



City of Davis
Planning Commission Meeting Minutes
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Wednesday, May 18, 2016
7:00 P.M.

Commission Members: Cheryl Essex, George Hague, Marilee Hanson (Vice Chair), Rob Hofmann (Chair), Cristina Ramirez, Stephen Streeter, Stephen Mikesell (Alternate)

Absent: Herman Boschken

Council Liaisons: Lucas Frerichs, Rochelle Swanson (Alternate)

Staff: Community Development/Sustainability Assistant Director Ash Feeney; Principal Planner Bob Wolcott; Planner Cathy Camacho; Planner Eric Lee; Community Development Administrator Katherine Hess

1. Call to Order

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

2. Approval of Agenda

G. Hague moved, seconded by M. Hanson, to approve agenda.

Motion passed by the following vote:

AYES: Essex, Hague, Hanson, Hofmann, Ramirez, Streeter, Mikesell

NOES: None

ABSENT: Boschken

3. Brief Announcements from Staff, Commissioners, and Liaisons

Principal Planner Bob Wolcott: Welcome Stephen Mikesell, new alternate member.

S. Mikesell: Thank commission and staff. Opportunity to focus planning efforts on hometown.

B. Wolcott: Welcome new Assistant Director Ash Feeney, will be new Planning Commission staff liaison. Express thanks to commission, will be staff on future projects.

Assistant Director Community Development/Sustainability Ash Feeney: Looking forward to working with commission.

4. Public Comment

Alan Hirsch: May 5th, Davis Futures Forum Presentation on Form Based Codes, many citizens and City staff in attendance. Great new concepts to contribute to revitalize community. Council hearing last night, 45 people in attendance, complaints about conversions of single-family homes into mini-dorms. Prominent issue in Davis. Urge commission to be proactive in addressing issue, building codes, hearings, etc.

5. Consent Calendar

1. Planning Commission Meeting Minutes of January 6, 2016.
Commission approved by consensus.

6. Regular Items

A. **Public Hearing Creekside Apartments / 2990 Fifth Street:** Planning Application #15-79; General Plan Amendment #3-15; Preliminary Planned Development/Rezone #10-15; Mitigated Negative Declaration #2-16.

Assistant Community Development Director Ash Feeney: Specifically looking at General Plan amendment regarding land use of the site. Design-review and project specs will return to Planning Commission at a later date.

Planner Cathy Camacho: Provide project overview. General Plan amendment to add a new Medium High Density land use category and modify the allowable density range of the High Density Residential land use category. Application pertains to the affordable housing land dedication site to facilitate the future development of a 90 unit multi-family housing project. Fully accessible residential units and a 4,300 sq. ft. community building. Project density would fall within the new "Residential High Density" land use category. Overview existing densities in General Plan and proposed changes. Amendment will provide City with criteria for future developments; case-by-case basis, allow for broad range of housing types, configurations, and densities.

Luke Watkins, Applicant: Working with Davis Community Meals, provide services to special needs households; and John-Stewart Management Company, experience managing affordable housing. Attempting net-zero building, 200kw photovoltaic system on roof. Buildings north-south oriented. 100% for low income housing. 60% median income is considered low, 50% very-low, 25% extremely-low income. Funding source specifically not allow student housing unless meet stringent criteria. 40% reserved disabled and homeless.

Chair Hofmann opened public hearing.

- Alan Hirsch: New zoning plan makes sense. Parking ratio, accessibility. Look at transportation needs. EV charging ports. Paratransit parking, roadway width. Connectivity to bike path. Should be LEED Gold. Energy efficiency in buildings is necessity.

Chair Hofmann closed public hearing.

Commission comments:

- C. Essex: Happy to see affordable housing project before the commission.
- R. Hofmann: Language change in resolution not specific to project area. Concerned about future project coming forward, highly contentious in community.
- M. Hanson: Potentially a good project. Not support General Plan amendment. Appropriate environmental review needs to be evaluated with the many amendments coming forward. General Plan needs update, City growing more vulnerable legally. Not good method of planning. Lack of transparency, concerned with noticing and descriptions of project.

- G. Hague: Support project. Concerns regarding General Plan; needs update, has been an on-going issue. Would provide clarity and direction.

A. Feeney: First time before commission. Council direction to maximize density, project size increased from 70 units to 90 units. Council was open to modifying project. Increased density would allow affordable housing aspect to become more viable. Criteria in the text amendment.

