



City of Davis
Planning Commission Meeting Minutes
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Wednesday, March 13, 2019
7:00 P.M.

Commissioners present: Herman Boschken, David Robertson, Greg Rowe, Darryl Rutherford, Stephen Streeter (Chair), Emily Shandy (Alternate)

Absent: Stephen Mikesell, Cheryl Essex (Vice Chair)

1. Call to Order. Chair Streeter called the meeting to order at 7:01 p.m.

2. Approval of Agenda.

D. Rutherford moved to discuss 2860 first, seconded by E. Shandy. E. Shandy made a friendly amendment to correct the agenda from 2880 to 2860. Motion passed unanimously.

3. Brief Announcements from Staff, Commissioners, and Liaisons. None.

4. Public Comment

Tracy Dewitt: Regarding Pacifico project- the needs of residents are not being met.

5. Regular Items

A. Public Hearing: 2860 W. Covell Boulevard, Suites 8-10 – Conditional Use Permit #1-19 for Two Fitness and Coaching Businesses; Planning Application #19-6

Building & Planning Technician Tom Callinan: Proposed CUP for two fitness studios in an existing commercial building, occupying a total of 3,580 square feet.

Commissioner comments included: Parking management plan; concerned with bicycle parking compliance; great location for type of business being proposed.

Chair Streeter opened the public hearing.

Amy Spence, Applicant: Most clients are women and cycle to work and then the gym. Likes the idea to carpool or cycle. Business is closed on Sundays.

Jeremy Brooks, Brooks Painting: There is a written agreement regarding parking with the church. Had to add bike parking. There is nowhere to add more spots. Current spots all vacant daily. Supports staff recommendation.

Jim Gray: Commercial investment real estate business for 35-40 years in Davis. Fitness studio will be a great use. Supports.

Chair Streeter closed the public hearing.

D. Rutherford moved, seconded by H. Boschken, as follows:

1. Determine that the project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301 (Existing Facilities) as permitting, leasing, minor alteration, and operation of existing structures
2. Approve PA #19-6 for Conditional Use Permit #1-19 to permit two fitness studios at 2860 W. Covell Boulevard, Suites 8-10, based on the findings and subject to the conditions

Motion passed by the following vote:

AYES: Boschken, Rowe, Rutherford, Robertson, Shandy, Streeter
NOES: None
ABSENT: Mikesell, Essex

B. Residential Development Status Report and Annual Housing Element Progress Report for Calendar Year 2018

Community Development Administrator Katherine Hess: City Residential Report looks at development that occurred in regards to building permits issued in 2018, and compares that with adopted city policy. The Housing Element Progress Report ties to type of development approved and how that relates to goals that were approved by the City Council with respect to single family, attached, detached units, multi-family units, condominiums.

Commissioner comments included: Not all low income/rent-restricted bedrooms are used in calculations for meeting regional housing needs allocation; need deliberate and intentional planning of affordable housing locations and unit types; goal is to create a welcoming community for everyone; consider lens of equity and compassion in policy development.

Public comment:

Brett Ferguson: Social effects of affordable housing on surrounding area.

By consensus, Planning Commission:

1. **City Residential Report.** Received the Residential Development Annual Status Report pursuant to Resolution No. 11-077, which calls for the status report.
2. **State Housing Element Progress Report.** Received the Annual Progress Report to Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) as required by statute.

6. Commission and Staff Updates

A. Davis Downtown Liaison Update None

B. Upcoming Meeting Dates/Long Range Calendar. There will be no meeting on March 27, 2019.

7. Adjournment. Meeting adjourned at 8:15pm.