



**City of Davis
Planning Commission Meeting Minutes
Wednesday, November 9, 2022
7:00 P.M.**

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

Commissioners Absent: None

Council Liaisons Present: 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.

M. Weiss moved, seconded by C. Essex, to approve the agenda amended to remove minutes from consent calendar for discussion.

G. Valencia Friendly Amendment: Remove subdivision memo from the consent calendar for discussion. Accepted by mover and second.

Motion passed unanimously.

3. Brief Announcements from Staff, Commissioners, and Liaisons.

G. Rowe: Public Hearing Notice announced appeal filed on Planning Commission's decision for the Bretton Woods project. Appeal will be heard by the City Council.

4. Public Comments. None.

5. Items pulled from the Consent Calendar.

A. Minutes from the Planning Commission Meeting of July 13, 2022, and August 10, 2022

C. Essex moved, second by D. Rutherford, to approve the August 10 minutes and modify the language under the Brief Announcements section to include the following:

C. Essex and D. Rutherford: Suggested rewording the public comment notice on the agenda as it currently states that all written public comments will be considered even if submitted close to the time of the meeting.

Motion passed by the following vote:

AYES: Essex, Rutherford, Streeter, Weiss, Rowe

NOES: None

ABSTAIN: Shandy, Valencia

C. Essex moved, seconded by S. Streeter, to approve the July 13 minutes. Motion passed by the following vote:

AYES: Essex, Shandy, Streeter, Weiss, Valencia,

NOES: None

ABSTAIN: Rutherford, Rowe

B. Informational Item: Subdivision Committee Approval of 1644 Da Vinci Court Lot Line Adjustment (PA#22-32)

On November 3, 2022, the Subdivision Committee approved Planning Application #22-32 for Lot Line Adjustment #01-22 to transfer approximately 0.021 acres between two adjacent parcels at 1644 Da Vinci Court.

G. Valencia: Interested in trees on site.

Senior Planner Eric Lee: No landmark trees. Deed restriction placed on property to protect and maintain the olive trees. To remove any trees requires a tree modification permit.

6. Regular Items

A. Public Hearing: 717 D Street Tentative Subdivision Map: Planning Application (PA) #22-47 for Tentative Map #03-22

Senior Planner Eric Lee: The tentative map was previously approved by the City Council in 2017 as part of the D Street Gardens Project; however, the tentative map has since expired before it was recorded and requires reapproval. The project would subdivide the subject parcel into eight residential lots. Site improvements include grading, utilities, landscaping, shared driveways, shared parking, and other related improvements. The proposed tentative subdivision map is consistent with the previously approved map and there are no substantial changes.

Chair Rowe opened the public hearing

- Adele: There is a large oak tree that is not in the plan and has not been considered. Proposal should be denied until the tree is considered. Not enough parking in neighborhood, parking not thoroughly planned.

Chair Rowe closed the public hearing

Commissioner discussion included concern regarding oak trees, potential impacts on neighborhood due to the amount of parking being provided by the project, and placement of waste receptacles.

C. Essex moved, seconded by G. Valencia, to amend the Conditions of Approval

(COA) and add COA 6C6—to preserve and protect the native oak trees onsite and overhanging the property. Motion passed unanimously.

M. Weiss moved, seconded G. Valencia, as follows:

1. Determine that the project is consistent with the Initial Study/Mitigated Negative Declaration (MND #5-15) that adequately addressed the environmental impacts of the previous project (PA#15-51) and was adopted as part of the previous approval; and that no further environmental review is required; and
2. Approve Planning Application #22-47 based on the Findings and subject to the Conditions of Approval
 - a. Including the addition of COA 6C6 as approved by the motion above.Motion passed unanimously.

7. 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 (UFMP)

C. Essex: October 20 Tree Commission meeting. Discussed forwarding a draft to the City Council. A collection of ideas for how to update the zoning code and UFMP. Provided comments and suggestion on how the plan can be implemented and areas that could use refinement.

G. Rowe: November 10—presentation and discussion about the UFMP.

B. Planning Commission/City Council Joint Discussion Continuation – November 15
S. Metzker: Providing a memo with the outline. Discussion intended as a continuation of first discussion.

C. Upcoming Meeting Dates – November 23 and 29; December 14
S. Metzker: November 29—Special meeting instead of a November 23 meeting. Will discuss the Downtown Davis Specific Plan. Will go to the City Council in December. December 14—No item scheduled.

Commission consensus to start meeting at 6:00 p.m. on November 29.

8. Adjournment. Meeting adjourned at 8:30 p.m.