

**Planning Commission Minutes
Community Chambers
Wednesday, October 8, 2008, 7:00 p.m.**

Commissioners Present: Mark Braly, Ananya Choudhuri, David de la Peña, Kris Kordana, Terry Whittier

Commissioners Absent: Greg Clumpner, Rob Hofmann, Mike Levy

Staff Present: Mike Webb, Principal Planner;
Leslie Carbahal, Economic Development Technician

1. Call to Order

Vice Chairperson Braly called the meeting to order at 7:01 p.m.

2. Approval of Agenda

Commissioner Whittier moved approval of the agenda. Commissioner Kordana seconded the motion. The agenda was unanimously approved.

3. Staff and Commissioner Comments (No action).

Mike Webb, Principal Planner reported on upcoming items on the City Council agenda. The appeal of 233 B Street project is scheduled for City Council November 5, 2008. A Housing Element issues follow-up discussion is scheduled for November 14, 2008.

Webb reported on the October 7, 2008 City Council meeting. Council voted 4 to 1 on the New Harmony Housing proposal to direct staff to come back with findings for denial of the project. Webb also announced Commission appointments: Commissioners Clumpner, Levy, and Whittier were reappointed for four year terms; Commissioner Choudhuri will remain as alternate. One new Commissioner, Lucas Frerichs, was appointed. New terms begin at the Commission's next meeting, November 12, 2008. On behalf of City Staff, Webb expressed thanks and appreciation to Commissioner de la Pena for his tenure on the Commission.

Webb informed the Commission of an upcoming Planning Commissioners' Conference, December 6, 2008, at Sonoma State University.

Commissioner Whittier commended Assistant Police Chief, Steve Pierce, for his representation of neighborhood crime in Davis and his ability to respond to public concerns.

4. Public Communications

No public comment.

5. Consent Items

**A. Zoning Verification #1-08; Dixon Polaris at 5060 & 5080 Chiles Road;
(Teresa Bui, Planning Intern)**

Action: Commissioner Whittier moved approval of staff recommendation. Commissioner de la Peña seconded the motion. Motion passed by consensus.

B. Planning Commission minutes of July 23, 2008

C. Planning Commission minutes of September 10, 2008

Action: Commissioner Whittier moved approval. Commissioner de la Peña seconded the motion. Motion passed by consensus.

6. Public Hearings

A. PA #08-08, 2121 Second Street, Suite 104, Crossfit Davis, Conditional Use Permit #01-08; (Lynanne Mehlhaff, Planning Technician)

Public Hearing to consider a conditional use permit to use 2,016 square feet of existing interior space at 2121 2nd Street, Suite 104 for a “Crossfit Davis” fitness training facility. The project proposes a training center for group style training and workouts. The workouts and group style training consist of bodyweight calisthenics, free-weight lifting, Olympic weightlifting and core work. High intensity cardio training using rowing machines, jump ropes and sprinting will take place within the space. The anticipated class times are Monday through Friday, 6:00 am to 10:00 am and 3:30 pm to 7:30 pm. Saturday and Sunday hours are 8:00 am to 12:00 pm. The proposal states that there will be one trainer per class with as many as 9 to 12 students per class at any one time.

Mike Webb, Principal Planner, presented the staff report.

Vice-Chairperson Braly opened the public hearing.

Project applicant Scott Pfeifer spoke about steps Crossfit would take to address potential parking issues and described the Crossfit fitness program.

Vice-Chairperson Braly closed the public hearing.

The Commission discussed staff recommendation number three and potential parking issues at the site.

Action: Commissioner Kordana moved approval of staff recommendation. Commissioner Whittier seconded the motion.

AYES: Braly, Choudhuri, de la Peña, Kordana, Whittier
The motion passed unanimously, 5 to 0.

- B. PA #94-07, 4626 Second Street, Zoning Amendment #09-07, Revised Final Planned Development #15-07, Negative Declaration #10-07, Waiver of Tentative Map #15-07; (Xzandrea Fowler, Planner)**
Public Hearing to consider a proposal to amend the existing zoning to allow the subject 1.31 acre parcel, which is partially developed with an office building and site improvements, located at 4626 Second Street to be subdivided into two parcels. All site improvements have been completed, including landscaping. The proposed lot split will necessitate a reciprocal access agreement for the existing parking lot and CC&Rs for the maintenance of the common area and utilities.

Mike Webb, Principal Planner, presented the staff report.

Commissioner Choudhuri pointed out corrections in the Initial Study.

Vice-Chairperson Braly opened the public hearing.

Project applicant Sean Shimada of Biomedical Enterprises, LLC, a local forensic engineering company, explained the company's rationale for requesting the lot split.

Representing the applicant, Mark Rutheiser explained that the jog in the lot split is designed to fairly distribute parking between the proposed lots.

Vice-Chairperson Braly closed the public hearing.

Commissioner de la Peña requested confirmation of the status of the 2003 entitlements and the potential applicability of the Green Building Ordinance.

Action: Commissioner Whittier moved approval of staff recommendation. Commissioner Choudhuri seconded the motion.

AYES: Braly, Choudhuri, de la Peña, Kordana, Whittier
The motion passed unanimously, 5 to 0.

7. Business Items

No business items.

8. Informational Items

A. Planning Commission Schedule

Mike Webb, Principal Planner, informed the Commission that there were currently no items scheduled to necessitate a second meeting in October.

Webb noted that the new commissioner would be seated at the November 12, 2008 meeting. Also on the agenda for this meeting: a subdivision proposal for the Grande Site; a policy discussion about the Cannery Park advisory to City Council; and an application for a small subdivision on East Covell Boulevard. A second meeting in November is not currently scheduled.

9. Staff and Commissioner Comments (continued).

There were no additional staff and commissioner comments.

10. Public Communications (continued).

There were no public communications.

11. Adjournment to the next regular Planning Commission meeting to be held on Wednesday, November 12, 2008 in the Community Chambers (23 Russell Boulevard).

The meeting was adjourned at approximately 8:15 p.m.