



City of Davis
Planning Commission Meeting Minutes
Wednesday, November 4, 2020
7:00 P.M.

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

Commissioners Absent: None

Council Liaisons Present: None

Staff: Principal Planner Sherri Metzker

1. Call to Order. Chair Essex called the meeting to order at 7:00 p.m.
2. Approval of Agenda. G. Rowe moved, seconded by S. Streeter, to approve the agenda. Motion passed unanimously.
3. Brief Announcements from Staff, Commissioners, and Liaisons. None.
4. Public Comments. None.
5. Regular Items
 - A. Public Hearing: 620 Pole Line Road / Rancho Yolo Mobile Home Community Conditional Use Permit; Planning Application #20-30

Planner Eric Lee: Proposed Conditional Use Permit to add five new mobile home sites in the Rancho Yolo Mobile Home Park, a senior age-restricted community. The five new proposed sites would be located in the northeastern portion of the property which currently consists of a former playground area and overflow parking and a paved area for maintenance and equipment storage.

Chair Essex opened the public hearing.

John Burmester, Manager Rancho Yolo: Homes designed with age in place features. Current area of grass is lightly used for walking dogs. Higher use of space to invite more residents into development at affordable prices. Surplus parking area is almost never used. Asphalt walking areas were resurfaced within the last two years.

Jeremy: Why are we considering moving forward with project without sufficient community involvement? Should properly engage community.

Elizabeth Lassensky: Community association is a social organization. No authority within park. Loss of grassy area is a real loss for many residents. Were not notified

about project until received letter from city. Some people on board were notified earlier by city, but not by manager.

Chair Essex closed the public hearing.

S. Mikesell moved, seconded by D. Robertson, as follows:

1. Determine that the project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301
2. Approve Planning Application #20-30 for the Rancho Yolo Conditional Use Permit located at 620 Pole Line Road based on the Findings and subject to the Conditions of Approval

C. Essex moved substitute motion, seconded by G. Rowe, to table discussion until after management team meets with Rancho Yolo residents and bring back item to commission on December 9.

D. Rutherford proposed a friendly amendment: Require Legal Services of Northern California be brought into conversation to facilitate organization of community association in this regard. Do outreach to bring legal services into conversation. Friendly amendment not accepted.

C. Essex amend substitute motion: Notify Legal Services of community meeting, who can choose whether to participate or not. Accepted by second to motion. Substitute motion, as amended, passed by the following vote:

AYES: Rowe, Rutherford, Streeter, Essex

NOES: Boschken, Mikesell, Robertson

B. Public Hearing: Continued Deliberation of Proposed New Garage with an Accessory Dwelling at 618 F Street; Planning Application #20-28

Planner & Historical Resources Manager Ike Njoku: On October 14, 2020, the Planning Commission directed the applicant/property owner to revise the site plan. In response, the applicant revised the original site plan by 1) drawing in a turning radius to show ease of maneuvering vehicles into and out of the new garage, and 2) reducing the garage door from 16' to 15' to support the position that garage is a 1-car garage (not a 2-car garage as presumed originally).

Chair Essex opened the public hearing.

Elma Gardner: Understand concern is safe exit from garage into alley. Worked hard to design a structure that is in keeping with neighborhood guidelines. Accessory Dwelling Unit (ADU) is a small unit with wide single car garage.

Jeremy: Should add as many ADUs as possible close to downtown. Need to make sure neighbors are aware of project.

Chair Essex closed the public hearing.

H. Boschken moved, seconded by S. Mikesell, as follows:

Approve Design Review #12-20, to allow the following, based on the findings and subject to the conditions of approval

- a. A new detached 399 sf 1-car garage with a 320 sf 2nd floor accessory dwelling unit (ADU) located at the rear of the property at 618 F Street;
- b. A five foot side yard setback for the proposed 1-car garage with a 2nd floor ADU pursuant to Section 40.04A.060(g)(4) of the Zoning Ordinance to allow 5' side yard setback in place of the required 10';
- c. A zero foot rear yard setback for the proposed 1-car garage with a 2nd floor ADU pursuant to Section 40.04A.060(h)(4) of the Zoning Ordinance to allow a 0' rear yard setback in place of the required 5'.

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

NOES: Essex

- C. Proposed Amendment to Condition of Approval #51 to Clarify Language Related to the Activity and Wellness Center for the Bretton Woods Subdivision; Planning Applications #19-12 and #20-09

Principal Planner Sherri Metzker: Applicant has requested reconsideration of the language of Condition of Approval #51 to clarify provisions relative to implementation of the condition.

51. Prior to issuance of the building permit for any portion of the activity and wellness center, the developer shall post a financial security, in a form acceptable to the City Attorney and the Community Development and Sustainability Director, which will guarantee the construction and completion of the activity and wellness center (with the exception of the coffee house and restaurant) within 2 years of the issuance of the permit.

Matt Keasling, applicant: Proposed modification for clarification.

D. Robertson moved, seconded by G. Rowe, to approved revised language as follows:

*51. Prior to issuance of the building permit for any portion of the activity and wellness center, the developer shall post a financial security, **for the clubhouse, pool and private fitness building**, in a form acceptable to the City Attorney and the Community Development and Sustainability Director, which will guarantee the construction and completion of the activity and wellness center (~~with the exception of the coffee house and~~ **excluding the restaurant building**) within 2 years of the **301st issuance of the permit for a residential unit. No financial assurance is necessary for the office building.***

Motion passed unanimously.

6. Commission and Staff Updates

A. Upcoming Meeting Dates/Long Range Calendar.

No additional meetings scheduled in November. Next meeting is December 9—Continued Rancho Yolo item and Downtown Plan workshop.

D. Rutherford: Housing Element update. How was committee put together? What kind of outreach was conducted to affordable housing advocates and non profit developers?

S. Metzker: Staff initially proposed 5 members from city commissions. City Council decided to appoint 5 additional members, 1 per Council member.

D. Rutherford: Regarding affordable housing—Legal Services of Northern California should be consulted from beginning.

D. Robertson: Stakeholders would be developers, university, citizens.

E. Shandy: Request updates even if it is status of no activity.

C. Essex: Request update on each agenda.

7. Adjournment. Meeting was adjourned at 9:04 p.m.