

Planning Commission
Regular Meeting
Agenda
Community Chambers
Wednesday, May 12, 2010
7:00 P.M.

Commissioners: Mark Braly (Chairperson), Ananya Choudhuri (alternate), Greg Clumpner, Lucas Frerichs, Rob Hofmann, Kris Kordana, 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 February 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 correct the number of low/moderate income units required for the project from 19 to 17 with density bonus; 2) eliminate the middle income unit designation on 19 units required for the project, consistent with the ordinance adopted by the City Council suspending the requirement for middle income housing units; 3) revise the Affordable Housing Plan and Final Planned Development to reflect the changes; 4) Reduce the supplemental residential fees for the project; 5) defer payment of water and sewer connection fees from Final Map to Certificate of Occupancy; 6) add greenhouse gas emission reduction plan; 7) amend the Development Agreement to reflect all revisions; and 8) consider rejecting the 1.087 acres of parkland dedication required under current project approvals. *(Staff notes that #8 is a staff initiated recommendation. The developer is not requesting this change as part of the revised project proposal.)*

Recommendation:

1. Hold a Public Hearing; and
2. Recommend City Council approve Revised Affordable Housing Plan #5-04B; Revised Final Planned Development #13-04B; and Development Agreement Amendment #5-09, based on the findings and subject to the conditions of approval provided in the staff report; and
3. Consider the recommendation of the Recreation and Park Commission to reject the 1.087 acres of parkland dedication and accept park in-lieu fees; and direct the applicant to submit a new tentative map and other necessary entitlements to designate the parcel from parkland to residential use.

7. Business Items

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

A. Proposed Fiscal Year 2010-11 Capital Improvement Program (CIP) General Plan Consistency Determination; (Mike Webb, Principal Planner)

Recommendation:

Staff recommends the Planning Commission determine that the proposed fiscal year 2010-11 Capital Improvement program is consistent with the adopted General Plan.

B. Selection of Vice-Chairperson for the Planning Commission

C. Commissioner Liaison Selection

Recommendation:

Select new liaison to the Finance and Budget Commission.

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 26, 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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