



City of Davis
Planning Commission Meeting Minutes
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Wednesday, February 14, 2018
7:00 P.M.

Commission Members: Herman Boschken, Cheryl Essex, Rob Hofmann (Chair), Stephen Mikesell, David Robertson, Darryl Rutherford, Stephen Streeter, Greg Rowe (Alternate)

Absent: None

Staff: Community Development/Sustainability Director Ashley Feeney; Planner Cathy Camacho, Planner Eric Lee; Planner Ike Nkoju

1. Call to Order

Meeting called to order at 7:00 p.m.

2. Approval of Agenda

D. Robertson moved, seconded by S. Mikesell, to approve the agenda as listed. Motion passed unanimously.

3. Brief Announcements from Staff, Commissioners, and Liaisons

Community Development/Sustainability Director Ashley Feeney: Downtown Plan Advisory Committee meeting tomorrow night, brief summary of agenda items. Revised staff report dispersed for Oakshade Apartments Item 05D.

4. Public Comment

None

5. Regular Items

A. Public Hearing: Plaza 2555 / 2555 Research Park Drive Planning Application #17-17: General Plan Amendment#1-17, South Davis Specific Plan Amendment #1-17, Rezoning and Preliminary Planned Development #1-17, and Affordable Housing Plan #1-17.

Chair Hofmann opened and continued the public hearing to March 14, 2018.

B. Public Hearing: 331 I Street Garage and Shed Demolition to Allow a Ground Floor Garage and a Second-story Accessory Dwelling Unit (ADU): Planning Application #17-62 for Demolition #6-17 & Design Review #20-17.

Planner Ike Njoku: Project overview— request for approval of entitlement applications to demolish the existing garage and storage shed and replace them with a two-story accessory structure. The ground floor of the accessory structure will consist of a two-car

garage space, workshop space, bathroom, and an interior hall/staircase. The second floor will be a secondary dwelling unit with a southerly balcony/deck. In addition, the applicant requests deviations from the applicable zoning standards, including reductions for the rear and interior side yard setbacks and an increase in the allowable maximum accessory building height. Historical Resources Commission reviewed; no objections, support staff recommendation for a 2 ft. rear setback, 3 ft. deviation. Second floor deck was concern to southerly neighbor; property has non-compliant structure.

Community Development/Sustainability Director Ashley Feeney: Recent changes in State law will require updates to the current ADU ordinance.

Chair Hofmann opened the public hearing:

- Jason, representing applicant: Most structures are on zero lot line, or protrude into alleyway. Applicant prefers no setback requirement. Neighbors appealed with negotiation to plant trees. Parking for ADU under balcony.
- Rhonda Reed, Old East Davis Neighborhood Association: Applaud applicant for outreach to neighbors. Zoning change occurred in early 2000s. Exceptions for how ADUs are handled in Old East, Old North, and University/Rice Lane neighborhoods. Neighborhood concerned that existing zero lot line entitlement will be affected by Trackside.

A. Feeney: Code allows garage at zero lot line, ADUs at 5 foot lot line. Parking area across the alley. Staff looks at past or existing issues with prior projects, determined 5 foot may be excessive. Arrived at 2 foot setback as compromise, still allow buffer.

C. Essex moved, seconded by H. Boschken, as follows:

1. Affirm the Historical Resources Management Commission (HRMC) approval of the demolition of the existing accessory structures (a storage shed and one-car garage) structures on the property at 331 I Street
2. Determine that the proposed project is categorically exempt per Sections 15301(i)(4) as demolition of accessory structures, and 15303(e) as construction of an accessory structure
3. Approve Design Review #20-17, to allow the proposed two-story accessory structure consisting of a garage on the ground floor and secondary dwelling unit on the second, subject to the Findings and Conditions of Approval

D. Rutherford moved substitute motion, seconded by R. Hofmann:

1. Affirm the Historical Resources Management Commission (HRMC) approval of the demolition of the existing accessory structures (a storage shed and one-car garage) structures on the property at 331 I Street;
2. Determine that the proposed project is categorically exempt per Sections 15301(i)(4) as demolition of accessory structures, and 15303(e) as construction of an accessory structure; and
3. Approve Design Review #20-17, to allow the proposed two-story accessory structure consisting of a garage on the ground floor and secondary dwelling unit on the second, subject to the Findings and Conditions of Approval, amended to remove

setback requirement and allow structure at zero lot line.
Substitute motion failed by the following vote:

AYES: Rutherford, Boschken, Hofmann
NOES: Essex, Mikesell, Streeter, Robertson

Main motion passed unanimously.