B. Wolcott: Council comments on pre-application for 5th street apartment project was not opposed to changing density. In order to change density, would require new General Plan land use category. Not being applied/approved Citywide. Creekside Apartments only site to be designated under current proposal at this time. Any sites that wish to be designated as high density would need to come forward for General Plan amendment. Current sites designated as High Density, will be redesignated as Medium-High Density.

G. Hague moved, seconded by C. Ramirez, to recommend that the City Council take the following action:

1. Determine that Mitigated Negative Declaration #2-16 prepared for this project adequately addresses the environmental impacts associated with the proposed project;
2. Adopt the Resolution of Intent to Amend the General Plan Land Use Chapter to: (a) add a new land use category, Medium High Density, with an allowable density range of 11.21-19.99 units per gross acre (13.45-23.99 units per net acre); and (b) modify the allowable density range of the High Density Residential to 20.00-40.00 units per gross acre (24.00-48.00 units per net acre) from the current High Density Residential range of 11.21-20.00 units per gross acre (13.45-24.00 units per net acre). The density ranges listed are exclusive of density bonus which is defined in the amendment;
3. Adopt the Resolution of Intent to Amend the General Plan Land Use Map designation of the subject site from “Medium Density Residential” to “High Density Residential” to allow for densification of the project site and facilitate the development of a total of 90 apartment dwelling units on the site;
4. Adopt the Rezone/Preliminary Planned Development Ordinance changing the zoning designation of the subject site from PD #4-88, Single Family Subarea, to PD #10-15, High Density Residential establishing the allowed land uses and other development criteria for the proposed project.

R. Hofmann proposed friendly amendment: Amend General Plan Amendment resolution, remove language specific to project area. Accepted by mover.

Motion as amended passed by the following vote:

AYES: Mikesell, Streeter, Essex, Hague, Ramirez, Hofmann

NOES: Hanson

ABSENT: Boschken

B. Public Hearing Cannery Market Center: Planning Application #16-16; Final Planned

Development #2-16, Design Review #6-16, Conditional Use Permit #2-16.

Planner Eric Lee: Provide project overview. Entitlement applications to develop a vacant 12-acre site consisting of two separate commercial parcels located at the northwest corner of East Covell Blvd and Market Ave into a 171,000 sq. ft. mixed-use project. Proposed uses will consist of retail, office, medical office and apartments. The previously approved Cannery Project included designation of this mixed-use commercial site. These approvals are intended to serve as a complementary and stand-alone approval of the Market Center project, with a few identified components contingent on approval of the Development Agreement and Preliminary Planned Development amendments. Overview project features. Roadway Market Avenue, and arch over roadway. Include transit stop improvements, EV charging parking spots, and additional features outlined in Development Agreement. Alternative site plan. Redesign of apartment building to retain trees that would otherwise. Staff would review design details and Design Guidelines if commission chooses to pursue alternative site plan. Amendments to requirements outlined in Affordable Housing Plan mixed use residential units apartments / vertical would increase to 65. Cannery project proposed to provide 82 total affordable housing units.

Bonnie Chiu, The New Home Company: Provide status update on project. So far, 35 families have moved into Cannery site. Parks almost completed. 62-unit affordable housing project will be developed, to be leased in 2018. Awarded Best Master Plan Award in January. Cannery Market Place to provide business, dining, and shopping opportunities to residents. Have partnered with Leeland Properties, enhanced project to incorporate commissions' previous comments to add more residential in project. Additional housing has been added. 15,000 sq. ft. building for single use, specific to grocery store use.

Jack Paddon, Williams + Paddon Architect + Planners: Thank commission. Good project, dynamic variety and form. Revised Market Avenue proposal to create pedestrian priority on street, moved parking driveway back further into development. Urban forest and tree canopy essential to success of project; 32 additional valley oak trees have been mixed into project, will provide canopy sooner for site. Possible to save every tree if preferred by commission. Cannery gateway design to resemble settled farmstead. Two-way traffic proposed on Market Avenue. Community center square footage increased. Office / residential units, interior loaded. Would not be significant architectural changes between uses. Meant to be and will be built to residential, may be retrofitted for office use, single practitioners. No common areas within buildings themselves.

Daniel Lee, Leeland Properties: Residential upstairs, residential and/or office on the downstairs. Depending on market, can be flexible. Will also be building studio units above retail on Market Avenue.

