



**City of Davis**  
**Planning Commission Minutes**  
**Community Chambers, 23 Russell Boulevard, Davis, CA 95616**  
**Wednesday, October 8, 2014**  
**7:00 P.M.**

Commissioners: Cheryl Essex, George Hague, Marilee Hanson (Vice Chair), Rob Hofmann (Chair), David Inns

Absent: Mark Braly, Herman Boschken

Staff: Community Development & Sustainability Director Mike Webb; Principal Planner Bob Wolcott; Planner & Historical Resources Manager Ike Njoku

---

**1. Call to Order**

Chair Hofmann called the meeting to order at 7:02 p.m.

**2. Approval of Agenda**

G. Hague moved, seconded by D. Inns, to approve the agenda. Motion passed by the following vote:

AYES: Essex, Hague, Hanson, Hofmann, Inns

NOES: None

ABSENT: Boschken, Braly

**3 Staff and Commissioner Comments**

None

**4. Public Communications**

None

**5. Public Hearing**

Paso Fino Subdivision / 2627 East Covell Boulevard and 2675 Moore Boulevard: Planning Application #13-54—Mitigated Negative Declaration #5-14; General Plan Amendment #1-13; Planned-Development #3-89; Zoning Amendment #1-13; Affordable Housing Plan #1-14; Merger and Tentative Map #3-13; Final Planned Development #2-13; and Design Review #20-13

Planner & Historical Resources Manager Ike Njoku: Summarized project proposal and options for commission consideration. The project will merge and re-subdivide two parcels into eight lots, and establish both preliminary and final development standards. The Planning Commission previously recommended to City Council an Alternative Plan B on May 28, 2014. The applicant has submitted a revised Alternative Plan C2 for consideration. The following options are available for consideration:

1. Continue to recommend approval of Alternative Plan B, consistent with the Planning Commission recommendation on May 28, 2014.
2. Alternatives to the previously recommended Alternative Plan B:
  - a. Recommend approval of Alternative Plan C2, subject to modified findings, conditions of approval and mitigation measures; or
  - b. Recommend that another plan direction be pursued, which would balance the applicant's objectives, City objectives and community concerns, subject to modified findings, conditions of approval and mitigation measures.

Ken Konecny, consultant for applicant: Proposed street will provide 20 ft. of clearance between parked cars, wider than in surrounding neighborhood. Review traffic accident data in projects with similarly designed roads 2003-2012. No accidents reported between pedestrians and bicyclists and cars. Parking ratio of 5 spaces per home, similar to others in Wildhorse development. Los Robles Manor is similar project located within the city that has proven to be successful and safe.

Jason Taormino, applicant: In previous planning commission meeting, questions/concerns expressed; proposed Plan C2 results in retaining 50 ft. greenbelt, street turn around allowing garbage collection, and saves 9 trees.

Chair Hofmann opened the public hearing.

Greg McPherson; Paul Brady; Louise Walker; Kapil Dhingra; Bob Hagedorn; Dana Landing; John Coil; Eileen Samitz; and Chris Coil: Support Plan D or similar proposal. Comments included: Concerned with Plan C2 containing Canary pines inside private property lines, insufficient to guarantee longevity. Site is located between 2 arterials, need to assess density and number of bicyclists when study accident trends. Narrow private drive, no sidewalk shown. Plans put forward by developer do not address safety concerns similar to 2009 compromise. Not City's job to bail out poor investment. Issue is density, and quality of life versus infill. Smart infill projects should come before re-designating agricultural land, open space or urban reserve. Commission should keep control of planning process, consider public input, and honor infill guidelines.

Richard Evans: Preservation limitations for pines, arborist will have to be involved to help make decisions. Construction may impact trees. City can't plan for succession of trees if on private property.

Heather Lauder-Clay: Trees are heritage trees, some of oldest living trees in newer development. Greenbelt and pine trees need to remain intact. Benefit for community enjoyment as well as animals that live there.

Benita Annatava and Rita Critch: Support 2009 approved plan.

Ed Patrick: Owns residence adjacent to proposed development. Eastern greenbelt is win-win, will require more development to be safe, lighting, landscaping and water. Provide buffer against infill and keep pines.

Patricia Burkhardt: Walk path frequently. Have not seen burrowing owls since predevelopment has started.

Dave Taormino, applicant: Have compromised to address neighbor concerns. Able to accommodate turnaround for garbage trucks; eliminated 4 ADUs; better setbacks; 50 ft. buffer that City owns will be left as is; plan saves all 9 pine trees. Will provide pine tree preservation plan for long term protection during and after homes are built. Think development team and home owners are best choice to protect trees. 2009 plan does not make economic sense, not feasible. Plan C2 contains reasonable number of homes based on in-fill guidelines. Neighbors still retain 50 feet greenbelt.

Chair Hofmann closed the public hearing.

Commissioner comments included:

- D. Inns: Can support Plan C2 or D. Addresses many concerns brought up previously regarding Plan B. Concerned will need variance or CUP for all 8 houses. Consider eliminating Lot 8.
- G. Hague: Primary issue is density of site. Land use is appropriate for development as residential land use. Could support Plan C2 or D.
- C. Essex: Record of public input is consistent. Citizens are willing to give up some of the greenbelt in order to bring pine trees into public ownership. Could potentially support Plan C2 if lot 8 becomes part of greenbelt. At least 6 pine trees come into public ownership.
- M. Hanson: Not support Plan C2. Pine trees should not be in private yards. Not good track record of compliance with land use covenants. Will not support any proposal that keeps trees in public ownership. Prefer Plan D.
- R. Hofmann: Concerned Plan C2 needs to retain eastern greenbelt. Not confident that access to Moore Blvd. has been addressed. Doesn't necessarily need to be 50 ft. wide across entire site, potential flexibility to enable developer to design project would be better. Support going beyond Plan C2.

Dave Taormino, developer: If Commission directs developer to retain trees in public ownership, will bring forward modified plan in consultation with staff. Can possibly keep at least 6 trees in public ownership.

M. Hanson moved, seconded by C. Essex, to recommend that project proposal as presented not be approved, and recommend to City Council, staff, and developer that they work on a proposal similar to Alternative Plan D.

M. Webb: Staff clarification: Work on proposal similar to Alternative D with the following key components:

- Retain all pine trees in public land
- Walkway safety for centralized walkway joint driveway
- Ok with flexibility in terms of greenbelt dimensions. Open to moving line in such a way as to accommodate direction on trees. (supported by R. Hofmann & G.

- Hague only)
- Incorporate pathway into eastern greenbelt

Motion passed by the following vote:

AYES: Essex, Hanson, Hofmann

NOES: Inns, Hague

ABSENT: Braly, Boschken

**6. Informational Items**

A. Update on Planning Commission Recruitment Efforts and Current Commissioner Terms

City Clerk Zoe Mirabile: Commission appointments scheduled to go to Council on October 21. Interviews to be held Oct. 18.

B. Schedule of Upcoming Meeting Dates. Received and accepted as presented.

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

None

**8. Adjournment.** Meeting was adjourned at 10:17 p.m.