



City of Davis
Planning Commission Meeting Minutes
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Wednesday, August 29, 2018
7:00 P.M.

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

Commissioners Absent: Rob Hofmann (Chair)

Staff: Community Development & Sustainability Director Heidi Tschudin/
Planner & Historical Resources Manager Ike Njoku/Planner Eric Lee

1. Call to Order

Chair Streeter called the meeting to order at 7:01 p.m.

2. Approval of Agenda

D. Roberson moved, seconded by D. Rutherford, to approve the agenda. Motion passed by the following vote:

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

NOES: None

ABSENT: Hofmann

3. Brief Announcements from Staff, Commissioners, and Liaisons

None

4. Public Comment

Bridgette Boyd: Plaza 2555 apartments—Developers have reached out to neighborhood, listened to needs and incorporated ideas into project. Good use of site. Request consideration of traffic light at intersection turning into Playfields Park.

5. Regular Items

A. Public Hearing: 2555 Research Park Drive (Plaza 2555): Planning Application #17-17: General Plan Amendment #1-17, South Davis Specific Plan Amendment #1-17, Rezoning and Preliminary Planned Development #1-17, Affordable Housing Plan #1-17, and Development Agreement #3-18

Planner & Historical Resources Manager Ike Njoku: Proposed construction of up to 200 apartment units, maximum 646 bedrooms, on approximately 7.34 acres bounded by Research Park Drive, Cowell Boulevard, and Interstate 80. Project consists of a mix of micro (studio), 1-bedroom, 2-bedroom, 3-bedroom, 4-bedroom, and 5-bedroom apartment units. Affordable housing plan summary: 5% total bedrooms extremely low 32.3 beds; 5% low-income 32.3 beds, 5% very low 10 studios.

D. Robertson: In future, request staff call out details of Development Agreement that are enhancements, not discretionary approvals.

Vice Chair Streeter opened the public hearing.

Corie Calfee, Opterra Law: Representing developer. Centralized location, transit and bicycle routes. Affordable housing—5% bedroom low income, 5% very low, 5% extremely low; meets city's ordinance requirements. Project averages 3.23 bedrooms per unit.

Alicia Muniz, Architect: Design will include vertical unit type, townhome. Different unit types, varied streetscape, pedestrian oriented.

Tim Taylor: Many communities provide for separated process of review. Not out of scope of code or norm. Similar process to Nishi student housing project.

Connor Gorman and Eric Gudz: Support project—local hiring proposal, community and neighbors have been consulted, proximity to employment sites and transportation alternatives. Tiers of affordability—support units and bedrooms.

Topher Hohl and Eileen Samitz: Oppose project—Need comprehensive traffic report and EIR. Parking insufficient. Designed to target students, but location is far from campus. Biggest demand is for workforce housing = need studio, 1 and 2 bedrooms. Noise issues and health impacts next to highway. Should preserve site for commercial.

M.E. Gladys: Location close to freeway. Air quality assessment should be undertaken.

Vice Chair Streeter closed the public hearing.

Gary Rubenstein, air quality consultant. No significant health impacts. Comfortable safety margin from level of significance.

Applicant: Will return with final planned development including details of design and possibly marketing plan. Traffic calming—working with Public Works to install stop sign. Willing to look at bus shelter for east riding buses.

C. Essex moved, seconded by G. Rowe, to recommend City Council approve the Plaza 2555 project subject to Findings of Fact and Conditions of Approval as follows:

1. Determine that the Plaza 2555 project is statutorily exempt from CEQA pursuant to Section 21155.1 (Transit Priority Project) of the Public Resources Code (PRC)
2. Approve Resolution of intent to amend the General Plan land use designation of the subject site from General Commercial to Residential High Density
3. Approve Resolution to amend the South Davis Specific Plan to create a new Residential High Density land use designation and change the land use designation of the subject site from Commercial Recreation to a new land use category of Residential High Density

4. Introduce Planned Development Ordinance that rezones the subject site from Planned Development #7-95 (modified commercial highway) to a new Preliminary Planned Development #1-17 (multifamily, apartments)

Conditions of Approval amended as follows: (1) Bus shelter shall be provided in both directions, east and west on Cowell, and (2) Require residents pay for parking separately from rent

S. Streeter proposed a friendly amendment to vote on the environmental review separately from other items. Moved and second agreed.

