



City of Davis
Planning Commission Meeting Minutes
Wednesday, July 13, 2022
7:00 P.M.

Commission Members: Cheryl Essex, Emily Shandy (Vice Chair), Stephen Streeter, Michelle Weiss, Georgina Valencia

Commissioners Absent: Greg Rowe (Chair), Darryl Rutherford

Council Liaisons Present: None

Staff: Interim Community Development & Sustainability Director
Sherri Metzker

1. Call to Order. Vice Chair E. Shandy called the meeting to order at 7:00 p.m.
2. Approval of Agenda. M. Weiss moved, seconded by G. Valencia, to approve the agenda by the following vote:
 - AYES: Essex, Streeter, Valencia, Weiss, Shandy
 - NOES: None
 - ABSENT: Rowe, Rutherford
3. Brief Announcements from Staff, Commissioners, and Liaisons.
 - E. Shandy: D. Robertson submitted his resignation. Thank him for his service and value the experience and knowledge he brought to the commission. Congratulations to G. Valencia on assuming the regular member seat.

 - S. Metzker: Urban Forest Management Plan (URMP) effort underway. On July 21, the Tree Commission will have an overview of the item. Opportunity for the Commission to appoint a liaison to participate in UFMP discussion. Possible to agendaize for next meeting to appoint a liaison.

 - Commissioners supportive of agendaizing Liaison appointment to next agenda.
4. Public Comments.
 - None
5. Regular Items
 - A. Public Hearing: 720 Olive Drive, Suite U2 -- Smart Axe; Planning Application (PA) #22-12 for Conditional Use Permit (CUP) #1-22 and Public Convenience or Necessity (PCN) #2-22

Planner & Historic Resources Manager Ike Njoku: Outlined the overall project. Highlights included: CUP to allow for beer sales and on-site consumption. Au-

thorization of a PCN allows applicant to file for an ABC license.

Doug Link, Applicant: Not intended to be a bar. Business plan is to have throwing leagues and allow customers to enjoy a beer. Customers average about an hour at the site and consume 1 to 1.5 beers.

Vice Chair Shandy opened the public hearing and the closed public hearing after no comments.

Commissioner discussed concerns over safety related to alcohol consumption while participating in axe throwing, the age of participants allowed to throw, staff training to maintain a safe environment, and periodic monitoring of business.

M. Weiss moved, seconded by C. Essex, as follows:

1. Determine that the proposal to sell beer only, a conditionally permitted use, and the determination of public convenience or necessity are exempt from further environmental review pursuant to CEQA Guidelines section 15301 as a Class 1 exemption, which includes the licensing of an existing structure or facility involving no or negligible expansion of use; and
2. Approve Conditional Use Permit #1-22, to allow beer sales for onsite consumption in conjunction with the Smart Axe use; and
3. Determine that the public convenience or necessity will be served by authorizing the Department of Alcoholic Beverage Control (ABC) to issue a Type 40 (Beer only onsite consumption) alcohol license to Smart Axe, based on the findings and subject to the conditions of approval (COA). Add the following COA:
 - a. Prepare a written protocol outlining rules in terms of business staff dealing with customers consuming/overconsuming alcohol and axe throwing safety precautions.
 - b. City staff to monitor the business on occasion to ensure protocol is being enforced.

Motion passed by the following vote.

AYES: Streeter, Valencia, Weiss, Shandy

NOES: None

ABSENT: Rowe, Rutherford, Essex*

*C. Essex experienced technical difficulties. Absent during vote.

6. Commission and Staff Updates

A. Debrief from Joint Discussion with the City Council

E. Shandy: Would like to reschedule debrief until the whole commission is present. Suggestion of second meeting with City Council was discussed.

S. Metzker: Will check in with City Manager and get back to commission on second meeting.

G. Valencia: Did not have enough time to have an in depth discussion with the City Council about the Commission's concerns related to outdated document and city policies. Look forward to a second meeting.

B. Housing Element Update

S. Metzker: Working with the California Department of Housing and Community Development to update element.

C. Downtown Plan Update

S. Metzker: Draft Environmental Impact Report (DEIR) is available for public comment for 60 days. Will do outreach. Commission will see the DEIR on Sept 14th.

D. Upcoming Meeting Dates – July 27, August 10 and 24

S. Metzker: Have items for all meetings.

G. Valencia: Not able to attend August 24 meeting.

M. Weiss: Would like to fill the alternate position.

7. Adjournment. Meeting adjourned at 7:58 p.m.