



City of Davis
Planning Commission Meeting Minutes
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Wednesday, June 8, 2016
7:00 P.M.

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

Absent: Marilee Hanson (Vice Chair)

Council Liaisons: Lucas Frerichs, Rochelle Swanson (Alternate)

Staff: Community Development/Sustainability Assistant Director Ash Feeney; Community Development Administrator Katherine Hess; Planner Cathy Camacho; Planner Eric Lee; Planning Technician Tom Callinan

1. Call to Order

Meeting was called to order at 7:05 p.m.

2. Approval of Agenda

Community Development/Sustainability Assistant Director Ash Feeney: Staff request moving Item 7A – Upcoming Meeting Dates to discuss before the consent calendar. Commission consensus.

C. Essex moved, seconded by H. Boschken, to approve the agenda as amended.

Motion passed by the following vote:

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

NOES: None

ABSENT: Hanson

3. Brief Announcements from Staff, Commissioners, and Liaisons

C. Essex: Davis Community Church 90th birthday of sanctuary, church organization almost 150 years old. Reverend Fisk managed to find funding for community hall. Championed first school bus to take high school students to Woodland. Convinced Davis residents to construct municipal sewage.

7. Commission and Staff Communications

A. Upcoming Meeting Dates

A. Feeney: The next meeting is tentatively scheduled to be held on Wednesday, June 22, 2016. Staff requests to schedule additional meeting June 29th, if commission does not have conflict. Planning Commission recess traditionally coincides with City Council. Do not see any item progress interfered with if commission chooses to recess.

Commission consensus to add June 29th meeting and schedule recess from July 20 to August 17.

4. Public Comment

None

5. Consent Calendar

A. Finding General Plan Consistency in FY16/17 Capital Improvement Projects

Found that the list of new capital improvement projects, to be included in the Fiscal Year 2016-17 budget, are consistent with the City of Davis' General Plan.

B. Planning Commission Meeting Minutes of December 16, 2015

Approved.

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

Motion passed by the following vote:

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

NOES: None

ABSENT: Hanson

6. Regular Items

A. Public Hearing Whole Foods Market / 500 First St. Public Convenience or Necessity

Determination: Planning Application #16-18; Public Convenience or Necessity #1-16.

Planner Cathy Camacho: Provide background. Department of Alcoholic Beverage Control (ABC) requires determination of Public Convenience or Necessity because of other existing alcohol licenses within area. Application process, police department review – particularly critical given nature of license and status of recent downtown moratorium, stated no objection or concerns. Applicant has not had any ABC violations. Sales of beer/wine/distilled spirits are considered ancillary to services provided by business.

Chair Hofmann opened the public hearing.

- Dwayne Kennedy, Land Use Consultant representing applicant: Concur with staff report. Thank commission. Addition of distilled spirits to existing shelving for sales. Growing trend for higher quality alcohol / beverage service. Whole Foods responding to customer demand.
- Cyn Leo, Whole Foods Store Team Leader: One-stop shop for customers. Spirits not available in store. Have participated in the City's Picnic Day Covenants over the past several years while in operation in Davis.

Chair Hofmann closed the public hearing.

R. Hofmann: Many alcohol related concerns in Davis. State licensing does not allow City to impose its own regulations; must simply approve or disapprove. Wish to see more to prove public necessity for addition of spirits. Concerns regarding business proximity to freeway, student housing, greek housing, etc.

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

1. Determine that the project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301 for the operation and leasing of existing facilities; and
2. Determine that the public convenience or necessity will be served by authorizing the issuance of an alcohol license based on and subject to the conditions.

Motion passed by the following vote:

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

NOES: None

ABSENT: Hanson

B. Public Hearing Conditional Use Permits for The Fitness Garage, Iggy Training, and Fire Fit / 1403 5th Street, Suites D & G: Planning Application #16-23; Conditional Use Permit #3-16.

Planning Technician Tom Callinan: Provide overview of application. Three fitness businesses requesting approval of a Conditional Use Permit (CUP) for fitness studio uses in two adjacent tenant suites within existing commercial building. Maximum class size no more than 10 in each suite at any one time. Require minimum of 12 bicycle parking spaces on site. Applicant conducted outreach from adjacent business, staff has not received any opposition to application.

Chair Hofmann opened the public hearing.

- Igor Seriba, Applicant, IggyTraining: Half clientele drives, and other half walks or bikes. With additional bicycle racks, will provide incentive for clients to bike/ped. Generally do not exceed 10 people per class, classes are staggered.
- Lauren M, Applicant, Fire Fit: Looking forward to bringing fitness classes to the community. Willing to work together to accommodate conditions.
- Mike, Fitness Garage and Iggy Training: Generally ride bike to classes. Support approval.

Chair Hofmann closed the public hearing.

S. Streeter moved, seconded by G. Hague, to approve as follows:

1. Determine that the project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301 (Existing Facilities) as leasing and minor alteration of existing structures, and Section 15303(c) (Conversion of Small Structures) as a minor conversion of use in an urbanized area in a commercial building not exceeding 10,000 square feet in floor area; and
2. Approve Planning Application #16-23 for Conditional Use Permit #3-16 to permit two fitness studios involving three personal training businesses, for fitness classes and personal training at 1403 5th Street, based on the findings and subject to the condition

Motion passed by the following vote:

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

NOES: None

ABSENT: Hanson

C. Public Hearing Second Principal Dwelling Unit / 437 I Street: Planning Application

#16-11 for Design Review #3-16; Minor Modification #3-16.