C. Public Hearing: Accessory Dwelling Unit and Garage / 222 Rice Lane: Planning Application #17-86 for Revised Final Planned Development #06-17 and Design Review #24-17.

Planner Eric Lee: Project overview— application to demolish an existing one-story rear garage facing the adjoining alley and replace it with a new two-story accessory structure. New structure would consist of a 616 sq. ft. garage and a 479 sq. ft. accessory unit above with a 45 sq. ft. deck. Project requires approval for a Revised Final Planned Development to address the height and square footage of the accessory structure and Design Review for project consistency with the Downtown Davis and Traditional Neighborhood Design Guidelines. Historical Resources Management Commission supported. Comments include compatibility, impact to historic resource. Public comment received, project would obstruct view from office across the street.

Chair Hofmann opened the public hearing.

Sinisa Novakovic: Hope to have mother come to stay. Neighbors have been supportive. Lot coverage from ADU will be lower than other lots.

Chair Hofmann closed the public hearing.

D. Rutherford moved, seconded by S. Streeter, as follows:

1. Recommend that the City Council determine that the Addendum to Determine that the project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301 and 15303
2. Approve Planning Application #17-86 for the proposed project for a Revised Final Planned Development and Design Review subject to the Findings and Conditions of Approval

Motion passed unanimously.

D. Public Hearing: Oakshade Apartments / 2120 Cowell Boulevard: Planning Application #17-64, Revised Final Planned Development #3-18

Community Development/Sustainability Director Ashley Feeney: Project overview— request for a Revised Final Planned Development to convert approximately 5,300 sq. ft. of office/commercial space located at Oakshade Village Apartments to four residential apartment units. Leasing efforts on site, low visibility for building. Correction to staff report: 39 unit complex, would bring to 46 units. The proposed project parcel currently consists of a 38-unit apartment complex and a two-story mixed-used building containing office/commercial space on the first floor and three apartment units on the second floor. The site's existing land use and planned development designations allow multi-family

as a principally permitted use. A Revised Final Planned development is required to increase the number of residential units and decrease the amount of commercial space.

Chair Hofmann opened the public hearing.

Carrie Dern: Oakshade Common property owners. Will be rented per unit. Primarily 4-bedroom units in complex. Affordability requirements at the time were met. Contributed to New Harmony development. Overview past use. Tried to negotiate lease price with previous tenant to keep tenancy.

Phillip Harvey, architect: Land dedication was required as part of original development; became New Harmony.

Linda Deos: Concerned about affordability issue. Leading up to Cannery development, sets a bad precedent.

Chair Hofmann closed the public hearing.

D. Rutherford: Request applicant provide affordable component.
Applicant declined.

D. Robertson: Express concerns regarding current focus on student housing, less focus on housing service-providers in City. Need a better balance, service needs of the City and affordability needs. Legal right to require affordability in present project. City is taking on a significant burden.

D. Rutherford: Should deed restrict studio unit to be affordable. Losing developable space, losing commercial space. Project does not bring balance to present issues.

A. Feeney: City is currently reviewing inclusionary housing ordinance for future projects to encourage unit mix and affordable requirements. Council has not established a limit yet, held workshops on housing.

S. Mikesell moved, seconded by H. Boschken to approve Planning Application #17-64, Revised Final Planned Development #3-18, based on the Findings and subject to the Conditions of Approval. Motion passed by the following vote:

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

NOES: Rutherford

6. Commission and Staff Communications

C. Essex: Davis Futures Forums meeting on housing.

A. Chair/Vice Chair Appointments

R. Hofmann: Overview Chair duties, time involved and commitment to role. Overview process for appointments, nomination and vote later. By consensus, Commission chose to hold nominations and voting at a later meeting date.

B. Davis Downtown Liaison Update

C. Essex: Downtown Plan Advisory Committee met on January 25— walking tour of downtown area, public workshop. Overview 1961 General Plan guiding development and

demolition of buildings downtown, planning forensics of impacts of original plan. Overview topics covered. Next meeting February 15, Design Charrette.

D. Rutherford: Express interest in affordability or mixed-use discussions.

D. Robertson: Request to know about agendaized General Plan consistency discussions.

R. Hofmann: Amount of information brought to meetings is impressive. Extensive background information and history, setting framework for discussing General Plan update.

C. Upcoming Meeting Dates

A. Feeney: Next meeting February 28— Cannabis dispensary applications; commission will receive 10-minute presentation, and provide opportunity for public comment and commission questions. March 14—Plaza 2555. March 28— continue cannabis dispensary discussion; receive additional comments, Q&A, deliberation and final recommendations for Council.

7. Adjournment.

Meeting adjourned at 9:07 p.m.