



City of Davis
Planning Commission Minutes
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Wednesday, January 23, 2013
7:00 P.M.

Commissioners Present: Herman Boschken, Mark Braly, Ananya Choudhuri, Cheryl Essex, George Hague, Rob Hofmann (Chair), David Inns (Alternate)

Commissioners Absent: Marilee Hanson

Staff: Principal Planner Bob Wolcott; Assistant Planner Eric Lee

1. Call to Order

R. Hofmann called the meeting to order at 7:00 p.m.

2. Approval of Agenda

A. Choudhuri moved, seconded by M. Braly, to approve the agenda. Motion passed by the following vote:

AYES: Boschken, Braly, Choudhuri, Essex, Hague, Hofmann

NOES: None

ABSENT: Hanson

3 Staff and Commissioner Comments

M. Braly: Request information on potential interest in a grocery store in the Fifth Street shopping center near the Police Station. There will be an upsurge in population in the area over the next several years due to Carlton Plaza, a continuing care facility currently under construction on Fifth Street.

4. Public Communications

None

5. Consent Items

A. Minutes of October 10, 2012

A. Choudhuri and H. Boschken accepted the Minutes. (M. Braly, C. Essex, G. Hague and R. Hofmann abstained as they were not in attendance.)

B. Minutes of October 24, 2012

A. Choudhuri moved, seconded by R. Hofmann, to approve the Minutes. Motion passed by the following vote:

AYES: Boschken, Choudhuri, Hague, Hofmann

NOES: None

ABSENT: Hanson

ABSTAIN: Braly, Essex

6. Public Hearings

- A. 315 D Street Mixed Use Building: Planning Application #12-53–Demolition #02-12, Design Review #17-12, Minor Modification #07-12

Assistant Planner Eric Lee: Proposal to allow demolition of a 1,200 sq. ft. existing single-family residence and 363 sq. ft. detached garage, converted to an accessory dwelling unit, and construction of a replacement project consisting of a 3,122 sq. ft., two-story mixed-use building. New building would consist of three apartment units, small office, and three-car garage; project includes outdoor patio areas, landscaping and other site improvements.

Commissioner D. Inns arrived at 7:20 p.m.

R. Hofmann opened the public hearing.

Lynne Yackzan, applicant: Want to provide market flexibility for downtown, add to downtown vibrancy. If more office space needed, able to provide entire first floor as office. Trying to conform to neighborhood feel.

Betty Woo, architect: Owners intend to live and possibly work at site; want to make sure office is accessible to clients. When they retire in the future, owners may want to use the office space as a guest room.

R. Hofmann closed the public hearing.

Commissioner comments included:

- C. Essex: Large elm tree is located in back of lot, building located 5-6 ft. from tree, will impact. Conditions of Approval discuss 2 street trees, not located on plan.
 - E. Lee: Elm tree on property line. Arborist reviewed/evaluated trees on property. The only tree which needs to be removed is a small citrus tree in backyard. Standard conditions require tree protection plan. If a tree needs to be removed, would require a tree modification permit. Will correct reference to 2 street trees, only 1 on site.
- R. Hofmann: Struggling with policy direction, want to comply with documents regulating zoning. Core retail with office zoning designation is under non-residential. Primary use is supposed to be office and retail. Core Area Specific Plan requires retail with office, goes beyond the mixed use definition in General Plan. Commission should consider making recommendation to Council regarding changes to guiding documents to address inconsistencies.
 - E. Lee: Core retail with office designation—Staff views district as allowing for pure office, pure commercial or pure residential and do not consider that mixed use requirement applies to each parcel.
 - B. Wolcott: Issue will probably be part of upcoming workplan items.

- H. Boschken: Office space as designed is not flexible for use as another residential unit, purposely limits rental capacity. Advocate for infill/densification.

M. Braly moved, seconded by G. Hague, as follows:

1. Determine that the project is categorically exempt pursuant to CEQA Guidelines Section 15301 which exempts the demolition of a single-family residence and Section 15303 which exempts new construction of a multi-family residential structure up to six units in an urbanized area; and
2. Approve Planning Application #12-53 for the proposed Demolition, Design Review and Minor Modification at 315 D Street based on the Findings and subject to the Conditions of Approval contained in the staff report.

A. Choudhuri proposed a friendly amendment to modify Conditions of Approval:

- Condition #16—add in notification to State Coroner if any bones are found on site
- Condition #18b—Quantify excessive watering (Excessive watering will be avoided to minimize tracking of mud from the project onto streets)
E. Lee: Performance standard by Public Works. No watering if currently raining. Also, issue may be addressed as needed by Public Works.
- Condition #18d—Clarify. No storage of uncovered construction
- Condition #18e – Clarify: Truck or site should be swept?
- Condition #19—add language regarding adequate signage during construction
- Condition #36—modify to fully “screened”

E. Lee: Staff will also correct reference to 2 street trees; only 1 on site.

Amendments accepted by mover and second. Motion passed by the following vote:

AYES: Boschken, Braly, Choudhuri, Essex, Hague, Inns

NOES: None

ABSENT: Hanson

ABSTAIN: Hofmann

7. Staff and Commissioner Comments (continued as needed)

R. Hofmann and A. Choudhuri will be absent February 27. M. Braly will chair meeting.

H. Boschken will be absent March 27.

A. Choudhuri: Commission Workplan—Break workplan into distinct parts, top 3 issues: definitions, second units, and add inconsistencies in governing documents.

R. Hofmann: Should consider new Subcommittee to discuss inconsistency issues. Will come back with workplan update.

8. Informational Items

A. Schedule of Upcoming Meeting Dates. Commission accepted as presented.

9. Adjournment. The meeting was adjourned at 8:16 p.m.