

**Planning Commission**  
**Regular Meeting**  
**Agenda**  
**Community Chambers**  
Wednesday, May 26, 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; 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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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**
- B. **Planning Commission Minutes of March 24, 2010**

**6. Public Hearings**

- A. **PA #59-09; Willowbank Park Subdivision: Tentative Map #03-09, Revised Final Planned Development #03-09, Design Review #20-09, Revised Affordable Housing Plan #02-09, Development Agreement #08-09; (Xzandrea Fowler, Planner/Mike Webb, Principal Planner)**

Public Hearing to consider the development of Parcel C, from the recently approved Willowbank Park Subdivision, with a nine unit single family attached residential subdivision; modifications to the approved property lines for lots 15 and 16; modification to the lot lines for the affordable housing units; reduction of two required affordable housing units in exchange for in-lieu fees; and the addition of Parcel D (proposed as additional open space adjacent to Parcel B). This would bring the total number of units within the Willowbank Park Subdivision to 29 units. The proposed changes would take place on approximately 1.09 acres of the vacant 4.48 acre site located on Mace Boulevard between San Marino Drive and Redbud Drive.

The proposed density would remain medium, four lots would be developed with for-sale affordable housing units, nine lots would be developed with townhouse units and 16 lots would be developed with single family detached units. The proposed townhouse units on Parcel C would be two stories, with an optional third story sky room.

Recommendation:

- 1. Hold a Public Hearing; and
- 2. Determine that Mitigated Negative Declaration #05-08 prepared for the Willowbank Park Subdivision project adequately addresses the environmental impacts associated with the proposed project; and
- 3. Recommend City Council approve Tentative Map #03-09, Revised Final Planned Development #03-09, Design Review #20-09, Revised Affordable Housing Plan #02-09, and Amended Development Agreement #08-09 based on the findings and subject to the conditions of approval provided in the staff report.

**7. Business Items**

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

- A. **Amendment to Floor Area Ratio Resolution; (Eric Lee, Assistant Planner)**

Recommendation:

Staff recommends that the Planning Commission take any public comments and approve Resolution No. 1- Series 2010, amending the Floor Area Ratio interpretation to add areas enclosed by courtyard and atrium walls exceeding seven feet in height.

**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, June 9, 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  
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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