



City of Davis
Planning Commission Meeting Minutes
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Wednesday, February 14, 2024
7:00 P.M.

Commission Members: Linda Deos, Vince McLaughlin, Greg Rowe (Chair), Darryl Rutherford, Johannes Troost, Georgina Valencia, Michelle Weiss (Vice Chair), Alan Bennett (Alternate)

Commission Members Absent: None

Council Liaisons: Bapu Vaitla, Donna Neville (Alternate)

Staff: Principal Planner Dara Dungworth

1. Call to Order & Roll Call. Chair Rowe called the meeting to order at 7:00 p.m.
2. Approval of Agenda. M. Weiss moved, seconded by G. Rowe, to approve the agenda as listed below. Motion passed unanimously.
3. Brief Announcements from Staff, Commissioners, and Council Liaisons
Principal Planner Dara Dungworth: Provided an update on the soft launch of the predesign Accessory Dwelling Unit plans. The California Department of Housing and Community Development certified the city's Housing Element. Palomino Place project will move forward under the Builder's Remedy law.
4. Public Comments
 - Elaine Roberts-Musser: City Council is proposing to restructure commissions, but have not materially included commissions in the task or clearly communicated their goals. Question whether Planning Commissioners will receive specialized training in historical resource related matters if Historical Resources Management Commission is merged with Planning Commission. Could risk losing the city's Certified Local Government status if there is no dedicated commission for historical resources.
 - Alan Miller: Oppose proposed merge of Planning Commission and Historical Resources Management
 - Todd Edelman: Bicycling, Transportation and Street Safety Commission should be asked to discuss the transportation issues of the Nishi/Promenade project such as Union Pacific denying the railroad overcrossing to UC Davis and decreasing parking maximums.
5. Consent Calendar
 - A. Objective Design Standards Memorandum
Informational

V. McLaughlin moved, seconded by L. Deos, to approve the consent calendar. Motion passed unanimously.

L. Deos: Recused from the Lumberyard Project item due to a financial conflict of interest and left the room.

6. Regular Items

A. Public Hearing: The Lumberyard Project at 500-512 G Street – Planning Application #23-28 for Demolition #04-23, Design Review #13-23, Affordable Housing Plan #01-23

Chair Rowe opened the public hearing.

Senior Planner Eric Lee: Provided an overview of the project to redevelop a downtown infill site with a new 5-story mixed-use building with 227 apartment units mixed with ground floor commercial uses. Summarized the Affordable Housing Plan consisting of 5% (11 units) provided to very low income households triggering the state's Density Bonus Law. Outlined the requested concession and waivers allowed under the state's Density Bonus Law, including a concession to maximum main body building dimensions, and waivers to requirements for vertical articulation to step down the building stories and to break up the façade every 20 feet and for a secondary building wing on corner building sites.

Doug Buzbee, Applicant: Bought property with intent to develop it under the Downtown Davis Specific Plan. Partnered with The Michaels Organization, a multifamily developer, to complete the development.

Ian Murphy, Principal Architect: Provided an overview of the architectural plans.

Public comments:

- Brian Abbanat, Planning Director for Yolo County Transportation District (YCTD) and Director for Yolo Commute: YCTD supports project and has routes through area. Yolo Commute will connect residents with resources. Suggest relocating 5th St & I St bus stop to 5th St & G St.
- Karen Ward, Jim Gray, Greg Francis, Laura Sanchez, General Manager of Davis Food Coop, Meg Arnold, former Chair of the Downtown Plan Advisory Committee: Support project and staff recommendation to preserve Works Progress Administration (WPA) stamp on sidewalk. Good site for infill and transit oriented development. Support majority of bike parking placed on 6th street. Pleased that applicant is in discussion with the neighbors to ensure that impacts are minimize and jointly resolved.

- Todd Edelman: Applicant is creating off-site parking so project is not entirely a no parking project. Need more trees on 6th street and to successfully negotiate for a quiet zone.
- Alan Miller: Support project in concept, but oppose 5th story. Parking impacts will spread into neighborhoods.
- Garat Moholland: Concerned the Paseo feature will attract the homeless. Concerned about adequate covered bike parking.
- John Meyer: Old North has some designated parking permits and everything else is wide open. Would like to avoid implementing a parking district.

Chair Rowe closed the public hearing.

Planning Commission recess at 9:20 p.m. and reconvened at 9:26 p.m.

D. Buzbee: Working with the city to implement a Federal Quiet Zone from 2nd through 8th streets. City would need to upgrade railroad crossings throughout the downtown to not require trains approaching and travelling the crossing to blow their whistles. Parking strategy includes joining Yolo Commute and securing spots in neighboring parking garage.

Weiss moved, seconded by Rutherford, as follows:

1. Find that the proposed project is consistent with the Downtown Davis Specific Plan Environmental Impact Report (EIR) (SCH# 2020100103) and that no further environmental review is required; and
2. Approve Planning Application #23-28 for the Demolition, Design Review, and Affordable Housing Plan based on the Findings and subject to the Conditions of Approval.

Motion passed by the following vote.

AYES: Bennett, McLaughlin, Rutherford, Troost, Valencia, Weiss, Rowe

NOES: None

ABSENT: Deos (recuse)

7. Long Range Calendar: Upcoming Meeting Dates
 - A. February 28, March 13 and 27, April 10 and 24

8. Adjournment. Meeting adjourned at 9:45 p.m.