



City of Davis
Planning Commission Meeting Minutes
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Wednesday, June 26, 2019
7:00 P.M.

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

Commissioners absent: Herman Boschken, Emily Shandy (Alternate)

1. **Call to Order** Chair Streeter called the meeting to order at 7:03 p.m.
2. **Approval of Agenda** D. Rutherford moved to approve the agenda, seconded by G. Rowe. Motion passed unanimously.
3. **Brief Announcements from Staff, Commissioners, and Liaisons** None
4. **Public Comment** None
5. **Consent Calendar**
 - A. **Minutes from the Planning Commission Meetings of April 10 and 24, 2019 and May 22, 2019**

D. Rutherford: Absent April 10, abstain from vote
G. Rowe: Absent April 24, abstain from vote

C. Essex moved to approve the minutes, seconded by S. Mikesell. Motion passed by the following vote:

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

6. **Regular Items**
 - A. **Public Hearing: Bretton Woods Tentative Large Lot Subdivision Map (aka West Davis Active Adult Community (WDAAC)) – Planning Application #19-12 for Tentative Subdivision Map and Waiver of Tentative Map #1-19**

C. Essex moved, seconded by G. Rowe, to open and continue the public hearing to July 10, 2019. Motion passed unanimously.
 - B. **Public Hearing: 421 L Street: Davis Strength and Conditioning Conditional Use Permit – Conditional Use Permit #4-19; Planning Application #19-36**

Planner Eric Lee: Proposed CUP to allow a fitness studio at 421 L Street; use consists of small group training classes, approximately 3 to 10 customers at a time, personal training, and drop-in visits. The building relies on nearby on-street parking. The building comprises approximately 2,400 square feet. An existing covered storage space in the rear area may be removed, but does not affect the proposed use. Additional proposed condition on limitations on hours and intensity provided to commissioners.

Chair Streeter opened the public hearing:

Drew Temple, Owner: Classes consist primarily of small groups throughout the day, average approximately 5 people. Most members are students who often either bike or get dropped off. Talked to neighbors regarding parking and traffic in general. Moving to new location because of affordability, which will allow him to hire a new staff member. Planning to improve ramp in front of location to conform with ADA.

Chair Streeter closed the public hearing.

Commissioner comments included: Concerns regarding parking behind building being too small; under-utilized on-street parking on both sides of L Street; potentially reducing maximum occupancy to prevent parking issues; setting precedence for update of next general plan; need to follow the code or modify; zoning isn't set up to take into account specific lots; consider interim parking ordinance; parking impacts on neighborhood.

D. Rutherford moved, seconded by S. Mikesell, as follows, including the additional proposed condition:

1. Determine that the proposed project is categorically exempt from further environmental review pursuant to CEQA Guidelines; and
2. Approve Conditional Use Permit based on the findings and subject to the Conditions of Approval, to include the additional proposed condition as follows: Limitations on Hours and Intensity.
 - a) Hours of operation for customers are limited to Monday-Friday: 5:00 a.m. – 7:00 p.m. and Saturday – Sunday: 9:00 a.m. – 5:00 p.m. This does not include normal setup or cleanup activities
 - b) The number of customers on-site at any one time is limited to a maximum of 35 customers

Motion passed by the following vote:

AYES: Mikesell, Rowe, Rutherford, Streeter

NOES: Essex, Robertson

ABSENT: Boschken, Shandy

7. Commission and Staff Updates

A. Davis Downtown Liaison Update

C. Essex: The DPAC met on June 20th.

Staff brought concerns to DPAC regarding some older apartment buildings in the University/Rice Lane neighborhood. They recommend including them in the downtown plan to give property owners more clarity on potential updating, so the EIR would then cover those parcels. Some neighbors and committee members were against this idea, because they don't want to increase density, height or zoning. DPAC voted to keep the existing zoning.

Some Old East Davis residents brought concerns about the proposed height of buildings on parcels east of the railroad tracks. They requested a 3-story maximum height. DPAC voted to support that.

Staff will analyze these issues further and formulate a recommendation on how to move forward.

Still pending: Fiscal analysis of impact of redevelopment in city budget, and analysis of whether the proposed zoning provides sufficient economic development benefits. Does the proposed zoning maximize use for economic development and stabilize the city's fiscal picture? Would including an entertainment district help?

Overview of downtown paid parking: Specific plan will not have parking minimums for individual development but will have parking maximums instead.

The draft Downtown Specific Plan is scheduled for release in August with a 90 day review period. The next DPAC meeting will be in September or October.

B. Upcoming Meeting Dates/Long Range Calendar.

1. Determine summer recess date(s): C. Essex moved to cancel the meeting on August 14, seconded by S. Mikesell. Motion passed unanimously.

Calendar: July 10- Bretton Woods map and request for a rezone.

Agendize for upcoming meeting: Discuss forming a sub-committee of 3 members to formulate topics to meet with City Council regarding Planning Commission issues. Interested in scheduling a joint discussion with City Council.

8. Adjournment. Meeting adjourned at 8:17 p.m.