



City of Davis
Planning Commission Meeting Minutes
Wednesday, March 10, 2021
7:00 P.M.

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

Commissioners Absent: Stephen Mikesell

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. Agenda approved by consensus.
3. Brief Announcements from Staff, Commissioners, and Liaisons. None.
4. Public Comments.
Jeremy Taylor: Community members are not pleased with the slow pace of housing construction. Stop analysis paralysis. Should listen to community—they want more housing now, not later.
5. Consent Calendar
 - A. Minutes from the Planning Commission Meetings of November 4, 2020; December 9, 2020; February 10, 2021; and February 24, 2021
Minutes were accepted by consensus.
6. Public Hearing: Zoning Ordinance Amendment – Accessory Dwelling Units, Junior Accessory Dwelling Units, and Guest Houses

Principal Planner Sherri Metzker: The State dictates development standards local jurisdictions must abide by when regulating Accessory Dwelling Units (ADUs). ADUs are attached or detached residential dwelling units that provide complete independent living facilities and include provisions for living, sleeping, cooking, and sanitation. Overview of proposed ordinance and design options. Two main areas of discretion to consider: (1) should 2-story ADUs be permitted without requirement for notification of surrounding properties; and (2) are there other measurable design standards to apply to ministerial permits or non-ministerial permits.

Chair Essex opened the public hearing.

Emily Burstein: More common to have ADUs over garage. In that circumstance, many proposed requirements would not be necessary. Focus of ordinance seems to be on ADUs in back yard.

Julie Martin: Should consider 15 ft setback in front yard. Request clarification that front yard setback is only for building new ADUs.

Jeremy Taylor: Should minimize or be more restrictive where there is currently housing. When new housing is built, should be less restrictive and allow setbacks to be closer, etc. to increase density.

Chair Essex closed the public hearing.

Commissioner comments included:

- City should pursue regulations of short term rentals.
- Consider permitting ADUs over existing 1-story garage
- Concern with permitting ADUs over existing 1-story garage
- Consider allowing ministerial approval of 2-story ADUs if meet specified design standards.

G. Rowe moved, that 2-story ADUs should be permitted with an Administrative Use Permit. Motion withdrawn.

Commissioner comments included:

- Consider permitting ADU over garage if located in front of the lot, but require additional notification to neighbors if in back of the lot.
- Consider permitting 2-story ADU if lot does not adjoin residential use.
- Consider designating differences between attached and detached ADUs.

G. Rowe moved, seconded by D. Robertson, to recommend City Council approve Ordinance Amending Various Sections of Chapter 40 (Zoning) of the Davis Municipal Code to Implement Regulations Regarding Accessory Dwelling Units, Junior Accessory Dwelling Units, and Guest Houses, and Making a Determination of Exemption Under the California Environmental Quality Act.

E. Shandy proposed Friendly Amendment: Amend ordinance to eliminate 40.26.460(b)(7): remove requirement for one additional parking space for non-ministerial ADU. Accepted by mover and second.

Motion passed unanimously.

7. Commission and Staff Updates

A. Housing Element and Housing Element Committee Update

S. Metzker: Housing Element draft will be available mid-April, followed by 60 day review through end of May. During that time, Housing Element Committee, Planning Commission and City Council will review as well as Housing & Community Development. Staff will incorporate any revisions changes and final document will return to Planning Commission and City Council in July/August.

Exercise to solicit comments via website through March 23—designate lots rezone to provide affordable housing. Interactive website—people can leave comments on map where they think we should provide. www.davishousingelement.com

Updated website for Climate Action Plan, online survey will be available by end of month, first workshop scheduled April 22.

B. Upcoming Meeting Dates – March 24—Bretton Woods continued project; April 14 and 28; May 12 and 26

8. Adjournment. Meeting was adjourned at 9:14 p.m.