



**City of Davis**  
**Planning Commission Meeting Minutes**  
**Community Chambers, 23 Russell Boulevard, Davis, CA 95616**  
**Wednesday, January 9, 2019**  
**7:00 P.M.**

Commission Members: Cheryl Essex (Vice Chair), Stephen Mikesell, David Robertson, Darryl Rutherford, Stephen Streeter (Chair), Greg Rowe, Emily Shandy (Alternate)

Absent: Herman Boschken

Staff: Principal Planner Sherri Metzker; Planner Eric Lee

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**1. Call to Order.** Chair Streeter called the meeting to order at 7:00 p.m.

**2. Approval of Agenda**

D. Robertson moved, seconded by S. Mikesell to approve the agenda. Motion passed by the following vote:

AYES: Essex, Mikesell, Robertson, Rowe, Rutherford, Shandy, Streeter

NOES: None

ABSENT: Boschken

**3. Brief Announcements from Staff, Commissioners, and Liaisons**

E. Shandy: New commissioner introduction

**4. Chair/Vice Chair Appointments**

D. Robertson moved to nominate S. Streeter as Chair, seconded by G. Rowe. Motion passed by the following vote:

AYES: Essex, Mikesell, Robertson, Rowe, Rutherford, Shandy, Streeter

NOES: None

ABSENT: Boschken

S. Mikesell moved to nominate C. Essex as Vice Chair, seconded by G. Rowe. Motion passed by the following vote:

AYES: Essex, Mikesell, Robertson, Rowe, Rutherford, Shandy, Streeter

NOES: None

ABSENT: Boschken

**5. Public Comment.** None.

**6. Consent Calendar**

**Minutes from the Planning Commission Meetings of August 22, September 12, and December 12, 2018.**

D. Robertson moved to approve the minutes, seconded by S. Mikesell.

C. Essex: Request modification to August 22 minutes—change comments on pg. 2 to reflect parking garage on SE corner of Richards Blvd. (instead of SW corner)

Motion passed by the following vote for August 22 and September 12 minutes:

AYES: Essex, Mikesell, Robertson, Rowe, Rutherford, Shandy, Streeter

NOES: None

ABSENT: Boschken

Motion passed by the following vote for December 12 minutes:

AYES: Mikesell, Robertson, Rowe, Rutherford, Shandy, Streeter

NOES: None

ABSENT: Boschken

ABSTAIN: Essex

## 7. Regular Items

### A. **Continued Public Hearing: 1944 Picasso Avenue Accessory Storage Shed –Planning Application #18-73; Revised Final Planned Development #09-18**

Planner Eric Lee: Proposed Revised Final Planned Development (RFPD) to allow a 96 square-foot (8' x 12') non-habitable storage shed in the rear yard of the property and to allow a reduction in the required useable open space. The property contains an existing two-story residence with attached garage. Requested commission input on whether a revision or clarification to the Green Meadows Final Planned Development in regards to accessory structures should be considered on a PD-wide basis.

Chair Streeter opened the public hearing.

Liz Boettner, applicant: Intends to use shed for storage of tools, gardening supplies, woodworking supplies, camping equipment and misc. More efficient use of backyard, especially since residence is attached with no side yards. Acted in good faith during build and believed the shed was in compliance with regulations.

Eileen Samitz, complainant: Believes the shed will be an active use and is too large. Asks applicant to remove the floodlights in backyard. Other sheds in neighborhood are much smaller. Project has adverse impact on neighbors.

Bill Ritter, Francis Resta, Patricia Burkhart, Todd Sietzburg, Marilyn Corcoran: Opposed to project. Appears as an active use not a storage shed. Viewable from fence line. Applicant did not check with neighbors first, caused discord in neighborhood. Precedent-setting problem. Disproportionate impact because of small lot size.

Jesse Saline, Cathy Riddick, Bruce Waterman, John Shredmark, Heather Mariano, Jackie Boettner, Jennifer Burkett, Sue Roper, Sarah Bergrand, Jamie Rubbimar, Jeff Kaplan: Support project. Attractive structure that blends in. Project will add value to neighborhood. Restrictions solely for smaller homes seems inequitable and based on income.

Chair Streeter closed the public hearing.

Planning Commission recessed at 8:28 p.m. and reconvened at 8:35 p.m.

Commissioner comments included:

- Possible compromise? Several commissioners suggested consideration of lowering the height of the shed, reducing the square footage by half, and raising the height of the fence.
- Several commissioners indicated concern about the potential loss of backyard open space resulting from an increase of residential lot coverage.
- Suggest amending Planned Development prohibitions for entire district. Oppose spot zoning without addressing needs of all.
- Neighborhoods should have sense of self-determination and standards should be followed.
- Many projects are precedent setting; ok with exception for project.

Principal Planner Sherri Metzker: If commission interested in amendment to entire planned development, staff will research process to develop standards and discuss options and return to commission with recommendations.

D. Robertson moved to continue item to February 13 for purpose of generating proposed standards for revised Planned Development relating to accessory structures, seconded by D. Rutherford.

S. Metzker: Staff clarification—staff will return with process.

Motion passed by the following vote:

AYES: Essex, Mikesell, Robertson, Rowe, Rutherford, Shandy, Streeter

NOES: None

ABSENT: Boschken

## **8. Commission and Staff Communications**

S. Mikesell and E. Shandy absent February 27.

D. Robertson absent February 13 & 27.

### **A. Davis Downtown Liaison Update**

S. Metzker: Downtown plan is nearing completion, approximately 3-4 meetings remaining. Not recommend replacing second commission appointment on Downtown Plan Advisory Committee. Commission concurred.

E. Lee: Public draft of Downtown Specific Plan to be released late March/early April 2019 with 60 day public comment period.

C. Essex: Finance and Budget Commission is working on financial issues of plan

E. Lee: Intent is for plan to be robust and financially feasible. Currently waiting on information and analysis from consultant regarding financials.

**B. Upcoming Meeting Dates.** No meeting January 23. The next Planning Commission meeting is tentatively scheduled to be held February 13.

**9. Adjournment.** Meeting adjourned at 9:39 p.m.