



**City of Davis**  
**Planning Commission Minutes**  
**Community Chambers, 23 Russell Boulevard, Davis, CA 95616**  
**Wednesday, July 8, 2015**  
**7:00 P.M.**

Commissioners: Cheryl Essex, George Hague, Marilee Hanson (Vice Chair), Rob Hofmann (Chair), Stephen Streeter, Cristina Ramirez

Absent: Herman Boschken, Rob Hofmann, Marq Truscott (Alternate)

Staff: Principal Planner Bob Wolcott; Planner & Historical Resources Manager Ike Njoku; Planner Eric Lee; Planner Cathy Camacho; Community Development Administrator Katherine Hess

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**1. Call to Order**

Vice Chair Hanson called the meeting to order at 7:01 p.m.

**2. Approval of Agenda**

B. Wolcott: Three Mile Brewing 231 G Street: Appeal of Staff Determination Regarding Permitted Use in Central-Commercial District. Appeal has been withdrawn.

By consensus, Commission approved the agenda as amended.

**3. Staff and Commissioner Comments**

S. Streeter: Recommend listening to City Council discussion of 5<sup>th</sup> Street Apartments before project comes back to Commission.

**4. Public Communications**

- Darryl Rutherford, Sacramento Housing Alliance: Hotel Conference Center Item. Work with City for Affordable Housing. Hotel workers at low-wage in Davis, would commute from outside Davis as Affordable Housing is not available in Davis. Property values impacted by Hotel proposal. Will Hotel provide benefit to community – re traffic impacts, widen gap between median- and low-income.

**5. Public Hearings**

**A. Detached Garage Conversion to Accessory Dwelling Unit / 319 I Street;** Planning Application #15-27: Conditional Use Permit (CUP) #2-15 and Design Review (DR) #10-15

Planner & Historical Resources Manager Ike Njoku: Proposed project to convert approximately 424 square feet of the existing detached garage into a one bedroom and one bathroom accessory dwelling unit. A conditional use permit approval is required as the existing garage is a non-conforming non-habitable structure. A design review approval is required since the subject property is located within the Conversation Overlay District. Primary reason for project before Planning Commission re setbacks. 5 foot setback requirements, address privacy concerns. Original garage was built to zoning standards at the time of construction.

Vice Chair Hanson opened the public hearing.

- Steve Sherman, applicant: Thank staff for detailed overview of project. Present to answer any questions.
- Rhonda Reed, Old East Davis Neighborhood Association: Association supports project. Do not believe project sets unwelcome precedent in neighborhood.

Vice Chair Hanson closed the public hearing.

C. Essex moved, seconded by S. Streeter, to:

1. Determine that the proposed project is Categorical Exempt from further environmental review pursuant to Section 15303(e) of CEQA Guidelines as a conversion of a detached garage, an accessory structure; and
2. Approve Conditional Use Permit #2-15 and Design Review #10-15, to allow the proposed 424 square foot garage conversion into an accessory dwelling unit, subject to the findings and conditions contained in Attachment #1 of the report.

Motion passed by the following vote:

AYES: Essex, Hague, Hanson, Ramirez, Streeter

NOES: None

ABSENT: Boschken, Hofmann, Truscott

**B. Berrybridge Bungalows Affordable Housing Project / 4100 Hackberry Place;** Planning Application #15-15: Final Planned Development #5-15, Design Review #12-15; Tentative Subdivision Map #1-15

Planner Cathy Camacho: Provide project overview. Site is a City-owned affordable housing site. Units will be single-story, fully accessible dwellings consisting of a mix of two two-bedroom/two bath and six three-bedroom/two bath homes. Each dwelling will provide a single-car garage and one uncovered parking space, and one visitor parking space for six units. For-sale ownership dwellings for qualifying moderate-income households. Vehicular access from a private driveway located off Hackberry Place. City has received neighbor concerns related to traffic safety. Staff added new conditions for raised pavement markers, and to reassess general neighborhood traffic patterns 6 months after occupancy.

