



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

Commission Members: Herman Boschken, Cheryl Essex, George Hague, Rob Hofmann (Chair),  
Cristina Ramirez, Stephen Streeter, Marq Truscott (Alternate)

Absent: Marilee Hanson

Staff: Principal Planner Bob Wolcott

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Please note: The numerical order of items on this agenda is for convenience of reference; items may be taken out of order. No new items shall begin after 10:30 p.m. unless unanimous consent exists to continue.

**1. Call to Order**

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

**2. Approval of Agenda**

H. Boschken moved, seconded by S. Streeter to approve the agenda.

Motion passed by the following vote:

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

NOES: None

ABSENT: Hanson

**3. Brief Announcements from Staff, Commissioners, and Liaisons**

None

**4. Public Comment**

Alan Pryor, Chair Yolo-Solano Group: September 29 – Planning presentation. Financial analysis and development growth models for Cities. Overview graphics and software tools for citizens and City staff uses.

Matt Williams: Willowcreek Villages and Hotel Conference Center applications previously presented to commission, moved on to Council. Should have been handled differently. City of Davis sends Noticing to neighborhoods out via mail, many Cities do additional outreach. Suggest looking into increased outreach to neighbors and other citizens who may be also be affected by projects. Value is not to prevent projects from moving forward, but for City to exercise due diligence in process to lessen repercussions later. Should also seek involvement from other advisory commissions.

**5. Consent Calendar**

**A. Approval of Minutes**

1. January 14, 2015

Cheryl Essex moved, seconded by H. Boschken to approve minutes

Absent: Hanson

Abstain: Hague

## 6. Regular Items

### A. Pre-Application Mixed-Use Building Proposal / 213 and 215–217 C Street. Planning Application #215043, Pre-Application #5-15. (*Principal Planner Bob Wolcott*)

M. Truscott recused himself from the item due to residence within 500 feet of project.

M. Truscott left the dais at 7:11 p.m.

Principal Planner Bob Wolcott: The applicant intends to combine the two adjacent 6,000 square foot lots, located at 213 and 215-217 C Street, into a single parcel of 12,000 square feet. The intended project will be to demolish the two existing residential structures on the site and to construct a new three-story mixed use building. The replacement structure would be a three-story building mixed use building with two residential rental units on the first floor and 10,582 gross leasable square feet of office space on the second and third floors. The office and laboratory space to be occupied by the applicants' business VDX. The apartments would consist of a one-bedroom apartment with 848 gross square feet and a two-bedroom apartment with 1,050 gross square feet.

On July 20, 2015, the City's Historical Resources Management Commission (HRMC) affirmed that a report for the existing structures is adequate and acceptable, including its findings that the existing buildings are not eligible for listing on any historical resources registry.

A mixed use building or a mixed use infill structure is a permitted use in the Mixed Use (M-U) zoning district. 16 on-site parking spaces, two for the residential units and 14 for the office use, are provided in the rear of the site accessed by a drive along the south side of the proposed building. In-lieu fees are proposed for the 5 additional required parking spaces for the office space gross leasable area.

The proposal is being presented to the Planning Commission for preliminary comments prior to submittal of formal applications for review and action. The project will require a formal application of design review, as well as a Minor Modification to allow 55% lot coverage where a maximum of 50% is normally permitted in the Mixed Use (M-U) zoning district.

Chair Hofmann opened the public hearing.

John Peauroi, applicant: Long time Davis resident. Invested in Davis community. VDX business owner. Primary purpose to house business. Owner occupancy. Business specializes in pet pathology. Overview of business. Currently business is split between two buildings. Pre-application is to gain perspective of potential for business and support from City. Have yet to purchase. Fume hoods low volume, to provide. Do not see live patients, have very little customer traffic. Business samples are received via FedEx or after hours courier service. Neigh-

neighborhood outreach. Mailed letter to all property owners within 500 feet. Received several letters of support, have not received any negative responses.

Bob Linley, project architect: Worked with City staff to determine that the pre-application would be the most productive to gather information from Commission to determine possibility of project. Deadline next week to decide whether feasible to purchase properties. Thank City staff for hard work. Business located at top floor. Residential units typically suggested to be on second floor. Having residential units on ground floor allows for better street view. Both residential units and office spaces meet ADA standards and Universal Design. Parking located at rear of building. Hip roof will hide mechanical vents from street view. Photovoltaic panels allow for reasonable solar power features. In beginning stages of design, if approved and project moves forward, will return to Commission with final design.

Jeff Miller, citizen, chair of FBC: Familiar with applicants. Fiscal impact, to be net-positive to General Fund. If Commission would like further analysis, can agenda item for Finance and Budget Commission.

Matt Williams: 2008/2009 Housing element steering committee decision to densify. Proposed project exercises this goal. Great for job creation, accessibility, Core area, parking, etc. Support project.

Malorina Mejora: Business located down the street. Old core area has not been used to full potential. Great use of lots, great business to support Davis. Good use of space. Support proposed parking spaces on site, while still promoting bicycle use.

Close public hearing.

- G. Hague: Support project. Local businesses and local residents investing downtown core area is what Commission should support. Concerned with height of downtown structures, can be minimized by designing landscape and appropriate building colors compatible with neighborhood.
- H. Boschken: Support project. Proposed structure is not imposing on character of neighborhood. Height variations and setbacks, various masking methods are important to minimize height issues and fit in with neighborhoods.
- C. Essex: Support project. Good investment in downtown growth. Suggest applicant look at turnaround in back lot or loading zone options for delivery trucks. kk
- S. Streeter: Concern with retaining ground level units as residential in future. Support widening driveway in future for Fire Department and Public Works access.

**7. Commission and Staff Communications** (Includes upcoming meeting items, events, subcommittee reports, reports on meetings attended, inter-jurisdictional bodies, inter-commission liaisons, etc.)

**A. Upcoming Meeting Dates**

The next Planning Commission meeting is tentatively scheduled to be held on Wednesday, October 14, 2015.

**8. Adjournment.**

Meeting adjourned at 8:09p.m.