



City of Davis
Planning Commission Minutes
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Wednesday, January 29, 2014
7:00 P.M.

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

Absent: Ananya Choudhuri; Marilee Hanson (Vice Chair)

Staff: Principal Planner Bob Wolcott; Planner Cathy Camacho; Assistant Planner II Eric Lee; Assistant City Clerk Lisa Kemmer

1. Call to Order

The meeting was called to order by Chair Hofmann at 7:01 p.m.

2. Approval of Agenda

H. Boschken moved, seconded by M. Braly to approve the agenda as presented.
Motion passed unanimously.

3. Staff and Commissioner Comments

Mark Braly: Workshop last week, event co-sponsored by Valley Climate Action Center, Senator Lois Wolk in attendance; good outcome and will follow up with PUC.

George Hague: Innovation Task Force member update; met last Monday; Rob White gave update on four areas for consideration as innovation parks; investigating sites; Feb 11; presentation on 44-acre Nishi site will be before City Council; now called the University Gateway District; everyone involved well engaged.

Cheryl Essex: Regarding Cannery Project; asked trees be retained if feasible; Tree Commission has subcommittee to deal with this; met on site with Rob Cain; developer clarified they will remove 69 trees along Covell Boulevard; mostly oak; large size; in order to make way for walkways, road and bus stops; very disappointed.

Principal Planner, Bob Wolcott: Update: 717 7th Street that was approved by Planning Commission on January 8, 2014, has been appealed to City Council and will go before council in February.

4. Public Communications

Darrell Rutherford; Executive Director; Sacramento Housing Alliance; have presence in Yolo County; resident of Davis; affordable housing ordinance; disappointed about ADU's that will be used to meet needs; understand advisory committee being put together and want to serve on committee. Good work Planning Commission does and looking forward to working with you all.

5. Consent Items

All matters listed under the Consent Calendar are considered routine and non-controversial, require no discussion and are expected to have unanimous Commission support and may be enacted by the Commission in one motion.

A. Minutes of May 8, 2013

C. Essex moved, seconded by M. Braly, to approve the minutes as presented.

Motion passed by the following vote:

AYES: Boschken, Braly, Essex, Hague, Inns

NOES: None

ABSTAIN: Hofmann

ABSENT: Choudhuri, Hanson

B. Minutes of June 26, 2013

R. Hofmann moved, seconded by C. Essex, to approve the minutes as presented.

Motion passed by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: Choudhuri, Hanson

6. Public Hearings

A. Planning Application #13-71, Conditional Use Permit #13-13: 4413 San Ramon Drive-
Second Dwelling Unit (*Planner Cathy Camacho*)

Commissioner Boschken recused himself and left the dais; lives within 500 feet of site address.

Planner, Cathy Camacho: Public hearing notices mailed; received two comments; received support from neighbors. Reviewed areas of home involved with expansion; garage bumped out about 10 feet, trellis over French doors, entrance to home would be on west side and windows not visible to neighbors with high fence and trees. No impacts to neighbor's privacy. One additional parking space; area widened enough to fit another car. Staff recommends approval of project.

Chair Hofmann opened the public hearing.

Nicole Gleason, property owner, applicant: Great opportunity for family with three generations residing under one roof. Mom living in guest room now; much needed addition; happy to answer any questions.

Jessica Merrill: 2225 Glacier Drive #45; Communications Director, Sacramento Housing Alliance: Not here to support or oppose approval of this conditional use permit; we see this as case in point of ineffectiveness of affordability by design. Changes to affordable housing units last year, enabled new ADU's to count towards housing requirements. No regulations imposed on units, no income targeting, no rent control, no guarantee they would be used for affordable housing. Current item illustrates applications for ADU's that can be used in place

of affordable housing. What's to stop these units being used as home offices, charging high rent? Regulated affordable housing is occupied by low wage earners and their families, seniors, disabled income. Made case to CC in 2013; but concerns fell on deaf ears. Survey or electronic tracking that records the income level of its occupants; the City of Davis has an obligation to address the housing needs of the low-income workforce that propels Davis' robust service economy. Hope you consider request as new housing element requirements begin to take effect in future developments.

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

R Hofmann; condition # 1; should be one story not two-story.

