



**City of Davis**  
**Planning Commission Minutes**  
**Community Chambers, 23 Russell Boulevard, Davis, CA 95616**  
**Wednesday, June 12, 2013**  
**7:00 P.M.**

Commissioners Present: Herman Boschken, Cheryl Essex, George Hague, Marilee Hanson (Vice Chair), Rob Hofmann (Chair)

Commissioners Absent: Mark Braly, Ananya Choudhuri, David Inns (Alternate)

Staff Present: Principal Planner Bob Wolcott; Planner Cathy Camacho; Assistant Planner Eric Lee; Active Transportation Coordinator Dave “DK” Kemp; Financial Planning Specialist Bob Blyth

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**1. Call to Order**

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

**2. Approval of Agenda**

R. Hofmann moved, seconded by M. Hanson, to approve the agenda. Motion passed unanimously.

**3. Staff and Commissioner Comments**

None

**4. Public Communications**

None

**5. Public Hearings**

A. Roos’ Café, 2939 Spafford Street, Suite 140A: Planning Application #13-40 - Conditional Use Permit #10-13

Assistant Planner Eric Lee: Project site is located in an existing retail building in the Fifth Street Commerce Center in East Davis, which provides neighborhood commercial and retail uses within the PD 5-94D Zoning District. The proposed use will operate as a café with an indoor play area targeted at parents with young children. Compatible with adjacent uses; enough parking is available in current lot.

Chair Hofmann opened the public hearing.

Ru Zheng: Mother of 3 year old child; vision of play café. Family history of restaurant owners. Concept is popular in cities such as Seattle and Chicago. Design of structure— low partition wall, one-way entry/exit; child will have same color bracelet as parent so they match up.

Brandon Bergdorf: Parent and resident of Davis. Support proposal. Environment where both parent and child are welcome.

Chair Hofmann closed the public hearing.

H. Boschken: Familiar with design; successful site in Los Altos. Support concept and design.

H. Boschken moved, seconded by M. Hanson, as follows:

1. Determine that the project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301; and
2. Approve Conditional Use Permit #10-13 for Roos' Café, a combined café/indoor play area, based on the Findings and subject to the Conditions of Approval contained in the staff report.

Motion passed by the following vote:

AYES: Boschken, Essex, Hague, Hanson, Hofmann

NOES: None

ABSENT: Braly, Choudhuri, Inns

- B. Expansion of Fit House Fitness Studio, 630 Pena Drive: Planning Application #13-34 - Conditional Use Permit #8-13

Planner Cathy Camacho: Project site is zoned PD #4-88, Light Industrial and Business Park District, which includes "commercial recreation" as a conditionally permitted use. The studio is currently operating under a Conditional Use Permit in approximately 3,500 sq. ft. The proposed use will expand into vacant space within the building, reconfigure the existing space and provide larger training areas, yoga studio, offices and staff break room in approximately 7,000 sq. ft.

Chair Hofmann opened the public hearing.

Lisa Yackzan-Herrington, co-owner of Fit House: support project.

Chair Hofmann closed the public hearing.

C. Essex moved, seconded by H. Boschken, to approve as follows:

1. Determine that the proposed project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301(e) as leasing and minor alteration of existing structures and Section 15303(c) as a minor conversion of use in an urbanized area to a structure not exceeding 10,000 sq. ft. in floor area; and
2. Approve Conditional Use Permit #8-13 to allow expansion of an existing personal fitness and training studio located at 630 Pena Drive, based on the Findings and subject to the Conditions of Approval contained in the staff report.

Motion passed by the following vote:

AYES: Boschken, Essex, Hague, Hanson, Hofmann

NOES: None

ABSENT: Braly, Choudhuri, Inns

C. Consideration of Establishing Bicycle Parking Requirements: Planning Application #13-41, Zoning Ordinance Amendment #1-13

Active Transportation Coordinator, Dave “DK” Kemp: The purpose of proposed Zoning Ordinance Amendment is to create clear, predictable standards for the required number of bicycle parking spaces based on land use type.

