



City of Davis
Planning Commission Meeting Minutes
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Wednesday, July 25, 2018
7:00 P.M.

Commission Members: Herman Boschken, Cheryl Essex, Stephen Mikesell, Darryl Rutherford, Stephen Streeter (Vice Chair), Greg Rowe (Alternate)

Members Absent: Rob Hofmann (Chair), David Robertson

Staff: Community Development & Sustainability Director Heidi Tschudin/
Planner Cathy Camacho

1. Call to Order

Vice Chair Streeter called the meeting to order at 7:03 p.m.

2. Approval of Agenda

S. Mikesell moved, seconded G. Rowe, to approve the agenda. Motion passed by the following vote:

AYES: Boschken, Essex, Mikesell, Rutherford, Streeter, Rowe

NOES: None

ABSENT: Hofmann, Robertson

3. Brief Announcements from Staff, Commissioners, and Liaisons

Community Development & Sustainability Director Heidi Tschudin: Council liaison alternate is now Dan Carson

4. Public Comment

None

5. Regular Items

A. Public Hearing: 2810 Cowell Boulevard - Mobile Medical and Adult-Use Cannabis Delivery-Only Use: Planning Application #18-41, Conditional Use Permit #11-18

Planner Cathy Camacho: Proposed mobile medical and adult-use cannabis delivery-only business, GreenLife Davis, will occupy approximately 650 sq. ft. in an existing 12,000 sq. ft. building located in PD #10-72 (Industrial-Research).

Vice Chair Streeter opened the public hearing.

- Omar Ochoa, GreenLife Davis: neighboring businesses have not express any concern. Discreet operations, security plan assembled by Paladin Security. Community benefits include 1% contribution to community benefit fund.

Vice Chair Streeter closed the public hearing.

G. Rowe moved, seconded by D. Rutherford, to recommend that the City Council approve PA #18-41, CUP #11-18 to permit a mobile medical and adult-use cannabis delivery-only use at 2810 Cowell Boulevard, based on the recommended Findings and subject to the Conditions of Approval. Motion passed by the following vote:

AYES: Boschken, Essex, Mikesell, Rutherford, Streeter, Rowe
NOES: None
ABSENT: Hofmann, Robertson

B. Public Meeting: 705 6th Street - Proposed New Construction of Detached Garage and Accessory Dwelling Unit Above the Garage: Planning Application #18-26, Design Review #8-18

Planner Cathy Camacho: Proposed two-story accessory structure consisting of a 400 sq. ft. detached two-car garage and 448 sq. ft. one-bedroom dwelling unit above at 705 6th Street. Historical Resources Management Commission determined that project would not have adverse impact on merit resources within 300 ft. of property.

Vice Chair Streeter opened the public hearing.

- Joseph Dixon, architect for project. Appreciate working with staff. Project will increase density.

Vice Chair Streeter closed the public hearing.

S. Mikesell moved, seconded by C. Essex, to approve as follows:

1. Determined that the project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15303 which exempts new construction of accessory structures
2. Approved PA #18-26 for the proposed project Design Review #8-18, based on the Findings and subject to the Conditions of Approval

Motion passed by the following vote:

AYES: Boschken, Essex, Mikesell, Rutherford, Streeter, Rowe
NOES: None
ABSENT: Hofmann, Robertson

C. Public Hearing: 525 Oxford Circle - Davis Live Student Apartments Project: Planning Application #17-21: CEQA Exemptions (PRC 21155.1, Transit Priority Project) and 21094.5 (Infill Project); General Plan Amendment #01-18; Rezone #01-18; Final Planned Development #02-18; Development Agreement (#01-18); Site Plan and Architectural Review #02-18

Deputy City Manager/Community Development & Sustainability Director Heidi Tschudin: Planning Commission approved a reconsideration of this item to allow for another hearing on the project. Proposed 71-unit student-oriented housing project with 440 beds on a 1.045-acre site. Structure would consist of seven stories totaling 85 ft. in height (excepting parapets, elevator and stair penthouses, and mechanical equipment).

Units contain three to five bedrooms, ranging in size from 1,222 to 2,052 sq. ft. Staff proposed corrections: CEQA resolution and General Plan Amendment resolution: density designation is restricted to properties on Russell Boulevard, between State Highway 113 and Sycamore Lane.

Leslie Walker, Thomas Law Group: Response to letter from Soluri Meserve law firm. State and federal definition of families includes individuals and single persons. Analysis conducted contains lengthy discussion of health risk assessment.

Vice Chair Street opened the public hearing.

- Carolyn Stiver, Chamber of Commerce; Robert Saber; Jake Sedgley, ASUCD Senate President Pro Tempore; Andrew Klossen; Casey Lizon, SACOG; Sarah Dieh; Nicole Holme; Adam Pontafee; Connor Gorman; Don Gibson, ASUCD Housing Task Force; Miah Oidedegga; Eileen Samitz; and Eric Gudz: Support project. Comments included: great central location close to campus; need for more housing supply, especially for students; compact infill development.
- Roy Benson: Resident manager for property adjacent to site. Appropriate site for students, but too dense. Parking will be an issue and project will remove trees.

Vice Chair Streeter closed the public hearing.

Jack Behooka, Grey Star Student Living: Manage affordability components of program; will ensure units meet affordability requirements.

John Lichter, Tree Davis: Not able to preserve trees in bioswale

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

1. Recommend City Council find that the project is statutorily exempt from CEQA pursuant to Sections 21094.5 and 21155.1 of the Public Resources Code (PRC) based upon findings of fact
2. Recommend City Council approve Davis Live project planning applications, based upon the general Findings for project approval and subject to the Conditions of Approval:
 - a. General Plan Amendment (Resolution of Intent), amended to include the density designation restricted to properties on Russell Boulevard, between State Highway 113 and Sycamore Lane
 - b. Rezone/Final Planned Development (Ordinance)
 - c. Development Agreement, including the Affordable Housing Plan for the Project (Ordinance)
 - d. Site Plan and Architectural Review
Modify Conditions of Approval to include: 2 additional trees to street frontage as proposed by project proponent, as well as shade tree on south east and south west corner of building.

Motion passed by the following vote:

AYES: Boschken, Essex, Mikesell, Rutherford, Streeter, Rowe
NOES: None

ABSENT: Hofmann, Robertson

Planning Commission recessed at 9:28 p.m. and reconvened at 9:36 p.m.

6. Commission and Staff Communications

D. Rutherford: Request staff consider providing large packets in binders that can be returned with tabs for each section. Also, additional time for review of large items.

H. Tschudin: Unusual for commissions to get hard copy packets. Suggest electronic links to reports.

G. Rowe/S. Mikesell/D. Rutherford/S. Streeter: Prefer hard copy.

A. Davis Downtown Liaison Update

None

B. Upcoming Meeting Dates

H. Tschudin: Request commissioners provided availability for additional meeting date

August 29: H. Boschken, C. Essex, S. Mikesell, D. Rutherford, G. Rowe, S. Streeter

September 5: H. Boschken, C. Essex, S. Mikesell, D. Rutherford, G. Rowe (not attend 9/12), S. Streeter

H. Tschudin: Staff is working to answer questions submitted by Todd Edelman regarding Nugget Office project. Project moving forward to Council August 28.

S. Streeter: KVIE Channel 6 program, Ten Cities that have been influential in city planning

7. Adjournment. Meeting was adjourned at 9:54 p.m.