Planner Eric Lee: Provide project overview. Applicant requesting approval to allow demolition of an existing non-conforming garage, and to construct new two-story second principal dwelling unit. New structure would consist of a garage with storage/laundry area on the ground floor, a 700 sq. ft. unit above the garage, and attached carport with a second-story deck above. Commission is asked to approve 5 ft. setback on the upper floor; City generally requires a 10 ft. setback. Historical Resources Management Commission found project consistent with neighborhood design guidelines. Project to provide 4 parking spaces. Staff determined visibility will not provide a significant safety hazard.

Chair Hofmann opened the public hearing.

- Doby Fleeman, property owner: Thank commission and staff. Project will improve downtown. Good location, good fit in neighborhood.
- Tye Smalley, applicant: Planter on side is 3 feet off the side. Parking space behind. Current garage is about a story and a half. Proposed structure wouldn't be significantly taller. Looked at tandem parking option, took up more space. Can look into half-high fence or possible shrubs to cover parked cars for aesthetic purposes, and still allow visibility.
- Larry Guenther: Old East Davis neighbor. Thank for commission defending design guidelines.
- Rhonda Reed, president OEDNA: Project uses space available effectively. Appreciate concerns about parking and aesthetics; alleyway has plenty of space, and small fence may be sufficient.

Chair Hofmann closed the public hearing.

S. Mikesell moved, seconded by H. Boschken, to take the following action:

1. Determine that the project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301 which exempts the demolition of accessory structures and Section 15303 which exempts the construction of a second dwelling unit; and
2. Approve Planning Application #16-11 subject to the findings and conditions.

C. Essex proposed friendly amendment: Add condition for applicant to work with staff to add screening mechanism between parking and sidewalk as screening from 5th street. Accepted by mover.

E. Lee: Encroachment permit may be required from Public Works if applicant were to build small fence off property line.

H. Boschken: Suggest look at parabolic mirrors for site as safety measure for cars in alleyway.

Motion passed by the following vote:

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

NOES: None

ABSENT: Hanson

D. Public Hearing Amendment to the Cannery Development Agreement and Preliminary Planned Development for The University Stacked Flat Condominiums: 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: Provide project overview. Proposed amendment related to the University Stacked Flat Condominiums. The amendment would allow 24 additional condominium units, a setback adjustment, and modifications for increased building height to a maximum of 56 ft. at peak to accommodate architecture. Application includes revisions and updates to the Final Planned Development, Cannery Design Guidelines, and Affordable Housing Plan to reflect the changes. EIR previously analyzed impacts. Original proposal had flat roof, new proposal has taller and sloped rooftop.

Chair Hofmann opened the public hearing.

- Bonnie Chiu, Applicant, The New Home Company: Thank staff, have been working for several months on design plans. Consistent with original vision of Cannery project and original plans for site. Consistent with project goals to create variety of housing types for site. Stacked flats is new housing type in region. Timeline would start construction next year, open housing in 2018.
- Craig Blomberg: New home owner at site. Express concerns of traffic at site. At the previous meeting, the secondary Market driveway is one way turning in and out of street. Getting to and from school will be at those access points. Urge commission to look at what is best for Davis. Need affordable housing for young families. Raises 11 feet, significant height difference. Eyesore for residents on site.
- Rhonda Reed: Cannery project EIR was approved, proposed amendment 25% increase. Adjusted impacts not addressed. How many more amendments to large development project? Caution commission in piecing out amendments without consideration of total increased impacts.

Chair Hofmann closed the public hearing.

Commissioner comments:

- G. Hague: Toured Cannery site. Cannery project was proposed targeting empty nesters, elderly, and accessible living. Proposed floor plans insensitive to accessibility issues—bathrooms and closet turnaround space unmanageable, doors open into each other, single individual stalls, step-less accessible entrances must be accessed via garage. Would require renovations and home owner's funds to make changes. Universal design commitments remain unmet. Increased number of units per floor from 4 to 5, problems still unresolved.
- H. Boschken: Have met with Cannery developers. Have suggested one-way thoroughfare for Marketplace on multiple occasions. Now increasing density of project site up 25%, concerns even more significant. Concerns regarding particular structure and its located in relation to the Market Street activity.
- S. Streeter: Units are much smaller. Height is concerning. 24 units may be excessive increase.

- C. Essex: Appreciate concerns expressed regarding accessibility issues. Understanding the EIR reviewed greater density on site than is currently proposed. Consumer preferences ever-changing, commission challenges to meet evolving demands. Applaud applicant for attempting to maneuver changing market. Urge applicant to hear concerns and work to provide ADA concerns addressed.
- R. Hofmann: Concern with confined space. Approved amendments to DA also to increase density. From planning perspective, getting to the point where even incoming residents not comfortable with new development proposals.
- C. Ramirez: Concerns regarding density and increased vehicle trips.

Community Development Administrator Katherine Hess: Staff has concluded amendments are in benefit of the City. Greater number of smaller units, consistent with Council goals for condominium units. Will contribute to community enhancement funds. Bicycle connectivity. Combination of financial resources and housing goals of City Council.

B. Chiu: Preliminary floor plan has not yet been reviewed until increase units are approved. Plans in front of commission are preliminary. Stacked flat units are designed to be ADA compliant, will be reviewed by design group.

R. Hofmann moved, seconded by C. Essex, to forward the following recommendations to the City Council:

1. Determine that the proposed amendment is 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;
2. Approve the Ordinance amending the Cannery Development Agreement for the University Stacked Flat Condominiums;
3. Approve the Ordinance amending the Cannery Preliminary Planned Development for the University Stacked Flat Condominiums; and
4. Approve the Resolution revising the Cannery Final Planned Development, Affordable Housing Plan, and Neighborhood Design Guidelines for the University Stacked Flat Condominiums.

Motion passed by the following vote:

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

NOES: Hague

ABSENT: Hanson

8. Adjournment.

Meeting was adjourned at 9:26 p.m.