



**City of Davis**  
**Planning Commission Meeting Agenda**  
**Community Chambers, 23 Russell Boulevard, Davis, CA 95616**  
**Wednesday, June 22, 2016**  
**7:00 P.M.**

Commission Members: Herman Boschken, Cheryl Essex, George Hague, Marilee Hanson (arrived at 7:13 p.m.), Rob Hofmann, Cristina Ramirez, Stephen Streeter, Stephen Mikesell (Alternate)

Staff: Community Development/Sustainability Assistant Director Ash Feeney;  
Planning Technician Tom Callinan

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**1. Call to Order**

Meeting called to order at 7:03 p.m.

**2. Approval of Agenda**

G. Hague moved, seconded by H. Boschken, to approve the agenda as listed.

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**

None.

**4. Public Comment**

None.

**5. Consent Calendar**

**A. Planning Commission Meeting Minutes on March 9, 2016**

Commission approved minutes with minor clerical correction.

**6. Regular Items**

**A. Public Hearing 815 3rd Street Demolition and Replacement Project:** Planning Application #16-10 for Demolition #02-16; Design Review #2-16; Conditional Use Permit #1-16.

Planning Technician Tom Callinan: Provide project overview. Request to demolish ancillary structures used for storage and loading; replace with new two-story commercial building and parking lot to serve the existing Ace Hardware business. 8,248 sq. ft. building would extend from existing hardware building to 3rd Street sidewalk on the east side of the property. First floor proposed to be used for storage, loading and retail; second floor planned for office uses. Property located in downtown Central Commercial (C-C) zoning district. Structural heights compare to neighboring building. Landmark walnut

tree, appears to have poor health, qualifies for tree removal; recommend applicant obtain tree modification permit.

M. Hanson arrived at 7:13 p.m.

Chair Hofmann opened the public hearing.

- Jennifer Anderson, applicant: Thank staff. Have operated in Davis for decades. Need area for storage and processing inventory. Walnut tree, dead limbs and fruit, poses safety hazard. Trucks to be able to maneuver through alleyway. Space allow for loading/unloading in inclement weather conditions. Additional parking beneficial to business and downtown.
- Jason Taormino: Support project. Invest in downtown. Suitable for business. Parking need exists in Davis. Promotes fiscal vitality for downtown core.
- Larry Gunther, OEDN resident: Support project. Fits neighborhood.
- Mark Groata, OEDN board member: Board discussed Monday meeting, supports project. Building site borders neighborhood. Important to fit transition to neighborhood. Encouraged by staff's evaluation of proposal to meet design guidelines.
- Stuart Ross: Support project. Reason for need for office spaces on second floor?

Chair Hofmann closed the public hearing.

Commissioner comments:

- S. Streeter: Hotel proposal requires electric vehicle parking spaces, not in this proposal? Propose EV parking station to be shared by two adjoining spaces.
- C. Essex: Pedestrian safety concerns— High wall to hide trash area may be visibility issue to alleyway. Explore improvements on alley. Cars parked near entrance will need to back out across the sidewalk, unacceptable. Check sightlines; oppose vines on fence line. Landscaping concerns— Proposed shade trees will not fit in planters. Space issue to fit landscaping and entrance gate, current design not adequate. May need smaller, compact spaces to accommodate. Should enliven façade along Third Street; detriment to street view.
- M. Hanson: Support art idea on wall. Support attempt to meet neighborhood guidelines. If applicant chooses different use for second floor, how will affect parking? No parking requirement for structure. Request allow downtown parking spaces at night.
- S. Mikesell: Thank staff for positive attempt to meet neighborhood guidelines.
- R. Hofmann: Appreciate concerns expressed with compliance with guidelines. Proposed structure and design is similar to existing structure. Business site is anchor in community.

Community Development/Sustainability Assistant Director Ash Feeny: Applicant providing two additional spaces that would not otherwise be required pursuant to parking district regulations. Driveway one-way only from Third Street. Will work with City arborist to find suitable tree to fit planter area that will still meet shade requirement. Ensure trees will be planted with longevity. Condition of approval included to allow for recessed door for future uses. Policy is to incentivize uses in district. Structural components to be installed to accommodate potential future uses.

J. Anderson: Alley slope is not currently wheelchair accessible, proposal will allow handicap spaces up to building. Fourth Street garage charging stations are not currently over-used. Proposal 30-minute parking goal. Shared parking spaces for rest of downtown. Not support overnight parking— private property, have to clean up trash; forklifts need spaces cleared to operate in early morning.

H. Boschken moved, seconded by G. Hague to approve as follows:

1. Determine that the proposed project is Categorically Exempt from further environmental review pursuant to Sections 15301(e) and 15302(b) of CEQA Guidelines as an addition to an existing facility that is less than 10,000 square feet, and a replacement of a commercial structure with a new structure of the same purpose, respectively and no further environmental review is necessary; and
2. Approve Planning Application #16-10 for Conditional Use Permit #1-16, Design Review #2-16 and Demolition Permit #2-16 to allow the proposed removal of identified existing structures and replacing them with an 8,248 square foot new two-story commercial building, subject to the attached findings and conditions of approval.

Motion passed by the following vote:

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

NOES: Essex

## **7. Commission and Staff Communications**

### **A. Upcoming Meeting Dates**

Assistant Community Development/Sustainability Director Ash Feeney: Meeting on June 29<sup>th</sup> cancelled. Thank Commission for flexibility. The next Planning Commission meeting tentatively scheduled to be held on Wednesday, July 13, 2016; Items: Verizon cell tower, CUP on Chiles Road. D Street item moved to after recess.

S. Streeter: Request hotel proposal update at upcoming meeting.

## **8. Adjournment.**

Meeting was adjourned 8:22 p.m.