



City of Davis
Planning Commission Meeting Minutes
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Wednesday, May 9, 2018
7:00 P.M.

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

Absent: Greg Rowe (Alternate)

Staff: Interim Community Development/Sustainability Director Heidi Tschudin; Planner Ike Njoku; Planner Eric Lee; Building & Planning Technician Tom Callinan

1. Call to Order

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

2. Approval of Agenda

D. Robertson moved, seconded by S. Streeter, to approve the agenda. Motion passed unanimously.

3. Brief Announcements from Staff, Commissioners, and Liaisons

Interim Community Development/Sustainability Director Heidi Tschudin: Cannabis presentations Council indicated 2 out of 11 may not continue process. Will return to Council with report and findings of fact June 12; Council may modify ordinance to allow up to 5 dispensaries.

D. Robertson: Concerned with increasing number of dispensaries. New business operation in Davis. Should wait to see how community absorbs new business operation.

4. Public Comment

None

5. Regular Items

A. Public Hearing: University Mall Shah's Halal Food Truck: Planning Application #18-03 - Conditional Use Permit #01-18.

Planner Eric Lee: Since February 2017, applicant has operated on a temporary basis from the southern portion of the University Mall parking lot near the Russell Boulevard driveway. Operates during the day, removed from site during the evenings. The proposed CUP relocates it to Anderson Road side of the property behind the Arco service station. Temporary use permits available in City, other shopping center property owners may not always be open to food trucks on site.

Chair Hofmann opened the public hearing.

- Tory Mashriqi, Applicant: Introduced himself. Available for any questions.

Chair Hofmann closed the public hearing.

S. Streeter: Parking space striping issue?

R. Hofmann: Property owner support? Zoning, concerns about uses contingent on economic viability of downtown / community retail? Business advantage, non-brick & mortar business model; express concerns how it might affect other businesses at site. Concerned food trucks on campus negatively impact downtown business. Propose time limit on CUP.

D. Robertson: Food truck is incremental use of site. Concerns of downtown more critical question. Support time limit on CUP. Support application.

S. Mikesell: If site goes into redevelopment, will affect food truck agreement with property owner at that time. Not support impose time limit.

E. Lee: Contract services for EIR of redevelopment of U-Mall rezone/redevelopment.

D. Robertson moved, seconded by D. Rutherford, that the Planning Commission:

1. Determine that the project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301
2. Determine that a food truck is a conditionally permitted use under the PD 2-97B zoning
3. Approve Conditional Use Permit #01-18 for Shah's Halal Food Truck based on the Findings and subject to the Conditions of Approval

Motion passed unanimously.

B. Public Hearing: 5100 Chiles Road Snack Bar: Planning Application #18-22 - Conditional Use Permit #08-18

Planner Eric Lee: Proposed CUP to convert approximately 150 square feet of existing building space to allow a snack bar in the Auto Center (A-C) zoning district. The applicant owns an existing 21,000 square foot building that includes used car dealership offices and a vehicle repair business.

Chair Hofmann opened the public hearing.

- Karan, Applicant: Bought building, brought car dealership into Davis. Outside customers bring revenue to Davis. Wish to provide snacks for employees and customers.

Chair Hofmann closed the public hearing.

D. Robertson moved, seconded by S. Mikesell, that the Planning Commission:

1. Determine that the project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301; and
2. Approve Conditional Use Permit #08-18 allowing food service at 5100 Chiles Road based on the Findings and subject to the Conditions of Approval.

Motion passed unanimously.

C. Public Hearing: 4444 Chiles Road: McDonald's Restaurant with Drive Through: Planning Application #17-89 for Demolition #07-17, Conditional Use Permit #19-17, and Design Review #25-17.

Building & Planning Technician Tom Callinan: Proposed demolition of the existing 3,429 square foot building, drive-through, play structure, outdoor seating, parking lot, and landscaping and replacement with a new 4,365 square foot building, drive-through, parking lot, and landscaping. Overview zoning, site plan, proposed elevations. Reduced visibility of drive-thru. Staff suggested photovoltaics, appurtenances from restaurant use, fumes from restaurant

Chair Hofmann opened the public hearing.

- Dennis Graspinter, Applicant: Buses come in one or two at a time for very brief period of time. Midnight/5am mostly drive-thru uses. Monitor parking and employee safety training. Allow employees to move cars to front parking stalls. Surprised by arborists report, function of retention ponds and 50% shading requirement. Several trees in state of decay.
- Zorah Mariano, Project Architect: Looked at plan to preserve trees. Staff team willing to look at relocating bio swale. Willing to follow condition of approval to preserve additional trees. Initial design had dispersed bioswale, impacted front-age aesthetics. Landscape area could be increased. West side of site more challenging to plan. East side has room to increase bioswale. May reduce drive aisle, currently planned at 30ft for trucks. May increase the landscape area. May reposition the building slightly, as well.

C. Essex: Majority of existing trees will be removed. Many trees rated as moderately suitable for preservation. Concerned City's practice is to remove urban forest to make room for bio retention. Support impose condition to preserve additional trees.

D. Robertson: Request continue item, applicant return with revised plan. Alternatively, Commission can impose condition of approval with performance standard language, "if unable to preserve X-number of trees, project must come back to Commission for approval."

S. Mikesell: Direct staff to work with applicant to make good faith effort to preserve trees.

T. Callinan: Applicant and staff will speak to Public Works staff and arborist to assess revisions.

Chair Hofmann continued the public hearing to the Planning Commission meeting of May 23, 2018.

C. Essex: Request future staff reports provide detailed arborist/landscaping report; include species, preservation recommendation, etc.

6. Commission and Staff Communications

Director Community Development & Sustainability Heidi Tschudin: Social Services Commission shared interest in receiving more information on the Residential Report. Staff assessing possibility for a joint Commission workshop on this topic.

S. Mikesell: Attended Davis Downtown charrette presentations. Staff did well on presentations regarding parking and traffic studies.

A. Davis Downtown Liaison Update

C. Essex: Public charrette, 3-day event. Presentations from consultants. Overview tentative ideas for downtown plan. Traffic plans, potential to emphasize preferential vehicular traffic in certain areas. Parking issues. Brief overview of input received.

R. Hofmann: Structured brainstorming session. Committee will analyze feedback received; information gathered and begin forming recommendations in specific areas of the plan.

D. Robertson: Stress importance of committee members to advocate for Davis community. Meet Davis-specific goals, not boilerplate approach.

B. Upcoming Meeting Dates

H. Tschudin: The next Planning Commission meeting is tentatively scheduled to be held on Wednesday, May 23, 2018.

D. Rutherford: 525 Oxford Circle, upcoming item. Concerns regarding proposed affordability component. Request clarification at next meeting regarding minimum affordability requirement recently adopted by the City Council.

7. Adjournment.

Meeting adjourned 8:46p.m.