



City of Davis
Planning Commission Minutes
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Wednesday, May 27, 2015
7:00 P.M.

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

Staff: Principal Planner Bob Wolcott; Accounting and Fiscal Analyst Bob Blyth, Planner & Historical Resources Manager Ike Njoku

1. Call to Order

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

2. Approval of Agenda

H. Boschken moved, seconded by C. Essex, to approve the agenda as listed.
Motion passed unanimously.

3 Staff and Commissioner Comments

B. Wolcott: State Dept Housing & CDD – Approved Housing Element
Update Pre-application 201 Second Street – Applicant put proposed project on hold until further notice

4. Public Communications

None.

5. Consent Calendar

Fiscal Year 15/16 Capital Improvement Projects Finding of General Plan Consistency
Find that the list of new Capital Improvement Projects included in the FY 15/16 budget are consistent with City of Davis' General Plan.

Approved.

Planning Commission Meeting Minutes of November 12, 2014

R. Hofmann: Request minutes be revised to include commission member vote count.

Approved as amended.

S. Streeter moved, seconded by R. Hofmann, to approve the consent calendar.

Motion passed unanimously.

6. Public Hearings

A. Grande Village (former Grande School Site) / South Side of Grande Avenue Near Intersection of Mercedes Avenue; Planning Application #15-25: Final Planned Development #4-15

R. Hofmann recused himself from the item due to a conflict of interest. Real property

located near proposed project area.

Planner and Historical Resources Manager Ike Njoku: Provided project overview. City Council previously approved project in December 2008, the Final Planned Development (FPD) expired on December 31, 2012. This is a new FPD application. The City Council included condition of approval that required the then-proposed residential Lot 9 be changed to a community garden; the subdivision map would be reconfigured to accommodate a new residential Lot 9. Reconfiguration resulted in reduced proposed lot sizes within the subdivision. No new lots would be created as a result of this proposal. Proposal should be technically compared with the conventional and base zone, R-1 district. Proposed FPD standards are similar to the expired 2008 FPD, with the exception of the following:

- a. Increased floor area ratio for market-rate and middle-income lots from 40% maximum to a range of 50% to 55%;
- b. Reduced one of the two interior side yard setbacks for the six middle-income lots from five to three feet for the single-story portions of homes built on the lots; and
- c. Reduced front yard setbacks of all eight affordable housing lots from 20 to 18 feet. Interior yard side setbacks will be zero and five feet for both one and two-story homes. Proposal is not intended to result in any substantive changes to the 2008 approval, which is subject to a development agreement (DA) that is still in effect. Applicant conditions require cooperation with Home Owners Association (HOA) and neighbors.

Vice Chair Hanson opened the public hearing.

- Don Fouts, Applicant: Grande Village, 2008 map similar to current proposed project, with exception of addition of Community Garden and reconfigured lot sizes. Elevation of home space allowed increase due to extra 2 feet front yard setbacks reconfigured. Site lines not modified, first floor, floor area ratio. Stacked tandem garage, allow for 3 cars or additional garage storage space. Reduce number of cars utilizing on-street parking. Community garden divided for residents, as well as others in community. Custom subdivision, for design flexibility and individuals to build executive style homes. Continuity of model homes throughout rest of subdivision. Neighborhood Association concerns regarding access roads.
- Alan Jackman: Del Oro resident. 2008 agreements with School Board character of neighborhood preserved in 2008 negotiations. Concerns regarding proposed floor area ratio increase and area lost with new reconfiguration.
- Rob Ingal, Grande Neighborhood Association President: Board thanks Applicant for minimal changes to 2008 approved project. Have heard input for both support and opposition for project, association relatively neutral.
- Betty Pfeifer, Grande Neighborhood Association Secretary: Live adjacent to Grande Field. Support proposed project. Thank Applicant for accepting input and design suggestions regarding the Community Garden. City Council original recommendation did not include design requirements. Applicant addresses street width and parking concerns with tandem garage proposal.
- Alexis Ackerman: Non-Davis resident. Interested in moving to community. Proposed project presents opportunity for growth in Davis.
- Jim Grey: North Davis resident. Familiar with work of applicant. Proposed project

is testament to positive refinement for neighborhood, better use of land than original school site proposal.

