

Planning Commission
Regular Meeting
Agenda
Community Chambers
Wednesday, August 26, 2009
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

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 May 27, 2009**
- B. **Planning Commission Minutes of June 3, 2009**

6. Public Hearings

A. PA #65-08, 642 F Street, Demolition #05-08, Design Review #32-08, Minor Modification #06-08; (Eric Lee, Assistant Planner)

Public Hearing to consider approval to demolish an existing 250 square-foot detached garage/storage building and construct a new 501 square-foot detached accessory dwelling unit for the property located at 642 F Street. The project proposes a rear yard setback of zero feet along the alley for a portion of the new structure, a height of 16 feet at its peak, and a Minor Modification to increase the square footage of the accessory structure to 501 feet. The project includes site improvements for parking consisting of one covered and one uncovered parking space off the alley. The covered parking will be provided by a detached open trellis with a three-foot rear setback and six-inch side setback.

Recommendation:

1. Hold a Public Hearing; and
2. Determine that the project is categorically exempt from further Environmental review; and
3. Approve the project, PA #65-08, based on the Findings and subject to the Conditions of Approval contained in the staff report.

B. PA #62-08, 525 Rowe Place, Midtown Animal Clinic, Conditional Use Permit #09-08, Design Review #28-08; (Lynanne Mehlhaff, Planning Technician)

Public Hearing to consider approval of a Revised Conditional Use Permit and Design Review to allow construction of a new two-story building and demolition of the existing building at 525 Rowe Place. The project proposes to build the new 5,301 square foot two-story building in the existing parking lot (southeast corner) of the parcel while still operating the animal clinic in the existing building. The hours of operation, number of employees and number of clients will remain the same during construction as well as for the proposed new building. The new parking lot will be built in place of the existing building after the new building is complete. The new parking lot will contain 16 parking spaces. The owners have made parking arrangements for employees and clients during construction of the new building.

Recommendation:

1. Hold a Public Hearing; and

2. Determine that the project is categorically exempt from further environmental review; and
3. Approve the project (PA#62-08) for a Conditional Use Permit and Design Review based on the Findings and subject to the Conditions of Approval contained in the staff report.

C. PA #52-08, 2532 Oakenshield Road, Appeal #4-08; (Mike Webb, Principal Planner)

Public Hearing to consider a determination by the City Community Development Department that is being appealed by a property owner next to 2532 Oakenshield Road. City staff determined that an eight foot tall courtyard wall was built in compliance with the provisions of the City Zoning Ordinance. This determination is being appealed to the City Planning Commission pursuant to Section 40.35.030(5) and Section 40.35.040 of the Davis Municipal Code. In accordance with the municipal code a public hearing has been scheduled before the City Planning Commission to make a final determination.

Recommendation:

1. Hold a Public Hearing; and
2. Deny the appeal based upon a determination that staff did not err in its conclusion that the side yard wall located at 2532 Oakenshield Road is not in violation of the Zoning Ordinance.

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, September 9, 2009 in the Community Chambers (23 Russell Boulevard).

Planning Commission agenda and accompanying staff reports are available for review or copying at the following locations:

Review:

Davis Branch Library - 315 East 14th Street
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

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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<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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