Recommendation:

Chair Hofmann opened the public hearing, and after no comments, closed the public hearing.

G. Hague: Would like provision for review and update of numbers on annual basis or at specified time with developer input.

Incentive provided for increasing spots; should be mechanism for developer to propose different percentage. Should include an appeals procedure to staff. Add more flexibility into language on 40.25A.070(b).

D. Kemp: Trying to find balance between utilizing space on sidewalk and street. Studying downtown behaviors and understanding the demand. Businesses downtown are not required to provide their own parking.

M. Hanson: Should reassess institutional category. Have grouped schools, day care, hospitals in same category. Should be more long-term for hospitals and schools.

R. Hofmann: Would like more distinction between short and long-term parking.

R. Hofmann moved, seconded by H. Boschken, approved staff recommendation, provided Planning Commission’s recommendations are considered and incorporated into the final Ordinance presented to City Council as follows:

Recommend that the City Council take the following action:

1. Determine that the proposed Zoning Ordinance text amendment is exempt from environmental review pursuant to CEQA Guidelines Section 15303 which categorically exempts new, small facilities and structures and accessory structures, Section 15311 which categorically exempts minor accessory structures, and Section 15061, the general rule that CEQA only applies to projects which have the potential for causing significant effects on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and
2. Introduce and approve the draft Zoning Ordinance text amendment.

R. Hofmann: Provide flexibility to re-evaluate/modify baseline numbers over time.

G. Hague: Page 9, Section 40.25A.070 should include provision that applicant, subject to requirements, may dispute them as they apply to their business. Delete 6 and include the language just proposed. #7, paragraph B, should read as “Unforeseen circumstances or individual land use changes”.

C. Essex: The following recommendations:

1. Re-evaluate required number of spaces when proceeding with review of bike plan
2. 40.25A.70(b) , #6 -add land use changes or other circumstances
3. Technical grammar corrections
4. Separate institution into 2 categories: hospital and day care; evaluate percentages

Motion passed by the following vote:

AYES: Boschken, Essex, Hague, Hanson, Hofmann  
NOES: None  
ABSENT: Braly, Choudhuri, Inns

## 6. Business Items

A. Fiscal Year 2013-14 Capital Improvement Plan (CIP) – Review for General Plan Consistency

Financial Planning Specialist-Bob Blyth: Provided overview of new projects. 17 projects from prior years; 9 new projects; total budget \$125 million; considerably higher than normal. Approximately 93% costs are from Wastewater Treatment Plan Improvement project and Alternative Water Supply project.

H. Boschken moved, seconded by G. Hague to approve staff recommendation as follows: Find the list of capital improvement projects included in the Fiscal Year 2013-14 Preliminary budget consistent with the City of Davis' General Plan.

Motion passed by the following vote:

AYES: Boschken, Essex, Hague, Hofmann  
NOES: None  
ABSENT: Braly, Choudhuri, Inns  
ABSTAIN: Hanson

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

R. Hofmann: Inter-commission liaison appointment needed for Planning Commission?

Z. Mirabile: Planning Commission has unfilled liaison appointment to Finance and Budget Commission (FBC). FBC is currently undergoing review by Council Subcommittee. May want to wait until after review.

R. Hofmann: Will check in with Council liaison to Planning Commission to gauge direction.

## 8. Informational Items

A. Schedule of Upcoming Meeting Dates.

B. Wolcott: July 10, 2013—Transportation Element will be postponed.

July 24, 2013 meeting scheduled to only be 1 topic: Cannery Park. If Cannery postponed, will schedule Transportation Element. May want to consider cancelling August meetings.

C. Essex: Not available August 14, 2013.

H. Boschken: Not available August 8, 2013

R. Hofmann: Out of country in August.

B. Wolcott: Tentatively rescheduling joint City Council and Planning Commission meeting

in October.

9. **Adjournment.** The meeting was adjourned at 9:21 p.m. The next regular Planning Commission meeting will be held on Wednesday, June 26, 2013.

Lisa K. Kemmer  
Assistant City Clerk