



City of Davis
Planning Commission Minutes
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Wednesday, October 22, 2014
7:00 P.M.

Commissioners: Mark Braly, Herman Boschken, Cheryl Essex, Marilee Hanson (Vice Chair), Rob Hofmann (Chair)

Absent: George Hague, David Inns

Staff: Principal Planner Bob Wolcott; Planner & Historical Resources Manager Ike Njoku; Planner Cathy Camacho; Planning & Building Technician Tom Callinan

1. Call to Order

Chair Hofmann called the meeting to order at 7:03 p.m.

2. Approval of Agenda

C. Essex moved, seconded by M. Hanson, to approve the agenda. Motion passed by the following vote:

AYES: Braly, Boschken, Essex, Hanson, Hofmann

NOES: None

ABSENT: Hague, Inns

3 Staff and Commissioner Comments

Principal Planner Bob Wolcott: Overview of commission appointments – Cristina Ramirez and Steve Streeter as regular members, and Marq Truscott as the alternate.

R. Hofmann: Thank Mark Braly for service on commission.

M. Braly: Thank commission and staff.

4. Public Communications

None

5. Business Item

Grande School Site / South Side of Grande Avenue Near Intersection of Mercedes Avenue: Planning Application # 14-52 – Vesting Tentative Map Extension #06-14

Planner & Historical Resources Manager Ike Njoku: Davis Joint Unified District is proceeding with selling the Grande property, and intends to provide a prospective developer the opportunity to file a final map and develop the site in accordance with the City approved plans on December 16, 2008.

M. Braly moved, seconded by H. Boschken, to approve Planning Application #14-52 for an extension of time for the Grande School site's vesting tentative map for the maximum period of three years, based on the findings contained in the staff report.

M. Hanson proposed friendly amendment: Finding #1 – conditions of the project site have remained significantly unchanged in that the conditions of approval for the project issued in 2008 remain appropriate and address significant project impacts today – remains unchanged. Accepted by mover and second.

Motion passed by the following vote:

AYES: Braly, Boschken, Essex, Hanson

NOES: None

ABSTAIN: Hofmann

ABSENT: Hague, Inns

6. Public Hearings

A. 2622 Grambling Court / Reduced Rear Setback for Sunroom: Planning Application #14-24 – Revised Final Planned Development #03-14

Building & Planning Technician Tom Callinan: Proposal to reduce the minimum required rear yard setback for a patio enclosure. Project is to enclose an existing patio cover at the rear of the house with windows and doors to create an approximately 139 sq. ft. sunroom setback approximately 13 ft. 11 in. from the rear property line.

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

C. Essex moved, seconded by M. Hanson, to:

1. Determine that the proposed project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15303(e) as new construction of a small accessory structure; and
2. Approve PA #14-24, Revised Final Planned Development #03-14 to allow a patio enclosure to encroach into the rear setback, based on the findings and subject to the conditions contained in Attachments 1 and 2 of the staff report.

Motion passed by the following vote:

AYES: Braly, Boschken, Essex, Hanson, Hofmann

NOES: None

ABSENT: Hague, Inns

B. 216 W. 8th Street / Merge and Re-Subdivide Two Existing Lots, Demolition of Existing Single-Family Dwelling and Construction of New Single-Family Dwelling on Two Re-configured Lots: Planning Application #14-14 – Mitigated Negative Declaration #2-14; General Plan Text Amendment #3-14; Rezone/Preliminary Planned Development #2-14; Final Planned Development #2-14; Design Review #7-14; Tentative Parcel Map #2-14; Demolition #2-14

Planner Cathy Camacho: Proposal to merge and re-subdivide parcel in order to reconfigure two lots. The existing 1,806 sq. ft. single-family dwelling would be demolished and a new single-family dwelling containing approximately 2,472 sq. ft. would be constructed on each of the reconfigured lots. Request for entitlements to accommodate the proposed use to establish a minimum lot size of 6,000 sq. ft. A General Plan text amendment is also proposed by staff to amend the General Plan so that lot sizes of 6,000 sq. ft. and greater for the project, and citywide, are consistent with the General Plan “residential-low density” designation. Applicant will be required to mitigate impacts to existing trees, either by preservation or imposed fines for removing trees.

