

Planning Commission
Regular Meeting
Agenda
Community Chambers
Wednesday, November 12, 2008
7:00 P.M.

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

Staff: Mike Webb, Principal Planner; Ike Njoku, Planner; Xzandrea Fowler, Planner; Rhys Rowland, 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

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 28, 2008**
- B. **Planning Commission minutes of June 25, 2008**
- C. **Planning Commission minutes of October 8, 2008**

6. Public Hearings

- A. **PA #27-05, Haussler Subdivision at 2627 E. Covell Boulevard, General Plan Amendment #08-07, Zoning Amendment #03-05, Final Planned Development #04-05, Tentative Map #05-05 Negative Declaration #06-05; (Rhys Rowland, Assistant Planner)**

Public Hearing to consider a proposal to demolish an existing single family residence located on a .80 acre property, swap some land with the city, subdivide the reconfigured properties into five parcels, and amend the zoning and general plan land use designations for the properties located at 2627 E. Covell Boulevard. Eventual development proposed at the site includes the construction of four two-story single family residential homes with landscaping and a greenbelt to the east.

Recommendation:

1. Hold a Public Hearing; and
2. Recommend the City Council adopt the Initial Study/Negative Declaration prepared for the project pursuant to Section 15070 (a) of the CEQA guidelines;
3. Recommend that the City Council adopt an ordinance amending PD #3-89 for 0.80 acres at the subject property to allow four total dwelling units;
4. Recommend that the City Council pass a resolution amending the General Plan land use designations to reflect the changes in the land swap of public and private lands;
5. Recommend that the City Council approve Planning Application #27-05, Revised Final Planned Development #04-05 and Tentative Map #05-05 based upon the findings and subject to the conditions contained in the staff report.

- B. **PA #77-07, Grande School Site Subdivision, General Plan Amendment #7-07, Development Agreement #4-07, Rezone and Preliminary Planned Development #7-07, Vesting Tentative Map #2-07, Final Planned Development #11-07 and Mitigated Negative Declaration #08-07; (Ike Njoku, Planner)**

Public Hearing to consider approval of planning entitlement applications to subdivide the Davis Joint Unified School District's vacant 8.83 acre parcel into 41 single-family residential lots. The subdivision includes provisions for greenbelt parcels to the east and west of the site, additional parkland dedication to be added to Covell Park to the south, Grande Avenue improvements and internal public roadway. The proposed 41 units are made up of 27 market-rate lots, 8 affordable lots and 6 middle-income lots.

Recommendation:

1. Hold a Public Hearing; and
2. Recommend the City Council determine that Mitigated Negative Declaration #08-07 prepared for the project adequately addresses the environmental impacts associated with the proposed project; and
3. Recommend the City Council adopt the resolution amending the General Plan land use designation of the parcel, APN #35-097-12, from Public/Semi-public to Residential Low Density, based on the findings in the resolution; and
4. Introduce the Ordinance adopting the Development Agreement that establishes the agreement between the City of Davis and the Davis Joint Unified School District (DJUSD);
5. Introduce the Planned Development (P-D) Ordinance that rezones the parcel from Residential One-family to Planned Development #7-07, permitting the proposed residential subdivision and uses, based on the findings and conditions in the P-D; and
6. Recommend the City Council approve the following implementing entitlement applications, based on the findings and conditions attached to the staff report:
 - a. Vesting Tentative Map #2-07, subdividing the approximately 8.83-gross-acre parcel for single-family residential lots, greenbelt lots, roadway, and park lot; and
 - b. Final Planned Development #11-07, establishing final zoning standards for the residential lots in the new P-D district.

C. Lewis (Cannery Park) Site; (Xzandrea Fowler, Planner)

Discussion of Lewis (Cannery Park) land use policy issues.

Recommendation:

1. Review the Business Park Viability Study that was prepared for the Lewis (Cannery Park) site;
2. Discuss the key policy questions that staff has identified; and
3. Make a recommendation to the City Council that they direct the applicant, Lewis Operating Corporation, to redesign the project site with the following components:
 - a) Increase the proposed Business Park/Office land use to a minimum of 40 acres.
 - b) Seek and incorporate suggestions from the Open Space and Habitat Commission and the Recreation and Parks Commission.

- c) Gradation of uses either by building form or actual land uses (such as a mixed use area, rather than an abrupt split between the non-residential and residential areas).

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, December 10, 2008 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

Kinko's Copies - 313 F Street
Navin's 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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