G. Hague moved, seconded by D. Inns, to approve staff recommendations as follows:

1. Determine that the proposed project is exempt from environmental review pursuant to CEQA Guidelines Section 15303(a), New Construction or Conversion of Small structures, as a second dwelling unit in a residential zone; and
2. Approve PA #13-71, Conditional Use Permit #13-13 to permit a second dwelling unit located at 4413 San Ramon Drive based on the findings and subject to the conditions contained in the Attachment 1 of staff report as amended.

M. Braly: Interested in comment from last person who spoke. Is there anything on affordable housing and who actually occupies those?

B. Wolcott: We completed a survey about second dwelling units; projects ADU's are now being counted toward the entitlement but only 20 units or greater, like in the Cannery Project. Doesn't apply to this case. The city could try to gain credit towards the RHNA in the Housing Element.

G. Hague: Like to point out that the intended occupant is a retired senior citizen with respect to the requirements of affordable housing.

Motion passed by the following vote:

AYES: Braly, Essex, Hague, Hofmann, Inns

NOES: None

ABSTAIN: Boschken

ABSENT: Choudhuri, Hanson

Commissioner Boschken returned to the dais.

B. Planning Application #13-75, Conditional Use Permit #16-13: 530 W. 8th Street - Verizon Wireless Antenna Addition (*Assistant Planner II Eric Lee*)

Assistant Planner, Eric Lee: Presented staff report; project site located at City Water Tower. Installing 75-foot towers; would remove three existing antenna's and installing 6 new antenna's that will be 6 feet long, surge protectors' and remote transducers units. Public hearing notices mailed; no comments received. Visual impacts are minimal. Staff recommends support of project. Verizon representative here to answer any questions you may have on project.

H. Boschken: Is the equipment on the ground?
E. Lee: Yes, behind fenced area; set back quite a distance from road.
H. Boschken: Frequency of sound sometimes can be an issue.
E. Lee: None, that aware of.

Chair Hofmann opened the public hearing.

Jerome White; Project Manager, Verizon: Better access to 4G technology. E-mail, internet, stronger call and connection coverage and updates to the wireless curve.

Hearing no other comments, Chair Hofmann closed public hearing.

M. Braly moved, seconded by C. Essex, to approve staff recommendations as follows:

1. Determine that the project is categorically exempt from further environmental review;
2. Approve the project (PA#13-75) for the Verizon Wireless Conditional Use Permit based on the findings (Attachment 1) and subject to the conditions (Attachment 2) contained in the staff report.

Motion passed by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: Choudhuri, Hanson

7. Business Items

A. Appointment of a Planning Commission member to Innovation Park Task Force

Principal Planner, Bob Wolcott: Looking for a second person to serve as member on Innovation Task Force.

C. Essex: Also attended the meeting; intrigued; focus of task force is outreach and public education and need for a business park.

R. Hofmann: Have sat in on meetings before, good committee to serve on.

H. Boschken: Usually available on Monday's.

R. Hofmann: Recommend Herman Boschken appointed to represent Planning Commission on Innovation Park Task Force.

Consensus.

B. Appointment of two Planning Commission members to each of two Work Plan Subcommittees:

1. Accessory Dwelling Units
2. Core Area Policies and Regulations

B. Wolcott: Need two members for work plan Subcommittees on ADU's and Core Area. Mike Webb working with stakeholder's downtown; suggest furthering process by beginning work on ADU's and then Core Area Policies and Regulations.

C. Essex: Interested in working on this.

R. Hofmann: Interested in serving on Core Area Policies & Regulations.

B. Wolcott: Will send email to other PC members not present to see if want to serve on Subcommittee for ADU's.

H. Boschken: Interested in serving on Core Area Policies & Regulations.

M. Braly: Also interested in serving on that Committee; term lapses but very interested

B. Wolcott: Do not think three serving poses a problem because it is not a quorum.

G. Hague: Look forward to hearing reports back with respect to forming these documents, ways to deal with nonconformance, very important item.

R. Hofmann: We can circle back on the ADU's to see if we can get one of the other PC members. If not, maybe can do this one as well.

8. Staff and Commissioner Comments (continued as needed)

B. Wolcott: Moving the February 26, 2014 meeting to March 5, 2014 since Council needed use of chambers. Will resume our next regularly scheduled meeting after that date.

9. Informational Item

B. Wolcott: Confirmed attendance from Commissioners for March 5, 2014 meeting.

10. Adjournment

The meeting was adjourned at 7:48 p.m.