

Planning Commission
Regular Meeting
Agenda
Community Chambers
Wednesday, May 27, 2009
7:00 P.M.

Commissioners: Mark Braly (Vice-Chairperson), Ananya Choudhuri (alternate), Greg Clumpner (Chairperson), Lucas Frerichs, Rob Hofmann, Kris Kordana, Mike Levy, Terry Whittier

Staff: Mike Webb, Principal Planner; Cathy Camacho, Planner; Eric Lee, Assistant Planner;

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

The Commission Calendar contains items of a routine nature for which action is required. A single motion may be used to take action on all items.

A. Planning Commission minutes of May 13, 2009

6. Public Hearings

A. PA #44-08, Wildhorse Golf Course Clubhouse at 2323 Rockwell Drive, Conditional Use Permit #07-08; (Eric Lee, Assistant Planner)

Public Hearing to consider approval of a Conditional Use Permit to renew and modify a previously approved CUP for the Wildhorse Golf Course located at 2323 Rockwell Drive allowing use of the clubhouse for special events. The existing CUP was included conditions of approval addressing neighborhood concerns about intensification of uses on the site. The conditions limited the frequency, number and hours of the events and also established a March 2009 expiration date on the CUP.

Recommendation:

1. Hold a Public Hearing; and
2. Determine that the proposed project is categorically exempt from further environmental review; and
3. Approve the project (PA #44-08) for Conditional use Permit #07-08 to renew and modify the previously approved Wildhorse Golf Course Clubhouse CUP #06-06, based on the findings and subject to the conditions contained in the staff report.

B. PA #55-07: Chiles Ranch Subdivision, General Plan Amendment, Rezone/Preliminary Planned Development, Tentative Subdivision Map; Final Planned Development, Affordable Housing Plan, Design Review, Mitigated Negative Declaration; (Cathy Camacho, Planner)

Public Hearing to consider a General Plan Amendment to change the land use designation on three parcels located south of Regis Drive, west of Mesquite Drive, east of the Davis Cemetery, and north of East Eighth Street from "Residential Low-Density" to "Residential Medium-Density" to accommodate a proposed 108 unit residential infill development called Chiles Ranch. The proposal would also require a Preliminary Planned Development/Rezone of the subject site from a mix of R-2 and Agriculture uses to a residential Planned Development to allow for flexibility from R-1 zoning; and Final Planned Development to establish development standards. The dwelling would be a mix of single family homes and for-sale affordable income condominium units. The proposed subdivision would result in a medium density development of 9.47 units per gross acre.

Recommendation:

1. Hold a Public Hearing; and

2. Determine that Mitigated Negative Declaration #1-08 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 Map designation of the subject site (APN# 71-020-15; 71-401-02; 71-401-03) from “Residential Low-Density” to “Residential Medium-Density.”
4. Adopt the attached Ordinance that establishes the Development Agreement between the City of Davis and the Developer.
5. Adopt the attached Rezone/Preliminary Planned Development Ordinance changing the zoning designation of the subject site parcels from Agriculture (A) and Residential One and Two Family (R-2) to Planned Development #8-07, with underlying residential single family residential uses.
6. Approve the following entitlement applications, based on the findings and conditions for each application attached to this report:
 - A. Tentative Subdivision Map to merge the three parcels into a single lot and re-subdivide the merged parcel for creation of a residential subdivision, including city greenbelt parcels; public streets; and private drives and common open space.
 - B. Final Planned Development to establish development standards for the lots, including building setbacks, building heights, lot coverage, floor area ratio, parking, and usable open space.
 - C. Affordable Housing Plan to govern the affordable housing component of the development
 - D. Design Review for site plan and architectural review of proposed building elevations.
7. **Business Items**

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

 - A. **CIP Consistency; (Bob Clarke, City Engineer)**
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 3, 2009 in the Community Chambers (23 Russell Boulevard).**

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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
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Agenda available on-line:

<http://www.cityofdavis.org/meetings/agenda.cfm?c=12>

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