



City of Davis
Planning Commission Meeting Minutes
Wednesday, February 23, 2022
7:00 P.M.

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

Commissioners Absent: None

Council Liaisons: None

Staff: Interim Community Development Director Sherri Metzker

1. Call to Order. Chair Essex Called the meeting to order at 7:01 p.m.
2. Approval of Agenda. D. Robertson moved, seconded by G. Rowe to approve the agenda by the following vote:

C. Essex Friendly Amendment: pull the Principals of Civility item from the consent calendar for discussion. Accepted by mover and second.
AYES: Robertson, Rowe, Rutherford, Shandy, Streeter, Weiss, Essex
NOES: None
3. Brief Announcements from Staff, Commissioners, and Liaisons.
None.
4. Chair and Vice Chair Appointments for Calendar Year 2022
E. Shandy moved, seconded by D. Rutherford, to nominate G. Rowe as Chair. Motion passed by the following vote:
AYES: Robertson, Rowe, Rutherford, Shandy, Streeter, Weiss, Essex
NOES: None

G. Rowe moved, seconded by S. Streeter, to nominate E. Shandy as Vice Chair. Motion passed by the following vote:
AYES: Robertson, Rowe, Rutherford, Shandy, Streeter, Weiss, Essex
NOES: None
5. Public Comments.
 - Todd Edelman: Two car washes are proposed in the Mace Blvd area and will be in close proximity. Residents were not appropriately informed.
6. Consent Calendar
Item removed from consent by C. Essex.

A. Principles of Civility for City Council, City Commissions, and Other Legislative Bodies Authorized and Governed by the City Council

Public Comment

- Alan Hirsch: Civility important. Need to find a medium between conflict and passion. Need to provide more advanced meeting notice and better access to meeting documents. Treat all participants equitably.

Commissioner comments:

- Promote and retain civility inside and outside of the meeting setting.
- Strive to offer the public ample opportunities to provide input.
- Projects and planning processes are complex and should practice common courtesy and respect to all involved.

7. Regular Items

A. Continuance Request for Davis Express Car Wash Project at 480 Mace Boulevard: Planning Application #21-33 for Conditional Use Permit #07-21, Design Review #10-21, Negative Declaration #06-21

The proposed project was noticed for a public hearing on February 23, 2022. However, the applicant submitted a request to continue the item to March 9, 2022 Planning Commission meeting in order to be able to hold a community meeting.

D. Robertson moved, seconded by M. Weiss, to continue the Davis Express Car Wash Project to March 9, 2022. Motion passed by the following vote:

AYES: Weiss, Streeter, Shandy, Rutherford, Rowe, Robertson, Essex
NOES: None

B. General Plan Consistency and Environmental Review Determination Related to the Disposition of Surplus Property (APN 070-260-022) Located at 1021 Olive Drive

Property Management Coordinator Tracie Reynolds: The vacant property contains an easement along the northwestern portion that precludes construction of any buildings within the easement area. In addition, the site is land-locked and does not have legal access to a public street. At the January 18, 2022 meeting, the City Council expressed support for declaring the vacant property as surplus and disposing of it pursuant to City policies and state law. Provided summary of the disposition process.

Public comments:

- Todd Edelman: Location was listed as a possible parking lot in the Downtown Plan. Great benefit for downtown and limit impact of cars using the undercrossing. Improve mobility to the downtown.

Commissioners discussed findings to justify the disposal of vacant property; and

expressed the commission's desire to see the parcel used for affordable housing.

D. Rutherford moved to postpone the item to a future date next year.

Interim Community Development Director Sherri Metzker: Davis Mobile Estates has not expressed interest in the parcel. Commission is being asked to determine if disposition conforms with General plan and not the use of the property.

Motion on floor fails due to lack of second.

D. Robertson moved, second by C. Essex, as follows:

1. Find that the disposition of vacant property at the intersection of Richards Boulevard and Olive Drive conforms with the City of Davis's adopted General Plan ("General Plan") for location, purpose, and extent as required by Government Code Section 65402; and
2. Recommend that the City Council find that declaring the vacant property at the intersection of Richards Boulevard and Olive Drive to be "surplus property" for the purposes of initiating a notice of availability process and eventually disposing of the site is exempt from environmental review because this action does not have the potential for causing a significant effect on the environment pursuant to California Environmental Quality Act ("CEQA") Guidelines Section 15061(b)(3).

Motion passed by the following vote:

AYES: Weiss, Streeter, Shandy, Robertson, Rowe, Essex

NOES: None

ABSTAIN: Rutherford

8. Commission and Staff Updates

A. Housing Element Update

S. Metzker: Meeting with the California Department of Housing and Community Development to clarify their comments. Will return to Planning Commission and City Council to adopt Housing Element.

D. Robertson: Request any future housing projects have an analysis of how the project will satisfy the goals outlined in the adopted Housing Element.

B. Downtown Plan Update

S. Metzker: Working through draft Environmental Impact Report. Comment period to start soon. Late spring/early summer—will bring the plan to the commission for adoption.

C. Upcoming Meeting Dates – March 9 and 23; April 13 and 27

S. Metzker: Tentative Subdivision map request on March 9. Items pending for March 23. Nothing yet for April meetings.

9. Adjournment. Meeting adjourned at 8:39 p.m.