Motion amended to read: Recommend City Council determine that the Plaza 2555 project is statutorily exempt from CEQA pursuant to Section 21155.1 (Transit Priority Project) of the Public Resources Code (PRC). Motion passed by the following vote:

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

NOES: None

ABSENT: Hofmann

C. Essex moved, seconded by G. Rowe, to recommend City Council approve the Plaza 2555 project subject to Findings of Fact and Conditions of Approval as follows:

1. Approve Resolution of intent to amend the General Plan land use designation of the subject site from General Commercial to Residential High Density
2. Approve Resolution to amend the South Davis Specific Plan to create a new Residential High Density land use designation and change the land use designation of the subject site from Commercial Recreation to a new land use category of Residential High Density
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Conditions of Approval amended as follows: (1) Bus shelter shall be provided in both directions, east and west on Cowell, and (2) Require residents pay for parking separately from rent

Motion passed by the following vote:

AYES: Boschken, Essex, Mikesell, Robertson, Rowe

NOES: Streeter, Rutherford

ABSENT: Hofmann

D. Rutherford moved to deny approval of the Affordable Housing Plan. No second to motion.

H. Boschken moved, seconded by D. Rutherford, to not approve Affordable Housing Plan #1-17 that establishes the affordable housing plan for Plaza 2555 project and Ordinance approving the Development Agreement #3-18 until more information is forthcoming.

D. Robertson proposed a friendly amendment: Planning Commission recommends that Affordable Housing Plan #1-17 as currently constituted not be approved. Accepted by mover and second.

D. Rutherford withdrew second to motion. Motion withdrawn.

H. Boschken moved, seconded by G. Rowe, to not recommend approval of Affordable Housing Plan #1-17 Ordinance approving the Development Agreement #3-18: Motion passed by the following vote:

AYES: Boschken, Mikesell, Rutherford, Rowe

NOES: Essex, Streeter, Robertson

ABSENT: Hofmann

Planning Commission recessed at 9:41 p.m. and reconvened at 9:47 p.m.

B. 3820 Chiles Road Project: Planning Application #17-40 and Environmental Impact Report #07-17

Planner Eric Lee: Proposed new residential project on 4-acre project site located at the southeast corner of Chiles Road and La Vida Way with two development scenarios:

- The Preferred Site Plan = 225 multi-family rental units
- Alternative B = 5 single-family homes along La Vida Way, 188 multi-family units throughout the remainder of the site.

Nick Pappany, Raney Planning & Management, EIR consultant. Project qualifies for streamlined environmental review. Draft EIR determined that all impacts would be reduced to less than significant levels through mitigation measures with one exception: significant and unavoidable impact to historic resource. Project proposes to demolish building. Mitigation requires historic documentation and installation of on-site interpretive plaque/display commemorating the structure. Reduced to less than significant includes air quality, cultural resources, hydrology and water quality, noise, and transportation and circulation.

Chuck Cunningham, Developer: Housing intended for workforce. Summarized efforts related to adaptive reuse of building. Overview of bike connectivity, pedestrian access, and landscape plan. Buildings located 200 ft. from nearest travel lane on freeway.

Commissioner comments included:

Request preservation of additional native species trees if possible.

Questioned Historical Resources Management Commission proposal to designate building as historic resource.

6. Commission and Staff Communications

C. Essex: Principal Planner Bob Wolcott is retiring September 28

A. Davis Downtown Liaison Update

None

B. Upcoming Meeting Dates

H. Tschudin: September 12—525 Oak potentially postponed, 2121 Cannabis CUP postponed. September 26—526/528 J; 1304 Cassel Lane. October 10—2121 2nd Street, cannabis CUP

D. Rutherford: Request brief status report on cannabis businesses that have been approved or are pending.

7. Adjournment. Meeting was adjourned at 10:35 p.m.