



City of Davis
Planning Commission Meeting Minutes
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Wednesday, May 22, 2019
7:00 P.M.

Commissioners present: Herman Boschken, Cheryl Essex (Vice Chair), Stephen Mikesell, David Robertson, Darryl Rutherford, Stephen Streeter (Chair), Greg Rowe

Absent: Emily Shandy (Alternate)

1. **Call to Order** Chair Streeter called the meeting to order at 7:03 p.m.
2. **Approval of Agenda** D. Robertson moved to approve the agenda, seconded by D. Rutherford. Motion passed unanimously.
3. **Brief Announcements from Staff, Commissioners, and Liaisons**
S. Streeter: Former Planning Commissioner Donna Lott has passed away. Served on the Planning Commission from approximately 1986-1992.
4. **Public Comment** None
5. **Regular Items**
 - A. **Public Hearing: 409 Sandpiper Drive** – Conditional Use Permit #3-19; Planning Application #19-24

Principal Planner Sherri Metzker: Proposed CUP to allow a six-bedroom home, which involves revising the building permit plans that the City approved in November 2018 to add a door and a closet to the second floor lounge.

Chair Streeter opened the public hearing.

Miranda and Dan Lekander, Applicants: Thank commission. Looking forward to living in Davis.

Chair Streeter closed the public hearing.

G.Rowe moved, seconded by D.Robertson as follows:

1. Determine that the proposed project is categorically exempt from further environmental review pursuant to Section 15301(e)(1) of CEQA Guidelines as an addition to an existing structure not resulting in an increase of more than 50% of the floor area of the structure before the addition
2. Approve Conditional Use Permit Application #3-19, to permit the proposed six-bedroom single-family home at 409 Sandpiper Drive, subject to the findings and condition of approval

Motion passed unanimously.

B. Planning Commission Workshop: Davis Downtown Plan Feasibility of Private Development; Joint Discussion with Finance and Budget Commission and Downtown Plan Advisory Committee Chair – Discussion of the assumptions with a focus on variables over which the City could have some influence

Presentation by Matt Kowta, Bay Area Economics: Assumptions and variables in the economic viability model that was used to evaluate various development scenarios as part of the Downtown Specific Plan. Pro-forma financial modeling of different prototype projects from the perspective of an investor/developer; snapshot in time, does not predict feasibility over life of plan. Key assumptions included land costs, vertical construction costs, parking costs, financing via developer equity and bank loan, rents/sales prices, and feasibility thresholds. Strategies to improve financial feasibility included modifying projects to optimize economics, leveraging publicly-owned land, taking a stake in the project, investing in public improvements, and reducing time and risk for developers.

Planning Commissioner comments included: Interested in potential actions that could be taken with components of specific plan, i.e. parking structures and adaptive reuse vs. demolition; suggest comparisons and cost projections from other communities with similar plans/development projections.

Finance and Budget Commissioners present: Matt Williams, Michelle Weiss, Douglas Buzbee, Paul Jacobs, Donna Neville, and Ezra Beeman.

FBC comments included: Interested in follow-up interactive session to look through variables; focus on ways to achieve desired ambiance and vision in downtown; consider developer financing hurdles and ways to remove barriers to development that are within city control, i.e. affordable housing policies or reducing fees/requirements for those first to develop.

Downtown Plan Advisory Committee (DPAC), Meg Arnold: Thanked both commissions and members of DPAC. Feasibility of plan is critical. Focus on future downtown that will unfold over the next 2-3 decades, and what will be possible.

Assistant City Manager Ashley Feeney: 20 year plan. Variables outside of city control, as well as construction costs, can vary widely. Risk factors to plan implementation: political, financial, development, market.

Public comments:

Mark Grote, Old East Davis Neighborhood Association: Need to examine assumptions underlying the model that suggest some building types are not viable. Should conduct detailed analysis of sensitivity to assumptions and to model distinct construction costs for 2/3/4 story buildings.

James Kidd, Developer/real estate broker/investor: Round table with local developers on topic would be beneficial to this issue.

Chris Granger, Cool Davis: Should consider a long term look at changing views of vehicle own-

ership. Many people in downtown don't own cars. Consider opportunities for affordable housing and building sustainability.

Rhonda Reed, Old East Davis Neighborhood Association: Want to keep the small town feel. Need to look realistically at costs.

Eric Roe, Real estate developer: Paid city more in fees than he earned on Del Rio project. Suggest focusing on what can be done to increase feasibility or incentivize developers to take on risk of building the types of projects that are proposed for downtown. Costs out of our control. Eliminate city fees if possible.

A. Feeney: Draft plan release will include 90-120 days for public review. Following review by various commissions and public, staff will draft recommendations for future steps.

6. Commission and Staff Updates

A. Davis Downtown Liaison Update None

B. Upcoming Meeting Dates/Long Range Calendar. S. Metzker: Currently no items scheduled on long-range.

7. Adjournment. Meeting adjourned at 9:24 p.m.