continue it to May 12, 2010.*

7. Business Items

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

- A. Processing Purview Discussion; (Mike Webb, Principal Planner)**

Recommendation:

Staff recommends the Planning Commission provide staff and the City Council with feedback on the merits of modifying certain application review procedures as outlined in the staff report.

- B. Commissioner Liaison Selection**

Recommendation:

Select new liaison to the Natural Resources Commission.

- C. Follow-up Discussion from Green Retrofit Workshop**

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, May 12, 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

Copying

FedEx Kinko's Copies - 313 F Street
Davis Copy Shop - 230 Third Street
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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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