B. Wolcott: Request for Proposals sent out, applicant and proposed project were selected by City Council as-is. Inclusion of Alternative recommendation for Planning and Public Works staff to further discuss traffic calming options with neighbors for Hackberry / La Paz area. Would replace modified conditions to the two additional traffic calming recommendations currently before Commission.

Assistant City Engineer Brian Mickelson: Can review parking options near access for additional traffic calming measure. Can review safety concerns with parked cars near bicycle access path. Raised pavement markers spaced so as not to impede bicyclists. Point is visual for vehicle traffic, not raised in such a way that is unsafe for cyclists.

G. Hague: In favor of recommended changes. Identify street as residential traffic, not a thru street. Signage in addition to recommendation (i.e. pedestrians, children at play...).

Vice Chair Hanson opened the public hearing.

- Michael Corbett, Applicant: Development sustainable. Sustainability features provide for photovoltaic addition, electric automobiles, water cisterns. Suggestions of the neighborhood, address concerns. Walking paths and safety concerns. Design of project will naturally address safety concerns, include curvature of street, can add improvements to further mitigate safety concerns. Reviewed with Fire Marshall; street width acceptable, reinforced concrete road base, and vehicle turnaround for emergency vehicle access. Lane access to be kept clear at entrance. City shares burden, Traffic calming measures for street as currently stands could have been mitigated without prospect of added traffic from proposed project. Flat roofing with 2% slope to mitigate possibility of leaking.
- Andrea Clarke: Neighborhood resident. Bike path that hits 5 homes, 13 children among neighbors, encourage Commission to condition approval in alternative for continued discussions for traffic calming measure. Proposal to divide with reflectors or raised markers, request additional time to review options. Thank City staff and developer for open communication with neighborhood.
- Laurence Langbloom: Live adjacent to site. Affordable Housing exemptions project maybe be exempt on a categorical as an infill site, not for affordable housing because houses are for median income.
- John Brennan: Neighborhood resident. Support further discussion related to traffic calming solutions.

Vice Chair Hanson closed the Public Hearing.

B. Wolcott: Remove recommendation for exemption from environmental review pursuant to CEQA Section 15194 as an Affordable Housing Project. Retain recommendation for exemption pursuant to Section 15332 an in-fill development project.

B. Mickelson: Other options for mitigation, signage and striping. Approximately \$1,000 to \$2,000 for proposed raised traffic markers.

Commission members expressed concerns echoing citizen input in regards to traffic calming, safety, and the proposed timing for developer to pay fair-share portion for further mitigation.

C. Essex moved, seconded by G. Hague, to:

1. Determine that the project is exempt from environmental review pursuant to CEQA Section 15332 as an in-fill development project;
2. Approve Final Planned Development #5-15, Design Review #12-15; and
3. Approve Tentative Subdivision Map #1-15, based on the findings and subject to the conditions and include proposed alternative to further discuss traffic calming options.

G. Hague proposed Friendly Amendment: Amend alternative language: City staff including Public Works will meet with neighbors to further discuss best feasible traffic calming

options for Hackberry / La Paz within six months. After such consultation, the Public Works Director shall determine appropriate traffic calming measures for Hackberry / La Paz area. The developer shall provide for the traffic calming feature(s) on Hackberry / La Paz not to exceed \$2,000. Seconded by S. Streeter. Accepted by Mover.

Motion as amended passed by the following vote:

AYES: Essex, Hague, Hanson, Ramirez, Streeter

NOES: None

ABSENT: Boschken, Hofmann, Truscott

**C. 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: Previously brought to Planning Commission in May as informational item to provide project overview. Commission made comments on design aesthetics, sustainability features, and traffic circulation. Fehr and Peers traffic study analyzes existing operations and added projections with proposed project. Cumulative analysis includes General Plan build out plus project, plus innovation center proposals. Study anticipated impacts with or without hotel facility.

Vice Chair Hanson opened the Public Hearing.

