



City of Davis
Planning Commission Meeting Minutes
Wednesday, October 12, 2022
7:00 P.M.

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

Commissioners Absent: Rutherford

Council Liaisons: None

Staff: Community Development Director Sherri Metzker

1. Call to Order. Chair Rowe called the meeting to order at 7:00 p.m.
2. Approval of Agenda. C. Essex moved, seconded by M. Weiss, to approve the agenda by the following vote:
AYES: Essex, Shandy, Streeter, Weiss, Valencia, Rowe
NOES: None
ABSENT Rutherford

D. Rutherford joined the meeting at 7:01 p.m.
3. Brief Announcements from Staff, Commissioners, and Liaisons.
G. Rowe: Took a tour of 3820 Chiles Rd (now Celeste) a 225 apartment complex approved by the commission. Nice facilities and amenities.
4. Public Comments. None.
5. Regular Items
 - A. Public Hearing: 39660 West Covell Boulevard — Bretton Woods Subdivision (formerly known as West Davis Active Adult Community (WDAAC)) — Planning Applications (PA) #22-37 for Phases 1, 2 and 3A Small Lots Tentative Subdivision Map Conditions of Approval Amendment #2-22; Bretton Woods Conditions of Approval Amendment Request

Community Development Director Sherri Metzker: Provided overview of prior Planning Commission approvals. Outlined the applicant's requested amendments to the Conditions of Approval (COA) to remove the wildlife ledges and natural creek bottoms for box culverts; channel crossing; substitute required concrete pavement surface with asphalt, reduce the paved path widths and shoulders to less than required city standards; and to transfer ownership and maintenance responsibility of the Cottage neighborhood streets, which are less than city street width standards, from the Home Owners' Association to the City. Overview

of Open Space and Habitat Commission's recommendation related to wildlife ledges and a natural bottom for the box culverts.

Matt Keasling, Applicant Representative: Provided an overview of the COA the applicant is seeking amendments—Culverts: remove the natural creek bottom and ledges for wildlife crossings; Pathways: change construction material requirement of concrete to asphalt and reduce pathway widths; Roadway maintenance: ask city to take ownership and maintenance responsibilities for private streets (Cottage Streets). The city recently took ownership and maintenance responsibilities of a private street in the 715 Pole Line Rd project. No changes to the Development Agreement.

Chair Rowe opened the public hearing.

- Patrick Huber: Covell Ditch (Channel A) is an important wildlife corridor between Putah Creek and the Willow Slough Bypass, need to do as much as possible to protect wildlife connectivity. Support original COA of wildlife accessible shelves on the culverts. Support wildlife structures that allow movement through the fences above the culverts on the access road. These are the standards set by the Federal Highway Administration guidelines for wildlife movements at road crossings. The city should maintain these as the minimum standard.

Chair Rowe closed the public hearing.

Commissioner discussion consisted of expressing support for the Open Space and Habitat Commission's recommendation to amend the COA related to wildlife ledges and a natural bottom for the box culverts; considering city taking ownership and maintenance responsibilities for the private Cottage Streets; and keeping the pathways widths to comply with city standards

E. Shandy moved, seconded by D. Rutherford, as follows:

1. Approve the recommendation of the Open Space and Habitat Commission to amend COA 6.A.5 and 30.C.8 related to wildlife ledges and a natural bottom for the box culverts; and
2. Reject the applicant's requested amendments of the following COA:
 - a. Improvement Plans – Condition 30(D)(7)
 - b. Landscape Plans – Condition 32(A)(9)(.iv)
 - c. Subdivision Map – Project Phasing Condition 34(B)(5)
 - d. Homeowner's Association –Condition 40(F - Streets, Parking lots and Enforcement)

Motion passed unanimously.

6. Commission and Staff Updates

- A. As Needed: Liaison Report on Current Discussions or Activities Related to Tree Commission's Update of the Urban Forest Management Plan

C. Essex: Nothing to report. Potentially discuss commission's discussion topics in December.

B. Upcoming Meeting Dates – October 26, November 9 and 23

S. Metzker: October 26—Conditional Use Permit for 206 E St. Downtown Davis Specific Plan may come by the end of calendar year. November 15—Joint Planning Commission/City Council continued discussion. Housing Element may come by end of calendar year or beginning of next year.

7. Adjournment. Meeting adjourned at 8:45 p.m.