

Planning Commission
Regular Meeting
Agenda
Community Chambers
Wednesday, July 28, 2010
7:00 P.M.

Commissioners: Mark Braly (Chairperson), Ananya Choudhuri,
Lucas Frerichs, Rob Hofmann, Kris Kordana, 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 April 28, 2010

6. Public Hearings

**A. PA #39-09, 1201 Duke Drive, Conditional Use Permit #10-09;
(Ike Njoku, Planner)**

Public Hearing to consider a proposal to demolish an existing 420 square foot converted garage and replace it with a 735 square foot detached second unit with an attached 400 square foot garage. The garage was converted into a second unit in the 1970's and is currently a rental. The proposed second unit will also be a rental. The unit will contain a bedroom with a full bathroom, a living room with a coat closet and half bathroom, a kitchen and a laundry with closet space. The proposed attached two-car garage will serve both the existing primary residence and the second unit. A one-car driveway space will be added to the existing two-car driveway in order to accommodate an additional on-site parking space.

Recommendation:

1. Hold a Public Hearing; and
2. Determine that the proposed project is exempt from further environmental review pursuant to CEQA Guidelines; and
3. Approve PA #39-09, Conditional use Permit #10-09 based on the findings and subject to the conditions contained in the staff report.

B. PA #62-09, Proposed Water Efficient Landscape Ordinance, Zoning Ordinance Amendment #2-09; (Eric Lee, Assistant Planner)

Public Hearing to consider a proposed ordinance to comply with the adopted state standards of the Water Conservation in Landscaping Act of 2006 adopted by the State of California as of January 1, 2010. The primary purpose of the act is to improve the design, construction and maintenance of landscapes for the conservation and efficient use of water. The California Department of Water Resources subsequently updated the State's Model Water Efficient Landscape Ordinance to reflect the new requirements and provided the model ordinance to local jurisdictions for use. The local agency was given the option of either adopting a landscape water conservation ordinance based on the model ordinance or crafting its own equivalent ordinance.

Recommendation:

1. Hold a public hearing to review and comment on the proposed Water Efficient Landscape Ordinance; and
2. Determine that the proposed ordinance amendment is exempt from further environmental review; and

3. Recommend the City Council adopt the proposed Water Efficient Landscape Ordinance attached to the staff report.

C. PA #1-10, 211 G Street, The Beer Shoppe, Public Convenience and Necessity #1-01; (Lynanne Mehlhaff, Planning Technician)

Public Hearing to consider the City making a determination of public convenience and necessity in compliance with requirements of the California Department of Alcoholic Beverage Control for off-sale and on-sale beer/wine licenses for the Davis Beer Shoppe located at 211 G Street. The Davis Beer Shoppe would be a beer specialty store which would sell packaged beer from around the world for consumption off premises as well as operate a beer-only bar within the same location. The hours of operation would be Mondays-Wednesdays 10am -10 pm; Thursdays 10 am-11 pm; Friday-Saturdays 9am-12 midnight; and Sundays 11 am-7 pm. This is a permitted use in the downtown area but requires a Public Convenience and Necessity public hearing for the ABC licensing.

Open the public hearing and continue it to August 25, 2010.

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, August 25, 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

Note: Any writing related to an agenda item for the open session of this meeting distributed to the Planning Commission or staff less than 72 hours before this meeting is available for inspection at City Hall, 23 Russell Blvd., Davis in the Community Development Department. These writings will also be available for review at the Planning Commission meeting in the back of the Community Chambers along with copies of the agenda and other staff reports.

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

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