Assistant City Manager Mike Webb: Retail size limit, permitted use on east side allows for single retail use up to 15,000 sq. ft.. Conditionally permitted use for anything above 15,000 sq. ft. on the west side only. Grade-separated crossing discussed at May 3rd

Council meeting. Two alternatives were proposed; Council subcommittee to bring forward to full Council in June. There will be grade-separated crossing on the southwest corner of the Cannery site. Transit access in parking lot. Unitrans to come further into site once occupancy and need reach a more critical demand. Structural soils required in planter areas and in parking areas adjacent to planters to promote tree sustainability. Tentative map condition number 3 in original approvals. Majority of proposal was previously approved with original project features and EIR, Market Avenue proposed as two-way street. EIR initially reviewed 610 residential units and 225,000 sq. feet of commercial use; proposed uses all within what was analyzed in the EIR.

Kevin Sheehan, Kidder Mathews: Square footage increased to obtain an anchor business. If do not obtain an anchor business to fill the space and to finance, then will not build the space.

Chair Hofmann opened the Public Hearing:

- George Huebac: Not opposed to project. Concerned with addition of 36 residential units. No guaranteed grade-separated crossing to connect to rest of Davis community, concerned neighborhood is not representative of bike-pedestrian community.
- Craig Blomberg, Cannery resident: Concerns with traffic and greenhouse gases; 500+ units, only two roadways. 25,000 sq. ft. used to be the maximum size for a grocery store in Davis, now proposed neighborhood-based retail. Nugget is a staple example of neighborhood grocery store. Home owners have the most investment in area, should be involved in collaborative effort to create.
- Alan Hirsch: Height of building not significant compared to how high the valley oaks planted will be; not enough to shade parking lot. Transit not significant enough; only one transit stop in development not near residences. Bike share should be included. Dutch junction poorly designed, will cause additional traffic. EIR assumes grade-separated crossing would be constructed; development should not proceed until connectivity has been addressed. Business community not happy with development. Need innovation space, housing for students. Project should meet community needs, not market needs.
- Mary Kimball, Center for Land-based Learning: Community garden in Cannery development. Urban farm was designed to be connected to Market Place. Urban farm to connect to barn restaurant, and connect to rest of marketplace, as well as the rest of Davis community. Urge commission to approve the Market Center proposal.

Chair Hofmann closed the public hearing.

Commissioner comments:

- R. Hofmann: Not support. Neighborhood Mixed Use has Ordinance, requirements spelled out explicitly not-to-exceed square footage, specific requirements for both east and west side. Development already has traffic issues and project not even filled yet. If project becomes destination, will not work. Market Center was intended to serve the neighborhood specifically.
- C. Essex: Current transit proposed not adequate. Constantly crossing Covell roadway if travelling to/from Cannery depending on travel direction. Bus could cross in front of 25,000 sq. ft. building if allow transit into site. Support option to retain all trees.

Benefit to retail uses and shopping center. Market is on arterial; traffic issues at certain times of the day. Not convinced that expanding a store by 10,000 square feet will make a difference. Value and opportunity presented in building mixed use center.

- M. Hanson: Mitigation measures not being implemented. Not funded, not working. Council negotiating for certain features. Heavy reliance on small neighborhood commercial use. Premature to approve proposed changes without seeing evidence that original proposal and assurances are being met. Not the only space for retail to go, already have shopping centers with empty spaces.
- G. Hague: Initial concerns regarding traffic circulation. Emergency vehicle access in/out of project site. Residential density increasing without meeting traffic circulation concerns.

C. Essex moved, seconded by S. Streeter, to take the following action:

1. Determine that the Environmental Impact Report (SCH 2012032022) previously prepared for the Cannery Project adequately addresses the environmental impacts of the proposed project and no further environmental review is required;
2. Approve Planning Application #16-16, Cannery Market Center, based on the Findings and Conditions of Approval and consisting of the following entitlement applications:
 - a. Final Planned Development #2-16, establishing final zoning standards for the Cannery Market Center;
 - b. Design Review #6-16, approving the site plan, landscape plan, and architectural design for the Cannery Market Center;
 - c. Conditional Use Permit to allow: a) medical and dental office uses on the West Side of Sub-Area I; b) retail use exceeding 15,000 square feet (Building A of project is 25,000 square feet); and c) a maximum of 36 multi-family units (where 12 units are allowed as a permitted use on the West Block).
 - d. Add Conditions: Alternate Site Plan for east side to retain trees, in consultation with City arborist; and Easement for future transit access in front of east block buildings.

R. Hofmann proposed substitute motion, seconded by C. Ramirez, to determine that the Environmental Impact Report (SCH 2012032022) previously prepared for the Cannery Project adequately addresses the environmental impacts of the proposed project and no further environmental review is required.

