



City of Davis
Planning Commission Meeting Minutes
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Wednesday, July 13, 2016
7:00 P.M.

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

Absent: Herman Boschken, Marilee Hanson, Stephen Mikesell (Alternate)

Staff: Assistant Community Development/Sustainability Director Ash Feeney;
Planner Cathy Camacho

1. Call to Order

Meeting was called to order at 7:00pm

2. Approval of Agenda

S. Streeter moved, seconded by G. Hague, to approve the agenda as listed.

Motion passed by the following vote:

AYES: Essex, Hague, Hofmann, Ramirez, Streeter

NOES: None

ABSENT: Boschken, Hanson, Mikesell

3. Brief Announcements from Staff, Commissioners, and Liaisons

Community Development/Sustainability Assistant Director Ash Feeney: New City Council seated at the June 12th City Council meeting.

4. Public Comment

None

5. Consent Calendar

A. Planning Commission Meeting Minutes of October 28, 2015

Approved by consensus.

R. Hofmann removed the following item from consent calendar for discussion:

Cost Plus World Market / 871 Russell Blvd: Minor Improvement Application #45-16;
Removal of “Non-Refrigerated” Stipulation from Alcoholic Beverage License.

R. Hofmann: Visited business – already selling refrigerated beverages not under license. Not enough security in proposed area. Not certain item has been analyzed thoroughly enough to approve.

R. Hofmann moved, seconded by C. Essex, to direct staff to contact University to receive feedback concerning allowing sale of alcohol for immediate consumption in proximity to student dormitories; and to compare on-going issues with nearby businesses that also sell

alcohol for immediate consumption.
Commission consensus.

6. Regular Items

A. **Public Hearing Domino's Pizza / 4120 Chiles Road: Planning Application #16-29; Conditional Use Permit #5-16.**

Planner Cathy Camacho: Proposed Conditional Use Permit for restaurant use in a currently vacant, approximately 2,370 sq. ft. space within an existing building located in the Commercial Mixed Use zoning district. Applicant is not proposing outdoor seating, live music, or alcohol served. Traffic generated between 11pm and 2am will be delivery traffic only.

Chair Hofmann opened the public hearing.

- Heidi Miller, Applicant: Dominos has redesigned business concept, restaurant layout, and practices to be family friendly.

Chair Hofmann closed the public hearing.

G. Hague moved, seconded by C. Ramirez to take the following action:

1. Determine the project is categorically exempt from further environmental review; and
2. Approve the project Planning Application #16-29, Conditional Use Permit #5-16 based on the Findings and subject to the Conditions of Approval.

Motion passed by the following vote:

AYES: Essex, Hague, Hofmann, Ramirez, Streeter

NOES: None

ABSENT: Boschken, Hanson, Mikesell

Meeting recessed 7:22 p.m. and reconvened at 7:25 p.m.

B. **Public Hearing Verizon Wireless / 4600 Fermi Place: Planning Application #15-53; Conditional Use Permit #4-15, Mitigated Negative Declaration #1-16; Installation of Wireless Telecommunication Facility.**

Planner Cathy Camacho: Provide project overview. Proposed Conditional Use Permit for installation of a new 74 ft. monopole and ground equipment. Monopole proposed to be disguised as a palm tree to match surrounding landscape. Pole and antennas proposed to be 70 ft, with top of proposed palm fronds reaching up to 84 ft total height. Site is located in Light Industrial/Business Park subarea and currently contains an existing monopole and ground equipment accommodating two carriers and a vacant office building. City's current Telecommunication Facilities Ordinance prohibits adjacent wireless communications equipment sites, unless conditionally permitted, subject to approval of a Conditional Use permit. Monopole's proposed height necessary to function in wake of Mace Boulevard overcrossing. Alternate sites were explored, Fermi Place was selected as a necessary location. Consistent with previously approved proposals.

Chair Hofmann opened the public hearing.

- Michelle Ellis, Verizon Wireless: Coverage and capacity gap in southeast Davis. Heavy use of Verizon network, traffic on 80, shopping center nearby, and residential users in area. Have images available of currently existing monopoles that have been put in place. Review graph of network, shows both indoor and outdoor coverage. New facility will relieve coverage on currently strained towers. Willing to build fencing or plants as cover for ground equipment facility. Facility south/east in County jurisdiction.

Chair Hofmann closed the public hearing.

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

1. Determine that Mitigated Negative Declaration #1-16 prepared for this project adequately addresses the environmental impacts associated with the proposed project; and
2. Approve Conditional Use Permit #4-15, based on the Findings and subject to the Conditions of Approval, amended by removal of Condition 12 – Landscape Screening.

Motion passed by the following vote:

AYES: Essex, Hague, Hofmann, Ramirez, Streeter

NOES: None

ABSENT: Boschken, Hanson, Mikesell

7. Commission and Staff Communications

A. Upcoming Meeting Dates

Community Development/Sustainability Assistant Director Ash Feeney: Planning Commission will take a short summer recess. The next Planning Commission meeting is tentatively scheduled to be held on Wednesday, August 24, 2016.

S. Streeter: Thank staff for status updates on upcoming Hotel proposals.

8. Adjournment.

Meeting adjourned at 7:51p.m.