



**City of Davis**  
**Planning Commission Minutes**  
**Community Chambers, 23 Russell Boulevard, Davis, CA 95616**  
**Wednesday, February 27, 2013**  
**7:00 P.M.**

Commissioners: Mark Braly, Herman Boschken, Cheryl Essex, George Hague, Marilee Hanson, David Inns

Absent: Ananya Choudhuri, Rob Hofmann

Staff: Principal Planner Bob Wolcott; Planner/Historical Resources Manager Ike Njoku; Assistant Planner Eric Lee; Building & Planning Technician Tom Callinan

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Please note: The numerical order of items on this agenda is for convenience of reference; items may be taken out of order. No new items shall begin after 10:30 p.m. unless unanimous consent exists to continue.

**1. Call to Order**

M. Braly called the meeting to order at 7:03 p.m.

**2. Approval of Agenda**

G. Hague moved, seconded by H. Boschken, to approve the agenda. Motion passed unanimously.

**3. Staff and Commissioner Comments**

None

**4. Public Communications**

None

**5. Public Hearings**

A. 654 G Street, Davis Strength and Conditioning: Planning Application #12-79 – Conditional Use Permit #19-12

Building & Planning Technician Tom Callinan: Per property owner request, recommend open and continue public hearing to March 13. Reason: ensure space will comply with all standards and laws in terms of air quality.

M. Braly opened the public hearing and continued it to March 13, 2013.

B. 34 College Park Drive: Planning Application #13-13 – Conditional Use Permit #1-13, Conversion of a 4-Bedroom Home into a 6-Bedroom

Planner/Historical Resources Manager Ike Njoku: Applicant is requesting approval of a CUP to allow the conversion of a family room into 2 separate bedrooms, which will

result in a total of 6 for the dwelling unit. Project will include exterior wall changes to the first floor with the replacement of an existing exterior French door facing the rear yard to the east with a new 60" x 48" window.

M. Braly opened the public hearing.

Nori Hatshaw: College Park resident; concern regarding 6<sup>th</sup> bedroom; oppose project.

Helen Thompson: College Park resident; need to ensure that CUP runs with land, when sold it should be prohibited from being converted into boarding/sorority/fraternity. Not aware of any other 6 bedroom home in neighborhood.

Daniel Sedillo: General building contractor; object is to cost effectively provide guest bedroom and home office. Downstairs conversion provides better access for visiting grandparents. Home office design includes built in cabinetry and computer work stations; existing window is egress compliant window to satisfy safety code requirement.

M. Braly closed the public hearing.

C. Essex moved, seconded by G. Hague, that the Planning Commission take the following actions:

1. Determine that the proposed project is Categorically Exempt from further environmental review pursuant to Section 15301(a) of CEQA Guidelines as interior or exterior alterations involving interior partitions; and
2. Approve Conditional Use Permit Application #1-13, to allow the proposed family room conversion into two bedrooms at 34 College Park Drive, which will result in a six-bedroom dwelling unit, subject to the findings and conditions.

H. Boschken: Propose adding a Condition of Approval that home shall not be used as a boarding home. Not accepted by mover and second.

H. Boschken moved substitute motion to add Condition of Approval as noted above. No second.

Motion passed unanimously.

- C. Willowbank Park Unit 3 Revisions: Planning Application #12-83 – Tentative Map #04-12, Revised Final Planned Development #03-12, Design Review #25-12

Assistant Planner Eric Lee: Applicant is requesting approvals for revisions to 0.82 acres (Unit 3) of the Willowbank Park subdivision located on Blue Oak Place near Mace Boulevard in South Davis. The project would revise the lot sizes, housing type and number of units for Unit 3, changing it from 9 attached townhouse units to 5 detached 2-story single-family homes. It would result in a total of 21 market rate, detached single-family residences in the subdivision; an additional 4 affordable units are currently required to be built in a final phase on the remainder lot.

Subdivision was approved by City Council in 2010 after extensive public review. Requirement for townhouse units was previously proposed by City Council. Applicant made effort to develop and market, but has been unsuccessful.

Condition of Approval #43-Street Surface has been revised.

M. Braly opened the public hearing.

Jason Taormino: Long public process before townhouse project was suggested by Council; intent was to fit with spirit of neighborhood. Marketed townhomes for a couple of years. Feedback from potential buyers included desire for downstairs master bedroom and young families prefer single family homes. Changing back to plan that is very similar to original; proposed floor plans consistent with other units in development.

David Taormino: Cost to construct townhomes is more than building single family homes. Insurance costs increase, noise reduction measures, fire ratings. Spent significant amount of money on design process for townhomes.

M. Braly closed the public hearing.

H. Boschken moved, seconded by G. Hague, that the Planning Commission take the following actions:

1. Determine that Mitigated Negative Declaration #05-08 previously prepared for the Willowbank Park subdivision project adequately addresses the environmental impacts of the proposed project and no further environmental review is required; and
2. Approve Planning Application #12-83 for Willowbank Park Unit 3 consisting of the following entitlement applications, based on the Findings and Conditions of Approval:
  - Tentative Map #04-12, subdividing approximately 0.82 gross acres into 5 single-family residential lots (Lots 17-21) and a remainder parcel; and
  - Revised Final Planned Development #03-12, establishing final zoning standards for the residential lots noted above; and
  - Design Review #25-12, establishing the site plan and architectural features for the single-family residences to be constructed on these lots.
3. Findings and Conditions of Approval amended as follows:
  - Revised Condition 43—Street Surface. Provide greater flexibility to meet City performance standard.
  - Removed Condition 39—Visitability/Accessibility.

Motion passed unanimously.

**7. Staff and Commissioner Comments** (continued as needed)

M. Braly: Request appointment of Vice Chair be agendized.

M. Hanson: Request overview of Affordable Housing Program.

G. Hague: Request overview of General Plan Housing Element.

B. Wolcott: Will check in with staff on appropriate timing.

G. Hague: Request information on City's plans regarding accessibility—universal design and it fits into the general plan housing element.

**8. Informational Items**

A. Schedule of Upcoming Meeting Dates

B. Wolcott: Next meetings will include:

March 13—Transportation Element and Olympic Drive Appeal

March 27—Cannery Draft

April 10—Mission Residences 225-229 B Street.

H. Boschken: Request Cannery be postponed to April 10 (will be absent 3/27).

B. Wolcott: Will ask applicant if able to accommodate request.

**9. Adjournment** The meeting was adjourned at 8:41 p.m. The next Planning Commission meeting will be held on Wednesday, March 13, 2013.