Vice Chair Hansen closed the public hearing.

H. Boschken moved, seconded by C. Essex, to approve as follows:

1. Determine that the proposed project is exempt from environmental review pursuant to CEQA Section 15332 as an In-fill development project, CEQA Section 15305 as a minor alteration in land use limitations, and that the Mitigated Negative Declaration prepared for the subdivision in 2008 adequately addressed the environmental impact of developing the subject site with 41 residential homes as no new adverse information or changes in condition have been identified associated with the project; and
2. Approve the planning application for Final Planned Development #4-15, subject to the findings and conditions of approval.

Motion passed by the following vote:

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

NOES: None

ABSENT: Hofmann

Motion passed unanimously.

R. Hofmann returned to the dais at 7:43 p.m.

- B. The Villages at Willow Creek / 500 and 700 Drummond Avenue;** Planning Application #14-56: Mitigated Negative Declaration #7-14, General Plan Amendment#7-14, Planned Development #5-14, Affordable Housing Plan #1-14, Tentative Map #8-14, Final Planned Development #5-14, and Design Review #21-14

Planner & Historical Resources Manager Ike Njoku: Provide project summary. Land use designation of 500 Drummond Avenue parcel from Neighborhood Retail / Neighborhood Commercial to Residential Medium Density / Clustered Homes. Parcel to be subdivided into 18 single-family lots and private recreational open space. Parcel at 700 Drummond Avenue to be subdivided into 17 single-family lots and a private community garden space. A Homeowners Association (HOA) will be established to maintain all proposed private improvements within the subdivision. A new private roadway entrance at Koso Street will serve as primary access to 500 Drummond parcel. Not possible to create access from either Cowell or Drummond due to traffic round-about. 700 Drummond Avenue parcel will connect to both ends of Albany Circle, thereby completing an anticipated circulation loop. Private pedestrian bridge to connect both parcels, allows for bike/pedestrian circulation. Additional street parking space will be reserved for exclusive use of affordable housing units, which only offer single-car garages. Limited visitor parking spaces provided on each site. Staff suggests Commission recommend condition of approval to find better solution for trash pick-up located throughout proposed development. Staff suggests Commission also address need for clearance for public safety vehicles.

Chair Hofmann opened the public hearing.

- Doyle Heaton, Applicant: Represent DRG Builders. First Development in Davis. Have built several developments in Bay Area and Sacramento region. Several home designs possible in project. Intend to work with staff as needed to address issues of waste removal. HOA will maintain landscaping, bike path through proposed project site. Thank commission for time and consideration.
- Ramesh Sundari: Oppose proposed roadway off Koso Street. Poses problem for commuters. Planning solution was proposal for bus stop, not practical. Pedestrian bridge extension for addressing residents and proposed project residents. Concerned that City has not sent notices to neighborhood residents who live adjacent to project, outside of 500 ft range, but will be affected by project.
- Tamra Reese: Koso Street resident. Dirt path through greenbelt currently used to access Albany Circle bus stop. Students use pathway to access bike tunnel and bus stop. Address safety concern.
- Jim Grey: Represent Meyer family, South Davis owners/developers. Remainder parcels are opportunity to combine parcels and develop neighborhood housing at modern density. Proposed project, landscaping, bike/ped circulation, traffic roundabout; have worked with developers and neighborhood over several months regarding project. Believe project will encourage neighborhood use and enhance safety in area, more than current unfinished infrastructure.

Closed public hearing 8:20 p.m.

Nicky Curcio, Cunningham Engineering: Current bus stop on Cowell moving farther east.

I. Njoku: Illegal improvised access pathway on southern parcel. Upon construction of the proposed development, pedestrians would need to utilize current undercrossing on bike path, which would be safest route, albeit less timely.