B. Wolcott: Proposed General Plan (GP) text amendment—6,000-7,500 sq. ft. is most common for Residential Low-Density (RLD). Project does not set a precedent for lots of this size. Very few lots of over 12,000 sq. ft. to develop similar project. Existing provision in GP allows City to approve developments, provided that overall density is consistent with allowable density in RLD District.

Chair Hofmann opened the public hearing.

Brad Lawson, applicant: Designed with respect to neighbors, consistent with character and size of neighborhood. Working with arborist.

David Rhodes: Oppose project. Property is only an investment for developer. Will affect neighboring property values. Will set a precedent for City and similar projects. There is a 3rd alternative available for a single-family dwelling which property is already zoned for.

Carl Hiller: Oppose project. Large lots are an ‘endangered species’ to be protected. Mini-dorm scenario occurs when subdividing lots downtown. Not profitable unless subdivide lots. Changing the definition of high- or low-density is a major change in the zoning.

Judy Jurnsted: Concerned with potential parking issues and potential for mini-dorm scenario. Concerned with preservation of tree canopy. Conflict between densification and infill, status quo with neighborhood intended to maintain large lot sizes.

Cynthia Choy: Lives adjacent to property; previously opposed 4-unit proposal. Developer has accommodated for neighbors comments. Not opposed to project, will not be a rental project given price range of area.

Chair Hofmann closed the public hearing.

Commissioner comments included:

- H. Boschken: Project includes amenities per City policy for sustainability and mandated higher density infill. Preventing sprawl.
- M. Braly: Support project; good size and energy efficient.

- C. Essex: Not support moving forward with proposed recommendation regarding General Plan (GP) amendment. Support need to look at increased density.
- M. Hanson: Need to look at differences with City projects, and infill developments with higher densities, as well as consistency with existing neighborhood.
- R. Hofmann: Overreaching with GP text amendment. Concern with using Planned Developments (PD) as primary planning tool.

B. Wolcott: Proposal with two houses is less in lot coverage and setbacks than maximum allowed in current zoning. Two units will have more people dwelling on lot. 16,000 sq. ft. lot size in similar zoning could subdivide, any less would be limited to single dwelling or up to discretionary findings under PD.

Brad Lawson, applicant: Under current zoning and current land prices, single dwelling not sensible for lot.

Bob (architect): Current proposed property is smaller in regards to overall size, sight lines, and setbacks compared to building single family dwelling on current lot. Looked at privacy concerns of neighbors, energy efficiency, and accessibility; meeting infill goals of City.

H. Boschken, seconded by M. Braly, to recommend that the City Council take the following action:

1. Determine that Mitigated Negative Declaration #2-14 prepared for this project adequately addresses the environmental impacts associated with the proposed project and adopt the Mitigated Negative Declaration.
2. Adopt Rezone/Preliminary Planned Development Ordinance changing the zoning designation of the subject site from Single-Family Residential (R-1-8) to PD #2-14 (single-family residential).
3. Approve the following entitlement applications, based on the findings and subject to the conditions in the report:
 - A. Final Planned Development to establish development standards for the project, including building setbacks, building heights, lot coverage, floor area ratio, parking, and usable open space.
 - B. Tentative Parcel map to merge and re-subdivide existing property to reconfigure two existing lots.
 - C. Design Review of the site plan and architecture.
 - D. Demolition of the existing single-family dwelling.

Motion passed by the following vote:

AYES: Braly, Boschken, Essex, Hanson, Hofmann

NOES: None

ABSENT: Hague, Inns

7. Business Item

Appreciation of Outgoing Commissioner(s)

R. Hofmann: Express appreciation to Commissioners Inns and Braly.

8. Informational Item

Schedule of Upcoming Meeting Dates:

B. Wolcott: November 12 meeting will include the swearing in of new commission members

9. Staff and Commissioner Comments (continued as needed)

C. Essex: Appreciation to Commissioner Braly and his dedication to sustainability efforts.

M. Hanson: Concerned with General Plan amendment incorporated with project application, support removal prior to discussion.

10. Adjournment. The meeting was adjourned at 8:28 p.m.