



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

Commissioners: Herman Boschken, Cheryl Essex, George Hague, Marilee Hanson (Vice Chair), Rob Hofmann (Chair), David Inns (Alternate)
Absent: Mark Braly, Ananya Choudhuri
Staff: Principal Planner Bob Wolcott; Planner Cathy Camacho; Assistant City Clerk Lisa Kemmer

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

The meeting was called to order by Chair Hofmann at 7:03 p.m.

2. Approval of Agenda

G. Hague moved, seconded by H. Boschken, the agenda was approved by the following vote:

AYES: Boschken, Essex, Hague, Hofmann, Inns, Hanson

NOES: None

ABSENT: Braly, Choudhuri

3. Staff and Commissioner Comments

None

4. Public Communications

None

5. Consent Items

A. Minutes of February 27, 2013

D. Inns moved, seconded by C. Essex, to approve the minutes of February 27, 2013 as presented by the following vote:

AYES: Boschken, Essex, Hague, Hanson, Inns

NOES: None

ABSTAIN: Hofmann

ABSENT: Braly, Choudhuri

B. Minutes of March 13, 2013

D. Inns moved, seconded by C. Essex, to approve the minutes as amended with minor correction by the following vote:

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

6. Public Hearing:

A. Davis Diamonds Gymnastics / Construction of a New Building at 2750 Cowell Boulevard: Planning Application #13-56—Final Planned Development #03-13; Minor Modification #07-13; Design Review #22-13 (*Planner Cathy Camacho*)

Planner, Cathy Camacho: Davis Diamonds leases 9000 sq ft; new building will be owned. Public notices sent to everyone within 500 ft; have received no comments to date. Parking on both sides; handicap parking in front entrance- 32 parking spaces; set back is proposed at 37 front; 40 in back; 15 bike spaces, height not to exceed three stories. Staff is comfortable with proposal by applicant; residents would have buffer by the 45 foot setback. Any future changes will be subject to PC review and approval. Applicant asking for 3 more parking spaces-this would help with parents simply dropping off children or picking them up. Project will not impact traffic in the area.

Chair R. Hofmann opened the public hearing.

Public comments:

- James Major; Co-owner, Davis Diamonds Gymnastics: Long process ; three years; 10 banks; what you have before you will be unique; will be near where people live and go to school.
- M. Hanson: Didn't owner bring this site to us before?
- James Major: Ken Hiatt spoke about this before; original assessment was it was too expensive. When used car place pulled out then we looked at the cost of things; architect came up with pre-fab metal building; by reducing the size a little; they made the project feasible.
- C. Camacho: 2750 Cowell was before the Planning Commission regarding zoning.

Hearing no other comments, Chair Hofmann closed the public hearing.

C. Essex: Talk about hours of operation?

J. Major: Busy after 3 pm; parents night out usually from 6 p.m. to 11 p.m.

C. Essex: Any overnight events?

J. Major No. Very rare.

C. Essex: Didn't see hours of operation, not a condition of approval?

C. Camacho: That is correct.

H. Boschken: Is design of building suitable for modification in case you move on? We have another building next to you sitting vacant –what consideration has been given to that?

J. Major: Building is pre-fabricated; a concrete slab with a shell around it. You can do about anything with it so it could be easily modified. Could be transformed into office bldg., lab or anything else, bank asked the same question. Architect reassured the bank the same thing.

H. Boschken: Bike path question. Have a number of clients coming from other side of I-80; no immediate way to get there.

Hilde Aune; Co-owner of Davis Diamonds Gymnastics: We have walked the entire route-even if you come from N of I-80 poses lots of safe ways to get there on bike path.

R. Hofmann: Where does bikepath go? To north? Thought would be on neighboring property; if driveways crossing over; what effects will that have along Cowell Boulevard?

C. Camacho: Driveway would be shared west; conditions were placed on those properties by the city when the second parcel was to be developed.

R. Hofmann: How many spaces?

C. Camacho: 4-6 spaces; already a shared parking space agreement.

C. Essex: On tree removal; thank Cathy for sending report to her from arborist; looked like 1 native oak on site; on site plan it looked like it could be removed; the trees or their removal were not included on the staff report or site plan.

C. Camacho: We would rectify with arborist if something came up. Staff and Rob Cain were comfortable with it. We do have flexibility with the plan and the conditions of approval address that issue.

C. Essex: Ask for condition to retain that one oak tree.

C. Camacho: We can ask for that condition; applicants don't object.

R. Hofmann: Is there a distinction your making between the status of neighborhood character-compatibility in terms of appropriateness?

C. Camacho: Yes, we looked at complimentary buildings of design. There is a residential component there, an existing warehouse building and a swim and fitness.

C. Essex moved, seconded by G. Hague, to approve staff recommendations as follows:

1. Determine that the proposed project is exempt from environmental review pursuant to CEQA Section 15332 as an In-fill Development Project and CEQA Section 15305 as a Minor Alteration in Land Use Limitations; and
2. Approve the planning application for Final Planned Development #3-13, Minor Modification #7-13, and Design Review #22-13 based on the Findings and subject to the Conditions of Approval, with an additional condition to retain the native oak tree on the site.

D. Inns: If the oak tree holds up the whole project, I would not be able to vote for this motion.

R. Hofmann: Echo that sentiment, in terms of feasibility disconnect in the documentation reports, would like some wiggle room if this prevents the project from moving forward.

C. Essex: Arborist would write report that would indicate the condition of the tree and potential for the tree to be removed or retained. The site plan is done by the landscape architect and would not be the person to make that determination.

G. Hague: Friendly Amendment to include in recommendation (2) "if the arborist recommendations are confirmed that the tree be preserved".

C. Essex: Accepted by mover.

Passed by the following vote:

AYES: Boschken, Essex, Hague, Inns, Hanson, Hofmann

NOES: None

ABSENT: Braly, Choudhuri

7. Staff and Commissioner Comments (continued as needed)

Principal Planner, Bob Wolcott: Update: The Cannery; November 12, 2013 before City Council, public hearing, November 19, 2013.

Addressed several inquiries made on Target property; showed overhead schematic of the main Target building. Many retail uses, a designated restaurant going in and across to the East across 2nd street is an existing Chase bank and next to that Dental offices and another food place going in area.

8. Informational Items

A. Schedule of Upcoming Meeting Dates

Principal Planner, Bob Wolcott: November 13, 2013 an item to address Joint Meeting with City Council on December 17. Would like to bring two items; see if two commissioners want to work on this. Preliminary agenda items; planning commission roles and policy have both come up. Also, City Hall will be closed Thanksgiving week and Christmas and New Year's weeks.

G. Hague: Available December 17, 2013 for meeting.

M. Hanson: Thanked Bob for email when Cannery was going before City Council.

9. Adjournment

Chair Hofmann adjourned the meeting at 8:01 p.m.

Lisa K. Kemmer
Assistant City Clerk