



**City of Davis**  
**Planning Commission Minutes**  
**Community Chambers, 23 Russell Boulevard, Davis, CA 95616**  
**Wednesday, June 25, 2014**  
**7:00 P.M.**

Commissioners: Mark Braly, Herman Boschken, Cheryl Essex, George Hague, Marilee Hanson (Vice Chair), David Inns

Absent: Rob Hofmann (Chair)

Staff: Principal Planner Bob Wolcott, Financial Specialist Robert Blyth,

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**1. Call to Order**

Vice Chair Marilee Hanson called the meeting to order at 7:06 p.m.

**2. Approval of Agenda**

Principal Planner Bob Wolcott: Staff request item 6A Capital Improvement Plan (CIP) Finding of General Plan Consistency be taken prior to public hearings. Commission consensus.

D. Inns moved, seconded by C. Essex, to approve the agenda as amended.

Motion passed by the following vote:

AYES: Braly, Boschken, Essex, Inns, Hanson

NOES: None

ABSENT: Hofmann

**3 Staff and Commissioner Comments**

B. Wolcott: Photovoltaic Ordinance was postponed to a future Council meeting, date to be determined. Staff will update commission.

C. Essex: Attended affordable housing workshop held by Social Services Commission. Discussed existing programs, and potential next steps.

**4. Public Communications**

None

**5. Business Item**

**A. Fiscal Year 2014-2015 Capital Improvement Plan (CIP) Finding of General Plan Consistency**

Financial Specialist Bob Blyth: Five project categories: facilities, parks, sewer/wastewater, transportation and drinking water.

Michael Mitchell: Funds are allocated annually for curb, gutter and sidewalk, approx. \$150,000.

Commissioner comments included:

- Inconsistent with MOB 1.1. Transportation Element missing consideration of predictable increase in vehicular traffic from projects already approved. Reducing size of vehicular travel lanes would create congestion on major corridors throughout City. Request data regarding impacts.

M. Braly moved, seconded by C. Essex, to find that the list of capital improvement projects included in the Fiscal Year 2014/15 budget are consistent with City of Davis' General Plan.

Motion failed by the following vote:

AYES: Braly, Essex, Inns

NOES: Boschken, Hague, Hanson

ABSENT: Hofmann

G. Hague moved, seconded by H. Boschken, to find that the list of capital improvement projects included in the Fiscal Year 2014/15 budget are consistent with City of Davis' General Plan approved as proposed, provided that the reference to the Transportation Element, including 12 transportation projects listed, are removed.

B. Blyth: Staff can come back with more information related to transportation category.

Motion passed by the following vote:

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

NOES: None

ABSENT: Hofmann

## **6. Public Hearings**

A. Davis Food Cooperative Inc. / 620 G Street – Planning Application #14-32: Public Convenience and Necessity #01-14

M. Hanson recused herself due to a potential conflict of interest due to membership status.

Planner Ike Njoku: Request for the City of Davis to make a determination that public convenience or necessity (PCN) will be served by the Department of Alcoholic Beverage Control (ABC) issuing an Off-Sale (Type 21) beer, wine, and distilled spirits retail license for Davis Food Cooperative Inc. in order to upgrade their license to permit full range of alcohol sales.

M. Braly opened the public hearing, and after no comments, closed the public hearing.

M. Braly moved, seconded by H. Boschken, to:

1. Determine that the project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301, which exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of an existing structures and facilities; and

Determine that the public convenience or necessity will be served by authorizing issu-

ance of a Type 21 alcohol license for Davis Food Cooperative Inc. based on the findings, and consistent with applicable City standard conditions of approval contained in the staff report as amended by removal of COA #2 – alcohol sales at 620 G Street shall be limited to off-sale.

Motion passed by the following vote:

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

NOES: None

ABSENT: Hofmann

- B. Del Rio Live-Work Project / 2751 Del Rio Place – Planning Application #14-13: Mitigated Negative Declaration #1-14, General Plan Amendment #2-14, Rezone/Preliminary Planned Development #1-14, Final Planned Development #1-14, Tentative Subdivision Map #1-14, Design Review #5-14

Planner Cathy Camacho: Proposed subdivision of the existing 1.02 acre vacant parcel located at 2751 Del Rio Place into 16 lots for the development of a live-work project that would permit residential and small-scale commercial uses within the same unit. The subject site is located at the southwest corner of Pena Drive and Fifth Street, north of Del Rio Place, in an area with a mix of uses. A General Plan Land Use Amendment and a Rezone are necessary to accommodate the project.

M. Hanson opened the public hearing.

- Bob Donnelly, project architect: Representing Tim Ruff and Eric Roe. Live-work and slightly higher density housing is good alternative to single family homes, environmentally sustainable, makes use of existing infrastructure. Project provides adequate parking by conventional and current standards. Compact buildings and uses.
- Bill Hildebrand, President Far Western Park: Support reduced project size and additional changes, including deed restrictions and CC&Rs. Oppose amendment to conditions to remove requirement for commercial on ground floor. Main issue is parking. Overflow parking from Carleton Plaza already spills into adjacent neighborhood.
- Tim Ruff, developer: Will have HOA to govern all common area and landscaping, and use of ground floor space. Ground floor space is completely separate from living area, cannot become bedroom or rented out for residential use. Made conscious effort to reduce density and increase parking.
- Rob Riega, Carleton Plaza: Development is new, taking active steps to solve parking issues and relieve burden to neighborhood.

M. Braly moved, seconded by G. Hague, to recommend the City Council take the following action:

1. Determine that Mitigated Negative Declaration #1-14 prepared for this project adequately addresses the environmental impacts;
2. Adopt the Resolution of Intent Amending the General Plan Land Use Map designation of the subject site from “Business Park” to “Neighborhood Mixed Use” to allow live-work as a primary land use on the site;
3. Adopt the Rezone/Preliminary Planned Development Ordinance changing the zoning designation of the subject site from PD #4-88, Light Industrial/Business Park Subarea

(which does not permit or conditionally permit residential use), to PD #1-14, to permit live-work uses;

4. Approve the following entitlement applications, based on the findings and subject to the conditions of approval:
  - A. Final Planned Development to establish development standards for the 16 lots, including building setbacks, building heights, lot coverage, floor area ratio, parking, and usable open space.
  - B. Tentative Subdivision Map to subdivide the single parcel into 16 residential lots.
  - C. Design Review of the site plan and architecture.
  - D. Include proposed amendment to Conditions of Approval:
    1. Amend #31 related to parking lot shading, removing reference to condominium parcel lot and "Lot O"; and
    2. Add new condition that requires 37 new bicycle parking spaces.

Motion passed by the following vote:

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

NOES: None

ABSENT: Hofmann

Planning Commission recessed at 9:37 p.m. and reconvened at 9:44 p.m.

**6. Business Item**

- B. Accessory Dwelling Units Work Plan Item – Recommend Options to City Council

Item deferred to July 9.

**7. Informational Item**

- A. Schedule of Upcoming Meeting Dates

July 9 – Cedar Place only item so far; can add ADU item

Bob: Request commission input on break for meetings July 23 and August 13.  
Commission consensus to schedule no meetings.

**8. Adjournment.**

Meeting was adjourned at 9:55 p.m.