

**Planning Commission
Regular Meeting
Agenda
Community Chambers
Wednesday, July 8, 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; Katherine Hess, Director; Ike Njoku, 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. Public Hearings

A. PA# 52-08: Appeal #4 -08, located at 2532 Oakenshield Road; (Michael Webb, Principal Planner)

In November 2008 a code enforcement request for investigation was filed with the City Community Development Department requesting that the City investigate whether or not an eight foot tall courtyard wall that was constructed at the side property line of 2532 Oakenshield Road is in compliance with the provision of the City Zoning Ordinance. After investigation, the City Community Development Department staff determined that the wall in question does not violate the City Municipal Code or 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.

Open the Public Hearing and continue it to July 22, 2009.

B. PA #44-05: Wildhorse Ranch: General Plan Amendment #4-05, Rezoning and Preliminary Planned Development #4-05, Affordable Housing Plan #2-05, Development Agreement, and Environmental Impact Report (EIR) located at 3003-3075 East Covell Boulevard, at the intersection of East Covell Boulevard and Monarch Lane; (Ike Njoku, Planner)

The proposed project is part of the Wildhorse Planned Development #3-89 zoning, which designated the site as a horse ranch. The project site, approximately 25.8 acres, was included in the 1994 Wildhorse EIR, which analyzed the subject site as a horse ranch. The current proposal is to subdivide the property for the purpose of developing up to 191 dwelling units; 73 detached single-family units, 78 two and three-story attached single-family townhome or condo units, and 40-unit apartment complex, which includes 38 affordable rental units.

Recommendation:

Staff recommends that the Planning Commission hold a public hearing and recommend the City Council take the following actions:

1. Approve the Resolution certifying Final Environmental Impact Report (SCH #2007072020) for the Wildhorse Ranch proposal, including findings of fact, statement of overriding considerations, and mitigation monitoring plan in the staff report;
2. Approve the General Plan Amendment #4-02 Resolution that establishes the land use designations for the Wildhorse Ranch in the staff report;
3. Introduce the Ordinance that rezones and establishes the uses and preliminary development standards for the Wildhorse Ranch site from

P-D#3-89 (horse ranch) to P-D #4-05 (residential and open spaces) in the staff report;

4. Approve the Affordable Housing Plan #2-05, which establishes the conceptual affordable housing plan for the project in the staff report;
5. Introduce the Ordinance approving the Development Agreement between the City and Parlin Wildhorse Ranch, LLC in the staff report;

6. Business Items

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

A. Request for two appointees to serve on “Senior Housing Strategy Committee”

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 / Open Space Habitat Commission Joint meeting to be held on Wednesday, July 22, 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.

Agenda available on-line:

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

Planning Commission meetings are televised live on City of Davis Government Channel 16 (available to those who subscribe to cable television) and replayed following the meeting at the following times:

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

Meetings are also televised live at www.cityofdavis.org/media/
Meetings from the previous three months are also available for review.

If you have any questions regarding televised meetings or the Government Channel in general, please call 757-5667 or visit <http://www.cityofdavis.org/pcs/>