Doyle Heaton: Housing market geared toward family homes, other available home styles available for student living in accessory dwellings, single family living, trying to have eclectic designs available. Live-work, designations through HOA. Signage available. Governed through HOA.

Commissioner comments:

- H. Boschken: Proposed two separate entrances on opposite sides of development addresses congestion issues as well as speeding issues of vehicles speeding from one side of development to other.
- R. Hofmann: Greenbelt mitigates raised safety concerns related to bike/pedestrian access. C. Essex: Meets reasonable higher density. Narrow driveways would be a problem in other similar developments. Separate pedestrian access addresses safety concern. Good fit for neighborhood.
- G. Hague: Koso Street is already very narrow. Echo concerns related to traffic circulation.

H. Boschken moved, seconded by C. Essex, to recommend to the City Council as follows:

1. Certify that Mitigated Negative Declaration #7-14 prepared for this project adequately addressed and mitigated the environmental impacts associated with the proposed project;
2. Approve the resolution of intent to amend the General Plan land use designation of the parcel located at 500 Drummond Avenue from Neighborhood Retail to Residential Medium Density, based on the findings;
3. Approve the resolution that amends the South Davis Specific Plan land use designation of the parcel located at 500 Drummond Avenue from Neighborhood Commercial to Residential Cluster Homes, based on the findings;
4. Introduce the Planned Development Ordinance that rezones the parcels located at 500 and 700 Drummond Avenue from P-D #6-87(Neighborhood Commercial) and P-D #2-02 (Attached Single-family) to P-D #5-14, permitting the proposed residential subdivision and uses, based on the findings and conditions; and
5. Approve the following implementing entitlement applications, based on the findings and conditions for each application:
 - a) Affordable Housing Plan #1-14 that establishes the affordable plan for the subdivision.
 - b) Tentative Map #8-14 that subdivide the 3.44-acre parcels into 35 lots.
 - c) Final Planned Development #5-14 that establishes final zoning standards for the 35 lots to be created in the new P-D district.
 - d) Design Review #21-14 that establishes site plan and architectural standards for the new P-D district.

Motion passed by the following vote:

AYES: Ramirez, Essex, Boschken, Streeter

NOES: Hanson, Hague

ABSENT: Hofmann

Meeting recessed at 8:39 p.m. and reconvened at 8:44 p.m.

7. Informational Items

- A. **Embassy Suites Hotel & Conference Center / 1111 Richards Boulevard;** Demolition of the Existing Hotel and Restaurant on Richards Boulevard, and Replacement with a Six-Story 132-Room Embassy Suites Hotel and Conference Facility; Planning Application #14-18: Mitigated Negative Declaration #4-14, Specific Plan Amendment #1-14, Conditional Use Permit #2-14, Design Review #9-14

Community Development Administrator Katherine Hess: Opportunity for commission and members of the public to hear presentation of proposed project and provide opportunity to raise questions/concerns. High visibility project. Hotel Conference Facility. Redevelopment Agency Board approval of development 2011, prior to agency dissolution. Project was postponed until applicant brought forward in March 2014. Stakeholders meetings included representatives from UCD, City staff, Council, Davis businesses and local tech businesses. Proposal modifications proposed to fit Davis character. Formal hearing and recommendation on the applications. will be scheduled for Planning Commission in June.

Chuck Cunningham: Grateful for opportunity. Provide brief introduction. Positive

feedback from discussions with University, City Council, Chamber, Davis Downtown, City staff, and community members.

Tom Bergerson, Principal Architect: Provide project overview. Facing Richards, adjacent to I-80 freeway. Buffer from highway. Entrance Gateway into Davis. Details... Conference Center, Hotel; “less sightly” portion backs to highway. Site access from both Richards Blvd. and Olive Drive. Bike/ped access. Davis landmark buildings reflected in architecture (Mondavi Ctr, references to bicyclist community, etc).

