

**Planning Commission**  
**Regular Meeting**  
**Agenda**  
**Community Chambers**  
Wednesday, September 9, 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; Cathy Camacho, Planner; Xzandrea Fowler,  
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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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. Public Hearings**

**A. PA #06-09, 1818 Fifth Street, Revised Conditional Use Permit #03-09, for collocation of a wireless broadband internet facility on an existing cell tower monopole in the City Parks Corporation yard; (Lynanne Mehlhaff, Planning Technician)**

Public Hearing to consider approval of a revised Conditional Use Permit to install an antenna array at the 89 foot centerline elevation of an existing T-Mobile 100 foot monopole located at 1818 Fifth Street, the City Parks Department Corporation yard. The antenna array will be flush-mounted on the monopole and will consist of three 42" panel antennas, three BTS units (signal enhancement devices) and five 2 foot microwave dishes. Ground equipment will be placed within a 50"Hx 25"W x 25"L leased area in the existing equipment compound at the base of the monopole. This conditional use permit was approved before in 2007 but Clearwire now needs to locate the antenna array at a higher elevation on the pole and add two additional microwave dishes.

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, for Revised Conditional Use Permit #03-09 based on the Findings and subject to the Conditions of Approval contained in the staff report.

**B. PA #06-08, 1311 Drake Drive, Le Chamois apartments, Condominium Conversion proposal, Waiver of Tentative Subdivision Map #08-08; (Cathy Camacho, Planning)**

Public Hearing to consider approval of converting the existing multi-family apartment development located at 1311 Drake Drive to a condominium project ("Redwood Grove Condominiums"). The subject site is a .55 acre parcel (23,780 square feet) located in the Residential Garden Apartment (R-3-M) zoning district. The development contains ten rental units located in two buildings constructed in 1979. Under the proposal the rental units would be converted to ten airspace condominium units. The condominium plan would also include common parcels (laundry facility, outdoor open space, parking lot). Building exteriors and common parcels would be owned and maintained by a Homeowner's Association. The conversion of the multi-family rental units to condominiums would permit the applicant to sell each residential unit individually. The property owner intends to retain the units as rental units at this time, with some or all of the units to be marketed in the future. Existing tenants would not be displaced.

Recommendation:

1. Hold a Public Hearing; and

2. Approve PA#06-08 for a Condominium Conversion Proposal: Waiver of Tentative Subdivision Map #08-08, based on the findings and subject to the conditions contained in the staff report.

**C. PA #42-08, Willowbank Park Subdivision No. 4955, Mace Boulevard and San Marino Drive/Redbud Drive, General Plan Amendment #01-08, Preliminary Planned Development #02-08, Specific Plan Amendment #02-08, Tentative Map #7-08, Final Planned Development #04-08, Affordable Housing Plan #2-08, Design review #27-08, Development Agreement #6-08, and Negative Declaration #05-08; (Xzandrea Fowler, Planner)**

Public Hearing to consider a proposal of a 27 unit single family residential subdivision on the vacant 4.48 acre site located on Mace Boulevard between San Marino Drive and Redbud Drive in South Davis. The proposed density is medium and five lots are proposed as low-income, “for-sale” units. The proposed homes range in size from approximately 1,200 square feet to 2,600 square feet. The proposal includes a pedestrian walking path along the north property edge, adjacent to Putah Creek. There is also a proposed bike path connection to the existing Willowbank greenbelt bicycle path that is located to the west of the project site.

Recommendation:

1. Hold a Public Hearing; and recommend that the City Council:
2. Determine that Mitigated Negative Declaration#05-08 prepared for this project adequately addresses the environmental impacts associated with the proposed project;
3. Adopt the attached resolution amending the General Plan land use designation of the parcel, APN#69-490-35, from Public/Semi-public to Residential Medium Density, based on the findings in the resolution;
4. Adopt the attached resolution amending the South Davis Specific Plan land use designation of parcel, APN#69-490-35, from Public/Semi-public to Residential Cluster Homes;
5. Introduce the attached Planned Development(P-D) Ordinance that rezones the parcel from Planned Development #4-92 to Planned Development #2-08, permitting the proposed residential subdivision and uses, based on the findings and conditions in P-D;
6. Approve the following implementing entitlement applications, based on the findings and conditions attached to this report;
  - Tentative Map #07-08, subdividing the approximately 4.48 gross-acre parcel for single family residential lots, greenbelt lots, and roadway; and
  - Final Planned Development#04-08, establishing final zoning standards for the residential lots in the new P-D district.
  - Design Review #27-08, establishing the site plan and architectural features for the six affordable housing units.
  - Affordable Housing Plan #02-08, establishing the affordable housing plan for the residential development.

7. Introduce the attached Ordinance adopting the Development Agreement that establishes the agreement between the City of Davis and Brix and Mortar Partners, LLC: and
  8. Direct staff to amend Exhibit C-7: Community Improvements of the Willow Bank 10 Development Agreement, thereby shifting responsibility of the completion of the bicycle and pedestrian connections from Willowbank 10 subdivision to Willowbank Park Subdivision.
- 6. Business Items**  
The business section deals with matters before the Commission that do not require a public hearing.
- 7. Informational Items**  
The Commission may take action on any of these items if it so wishes.
- A. Planning Commission Schedule**
8. Staff and Commissioner Comments (continued).
  9. Public Communications (continued).
  10. Adjournment to the next regular Planning Commission meeting to be held on Wednesday, September 23, 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

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**Agenda available on-line:**

<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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