Motion passed by the following vote:

AYES: Mikesell, Streeter, Essex, Hague, Ramirez, Hofmann

NOES: Hanson, Ramirez

ABSENT: Boschken

R. Hofmann moved, seconded by Cristina Ramirez, to take the following action:

1. Approve Planning Application #16-16, Cannery Market Center, based on the Findings and Conditions of Approval and consisting of the following entitlement applications:

- a. Final Planned Development #2-16, establishing final zoning standards for the Cannery Market Center;
- b. Design Review #6-16, approving the site plan, landscape plan, and architectural design for the Cannery Market Center;
- c. Conditional Use Permit to allow medical and dental office uses on the West Side of Sub-Area I; and a maximum of 36 multi-family units (where 12 units are allowed as a permitted use on the West Block);
- d. Add Conditions: Alternate Site Plan for east side to retain trees, in consultation with City arborist; and Easement for future transit access in front of east block buildings.

Motion failed by the following vote:

AYES: Hofmann, Ramirez

NOES: Mikesell, Streeter, Essex, Hanson

ABSTAIN: Hanson

ABSENT: Boschken

C. Essex moved, seconded by S. Streeter, to take the following action:

1. Approve Planning Application #16-16, Cannery Market Center, based on the Findings and Conditions of Approval and consisting of the following entitlement applications:
 - a. Final Planned Development #2-16, establishing final zoning standards for the Cannery Market Center;
 - b. Design Review #6-16, approving the site plan, landscape plan, and architectural design for the Cannery Market Center;
 - c. Conditional Use Permit to allow: a) medical and dental office uses on the West Side of Sub-Area I; b) retail use exceeding 15,000 square feet (Building A of project is 25,000 square feet); and c) a maximum of 36 multi-family units (where 12 units are allowed as a permitted use on the West Block).
 - d. Add Conditions: Alternate Site Plan for east side to retain trees, in consultation with City arborist; and Easement for future transit access in front of east block buildings.

Motion passed by the following vote:

AYES: Essex, Hague, Mikesell, Streeter

NOES: Hanson, Hofmann, Ramirez

ABSENT: Boschken

C. Public Hearing Amendments to The Cannery Development Agreement and Planned Development: Planning Application #16-12 for Development Agreement Amendment #1-16, Preliminary Planned Development Amendment #1-16; Revised Final Planned Development #3-16; Affordable Housing Plan #1-16.

Planner Eric Lee: Proposed amendments to increase the building height and number of units related to The Cannery Commercial District Market Center project. Changes require updates to the Cannery Design Guidelines, Final Planned Development and Affordable

Housing Plan and amendments to the Cannery Development Agreement and Preliminary Planned Development to incorporate and reflect the revisions.

S. Streeter moved, seconded by R. Hofmann, to determine that the proposed amendments are consistent with the scope and analysis of the Environmental Impact Report (EIR) (SCH#2012032022) adopted for The Cannery Project and that no new analysis or environmental review is required.

Motion passed by the following vote:

AYES: Essex, Hofmann, Streeter, Mikesell

NOES: Hague, Hanson, Ramirez

ABSENT: Boschken

S. Streeter moved seconded by S. Mikesell to recommend that the City Council adopt the following:

1. Ordinance approving the Second Amendment to The Cannery Development Agreement; and
2. Ordinance amending The Cannery Preliminary Planned Development; and
3. The Resolution revising The Cannery Final Planned Development, Affordable Housing Plan, and Neighborhood Design Guidelines.

Motion failed by the following vote:

AYES: Essex, Streeter, Mikesell

NOES: Hague, Hanson, Hofmann, Ramirez

ABSENT: Boschken

7. Commission and Staff Communications

A. Upcoming Meeting Dates

B. Wolcott: Site, did larger than normal notice in paper for hearing items. Options for general plan update. Commission to consider what issues to be addressed in update. May 25 meeting cancelled. The next Planning Commission meeting is tentatively scheduled to be held on Wednesday, June 8, 2016.

M. Webb: Council direction for staff to come forward with options to update the General Plan (GP) this calendar year. Will come back to commission with discussions. Will be key policy discussions to come before the commission later in the year regarding how General Plan/Core Area Specific Plan updates coincide with long term planning goals.

Councilmember Lucas Frerichs: Welcome new commission member. GP needs update, reiterate staff comments. Council designate \$7 million budget item in next fiscal year to update GP. Deficiencies in the GP which are not mandated by state. Some portions of the GP are extremely current. Unified in top goals to expedite process.

8. Adjournment.

Meeting adjourned at 10:32 p.m.