Henry Wong, Principal Architect: Proposed drop-off locations for both hotel and meeting facility. 1500 sq ft – meeting facility. Amenities, pool, and other secondary activities available. Open deck area top floor. Proposal to meet community need for conference facility for local businesses, University, and corporate community.

Design aspects – contemporary architecture. Gateway. Mix of materials in design. Reflect local designs, appeal to University community. Utilize cycling graphics, reinforce values of active community.

T. Bergerson: Bicycle parking, access to Richards and Putah Creek bike path. Conference Center shuttle relationship with other local hotels. Shuttle systems to airport/downtown Sacramento Confident traffic will not increase dramatically. Concerns regarding circulation will be addressed.

K. Hess: Looking at bigger picture of hotel conference center and Nishi projects. Potential for interim improvements. Left turn pockets and temporary medians to mitigate congestion impacts. Safety concerns to address. Will need to go through several commissions (Bicycling Transportation and Street Safety, Planning, etc). Project to potentially come forward in 2016, potential for grants. Can look at overall Richards Blvd/ I-80 interchange improvements on a larger scale.

T. Bergerson: Assists in Water Conservation efforts; low-flow toilets, signage, laundry service regulations, landscaping natural habitat, drip system irrigation, green roof/walls, controlled distribution system. Urban site, not a lot of landscaping involved.

C. Cunningham: Tree retention; will retain trees in CalTrans Right-of-Way, and Cyprus Pines backside of property. Olive Drive Oak tree, will modify sidewalks/roadways to accommodate retention.

T. Bergerson: Sustainable energy, proposed PV panels on south side, most sun exposure. Should be enough to energize site, parking lighting and power. LED lighting and technologies, type of lighting needed is 1/3. Title 24/ CalGreen policies implemented require certain provisions for all future developments. As economically feasible, will address sustainability.

Public Comment:

- Alan Humason, Yolo County Visitors Bureau: Involved with projects for several years. Joint consideration. Comfortable with project. Look forward to next steps. Applicants have considered input, have incorporated concerns/suggestions into current proposal. Gateway to Yolo County. DDBA/ Chamber of Commerce support.

Commissioner comments:

- R. Hofmann: Suggest consult adjacent property owners for collaboration in traffic improvements. Southbound bike/ped circulation needs to be addressed.
- M. Hanson: Previously attended conference at Embassy Suites. Not opposed to facilities, but concerned with traffic safety. Attracting more visitors, more traffic, more bicycles in an area that is already unsafe for current bike/ped traffic. Design is modern, but cold. Aside from Mondavi Center on UCD campus, no other buildings similar to emulate in community. Bicycle theme overused, other aspects of community that can be integrated (i.e. ag community). Architecture of Embassy Suites in downtown Sacramento is warmer than design proposed for Davis. Not support unless public improvement concerns are adequately addressed.
- G. Hague: Traffic coming off of I-80. Will add to congestion. Shuttle is valuable concept, but not strong enough to counter traffic circulation issues that need to be addressed. Number of opportunities to address concerns. Potential for Nishi traffic extension. Town population increases dramatically when school year begins. Bicycling community, transportation issues. Question. Continue to decrease traffic aside and increase bicycle traffic lanes. Will affect local businesses. Potential to lose local businesses.
- S. Streeter: Bicycle safety – fastest routes. Crossing in Richards. Landscaping. Address recent concerns raised regarding Water Conservation.
- M. Truscott: Arboretum proximity, standard. Look at adjacent opportunities available.
- C. Essex: Fehr & Peers report. Anticipate concerns addressed in report. Energy efficiency.

C. Schedule of Upcoming Meeting Dates

Bob Wolcott: June 2 – City Council / Planning Commission joint discussion. Overview of commission work plan. Robb Davis and Herman Boschken subcommittee input. The Planning Commission meeting tentatively scheduled for Wednesday, June 10, 2015.

Request commission input on summer recess, simultaneous with City Council, July 22 – August 12.

8. Staff and Commissioner Comments (continued as needed)

None.

9. Adjournment.

Chair Hofmann adjourned the meeting at 9:43p.m.