- Chuck Cunningham, Project Engineer: Thank City staff. Received support from several downtown businesses and organizations. Changes to proposal includes focus on directing bike/pedestrian traffic toward Putah Creek bike path. City has grant for wayfinding, suggest use for bicycle/ pedestrian signage.
- Tom Bergerson, Project Architect: Hotel related to efforts to create Gateway District. Parking structure placed in back of site. Bicycle/ pedestrian traffic concerns raised at previous meeting about canopy and closer access nearer existing route to Putah Creek pathway. Provided bicycle port, shared with cars and bicycle. Eyebrow canopy with photovoltaic panels used to provide lighting in port. Modifications to frontage of building include height reduction, added curvature to soften façade; and added green wall, stone, and hardscape features. Curtain wall lowered to soften feature, while still providing transparency into hotel. Retained existing oak tree on site. Add nesting areas for Falcons. Raised photovoltaic panels, will energize site lighting and parking structure lighting. Can potentially be used to light additional amenities on site. Design features in project, will work with staff to further accentuate Davis community. Project to set precedent for business architecture in Davis.
- Ashok Patel, Applicant and Property Owner: Goal to provide economic opportunities for Davis residents and local community. Experienced background in hotel business sector. Thank commission for time and input. Look forward to and hopeful to work with art galleries in Davis, gather additional input for design, interior, exterior, etc. Plan to utilize local artists' work.
- John Raycroft, Raise the Wage Davis!: Job opportunities created. Hospitality industry poverty-level jobs. Request community benefits agreement.

- Ahmer Dean, Unite Here Local 49: Hospitality and food services draw poverty-level jobs, minimum wage, part-time, without benefits. Quality jobs dependent upon local requirements, high impact to community. Urge encouragement of discussion.
- Jim Grady: Davis resident, real estate broker in region. Encourage Commission. Focus on positive contribution of project in community. Economic development project, should be accelerated. Embassy Suites brand familiar, and big draw to Davis. Great addition. Approximate to UCD campus and Downtown Davis. Tax revenue positive impact to Davis. Support project.
- Mike Yoakum: Reside across intersection. Development needs more community involvement. Look at impact to current businesses in area, residents, future expansion. Current proposal does not include enough details for approval.
- Ty Hudson, Labor negotiator: Discrepancies in wages typically due to union organizations.

Commission comments:

- S. Streeter: Parking spaces specified 4 electric charging spaces, include potential for additional spaces. Range of employment opportunities for local employment including Davis residents on Olive Drive.
- M. Hanson: Thank public for concerns brought forth regarding labor negotiation. Support community involvement in art and design of facility.
- C. Essex: Suggest screen shrubs versus proposed ornamental grasses to mitigate traffic visibility on Richards Blvd. Proposed walkway plants may be inappropriate, potential hazard. Provide pedestrian access to back access of parking garage. External building architecture does not contain shadow lines. A straight façade inappropriate for City aesthetics. Thank for efforts in planning appropriate bike/bed traffic circulation to connect with Putah Creek pathway. Supportive of project, great amenity to Davis community. Encourage solutions to concerns raised prior to Council review.

C. Essex moved, seconded by S. Streeter, to recommend to the City Council as follows:

1. Certify Mitigated Negative Declaration #4-14 as adequately assessing the potential impacts of the project;
2. Approve the Ordinance amending the Gateway/Olive Drive Specific Plan to increase the intensity and height of the allowed hotel in the West Olive Drive Commercial Service Area;
3. Approve Conditional Use Permit application #21-14 for the hotel conference facility operation; and
4. Approve the site plan and architecture for the project, based on the findings and subject to the conditions.
  - a. Add conditions: Bicycle repair station; screening shrubs along Richards Blvd; Articulation to façades of high elevation; Pedestrian access to back stairway; and Conduit for electric vehicle parking.

M. Hanson proposed Friendly Amendment: Add condition applicant will incorporate local art. Accepted by mover and second.

M. Hanson: Request staff include recommendation to Council concerning potential for parking fees and sharing opportunities.

Motion passed by the following vote:  
AYES: Essex, Hague, Hanson, Ramirez, Streeter  
NOES: None  
ABSENT: Boschken, Hofmann, Truscott

**6. Informational Items**

A. Schedule of Upcoming Meeting Dates

Community Development Administrator Katherine Hess: Planning Commission will recess until August 26, 2015.

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

None.

**8. Adjournment.**

Meeting adjourned at 10:10 p.m.