



City of Davis
Planning Commission Minutes
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Wednesday, January 28, 2015
7:00 P.M.

Commissioners Present: Herman Boschken, Cheryl Essex, Marilee Hanson (Vice Chair), Rob Hofmann (Chair), Cristina Ramirez, Stephen Streeter, Marq Truscott (alternate)

Absent: George Hague

Staff: Community Development & Sustainability Director Mike Webb, Principal Planner Bob Wolcott

1. Call to Order

Chair Hofmann called the meeting to order at 7:00 p.m.

2. Approval of Agenda

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

AYES: Boschken, Essex, Hanson, Hofmann, Ramirez, Streeter, Truscott

NOES: None

ABSENT: Hague

3. Staff and Commissioner Comments

None

4. Public Communications

None

5. Consent Calendar

A. Minutes of July 9, 2014

C. Essex moved, seconded by R. Hofmann, to approve the consent calendar. Motion passed by the following vote:

AYES: Boschken, Essex, Hanson, Hofmann, Ramirez, Streeter, Truscott

NOES: None

ABSENT: Hague

6. Public Hearings

A. 328 A Street/Hillel House: Planning Application #14-70; Conditional Use Permit #7-14, Removal of Rental Restriction Placed on the Facility

Chair Hofmann opened the public hearing and continued it to February 11, 2015.

B. Proposed Amendments to Secondary Dwelling Unit Ordinance, Planning Application #14-73, Zoning Ordinance Amendment #02-14

Principal Planner Bob Wolcott: Proposed zoning ordinance amendments are incremental changes to promote and facilitate secondary dwelling units pursuant to City Council goals and the Planning Commission work plan. Additional efforts/programs may be considered in the future.

Chair Hofmann opened the public hearing.

Lee Bartholomew: Secondary dwelling units are appropriate in certain neighborhoods. Suggest adding condition of neighborhood compatibility.

Rick Knee: Potential parking issues due to number of people living in each unit. Oppose allowing second story building for secondary unit if primary residence is single story.

Bob Mustard: Support ordinance changes. Would like to build secondary unit on property in the future.

Chair Hofmann closed the public hearing.

Planning Commission Subcommittee Essex/Hanson worked with staff on changes to ordinance. Essex: Positive step to simplify regulations and allow larger units.

Chair Hofmann reopened the public hearing.

Elsa Ruiz-Durran: Request Commission look at current restrictions which render some projects economically infeasible.

Chair Hofmann closed the public hearing.

Maximum floor area

Proposed change ministerial and discretionary:

- Change to 10% of lot size for ministerial reviews.
- Retain the maximum of 1,200 sq. ft. or 50% of primary dwelling, whichever is less.

C. Essex: Propose 800 sq. ft. maximum for ministerial or 50% of primary dwelling whichever is less, then up to 1,200 sq. ft. for discretionary or 50% of primary, whichever is less.

M. Truscott: Suggest removing 50%. C. Essex: Support removing 50%.

R. Hofmann restate: Commission supports change to 10% of lot size for ministerial review. 800 sq. ft. up to 1,200 for discretionary review. Eliminate 50% of primary dwelling.

AYES: Boschken, Essex, Ramirez, Streeter, Truscott
NOES: Hofmann
ABSTAIN: Hanson
ABSENT: Hague

Maximum height

Proposed change ministerial and discretionary:

- Change to the primary dwelling standard of 30', for both attached and detached (if comply with minimum setbacks).

M. Hanson: Propose retaining current standards/existing ordinance

AYES: Boschken, Hanson, Hofmann, Ramirez, Streeter, Truscott
NOES: Essex
ABSENT: Hague

Minimum setbacks

Proposed change ministerial and discretionary:

- Change to permit a minimum of 3' side and rear setbacks if the site adjoins an alley or a non-single family zone. (No change to other setbacks.)

Commission support by consensus.

Findings

Proposed change discretionary:

- Add three new findings:
 1. Compatibility with adjacent properties
 2. Measures to protect privacy
 3. Adequate open space and landscaping

Commission support by consensus.

Decision making body/noticing of neighbors

Proposed change discretionary (AUP):

- Change CUP to an "Administrative Use Permit" through staff (similar to a Design Review).
- Noticing of neighbors: Letter of intent to approve is mailed to property owners within 500' for a 10-day comment period and a 10-day appeal period. In addition, a notice is mailed if the application is appealed to PC or if the Director refers the application to PC.

Commission support by the following vote:

AYES: Boschken, Hofmann, Ramirez, Streeter, Truscott
NOES: Hanson
ABSENT: Hague

By consensus, Planning Commission determined that the project is categorically exempt from further environmental review pursuant to CEQA Guidelines Sections 15061(3), 15303 and 15305.

M. Hanson: Request staff include a comment in the Council staff report that one notice via letter to neighbor is inadequate.

7. Informational Item

Schedule of Upcoming Meeting Dates. Commission received and accepted as presented.

8. Staff and Commissioner Comments (continued as needed)

Principal Planner Bob Wolcott:

- Thirty way-finding directional signs will be installed downtown in the upcoming weeks; 20 more parking identification and monument signs will be forthcoming.
- City received grant from State Office of Historic Preservation. Staff working with consultant to perform survey of properties built prior to 1975. Purpose is to perform survey in advance of applications for modification or demolition to structures.

M. Hanson: City of Sacramento is proceeding with painting around utility boxes. Is Davis planning to do something similar?

B. Wolcott: Unknown project. Will confer with staff.

9. Adjournment. Meeting was adjourned at 9:33 p.m.