



**City of Davis**  
**Planning Commission Meeting Minutes**  
**Community Chambers, 23 Russell Boulevard, Davis, CA 95616**  
**Wednesday, September 12, 2018**  
**7:00 P.M.**

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

Commissioners Absent: G. Rowe

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

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**1. Call to Order.** Chair Hofmann called the meeting to order.

**2. Approval of Agenda**

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

**3. Brief Announcements from Staff, Commissioners, and Liaisons**

H.Tschudin: 525 Oak project will be continued minimum 60 days at request of applicant.

**4. Public Comment.** None.

**5. Regular Items**

**A. Public Hearing: 5080 Chiles Road, Suite 2 – Mobile Medical and Adult-Use Cannabis Delivery-Only Use:** Planning Application #18-50, Conditional Use Permit #14-18

Planner Cathy Camacho: Proposed mobile medical and adult-use cannabis delivery-only business, **People's Kush**, will occupy approximately 240 sq. ft. of an existing 17,500 sq. ft. building located in the Auto-Center district. Online sales, off-site delivery, no store-front and no customers on premises. No changes to existing building. Site has long history of being vacant. Located at far end of eastern edge of A-C district.

Chair Hofmann opened the public hearing.

Applicants: Lee Walthall/Ishar Daliwhal: Currently operating with temporary use permit. Issued cannabis business license already. Additional exit door suggested to avoid walking through showroom. Security plan approved by police department.

M.E. Gladys: Viewed facility. When tenant closes, gate will be closed and no access to other business on site. Doors onto showroom will be locked when auto business is closed.

Chair Hofmann closed the public hearing.

Commissioner comments included:

- Should not encroach into areas with specialized zoning. If this type of business is desired, the property should be re-zoned.
- A-C zone is an effective single use zone in city.
- Send message to Council that zoning is important issue to be focused on.

C. Essex moved, seconded by S. Streeter, to approve Planning Application #18-50, Conditional Use Permit #14-18 to permit mobile medical and adult-use cannabis delivery-only use at 5080 Chiles Road, with additional Condition of Approval to limit square footage of cannabis uses in building to 5%. Motion passed by the following vote:

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

Planning Commission recessed at 8:14 p.m. and reconvened at 8:19 p.m.

**B. Public Hearing: 5080 Chiles Road, Suite 6 – Mobile Medical and Adult-Use Cannabis Delivery-Only Use:** Planning Application #18-54, Conditional Use Permit #15-18

Planner Cathy Camacho: Proposed mobile medical and adult-use cannabis delivery-only business, **The Good People Farms**, will occupy approximately 635 sq. ft. of an existing 17,500 sq. ft. building located in the Auto-Center district.

Chair Hofmann opened public hearing.

Mary Kay Hoal, Good People Farms: Trying to keep business in Davis. Have downtown retail location at 3<sup>rd</sup> Street, but not able to deliver out of that location. Current project is located behind building and gate, restricted access to general public, separate exit and access. Dedicated on-site parking. Security and extra lighting at site.

Chair Hofmann closed the public hearing.

C. Essex moved, seconded by S. Streeter, to approve Planning Application #18-54, Conditional Use Permit #15-18, with additional Condition of Approval to limit square footage of cannabis uses in building to maximum 5%. Motion passed by the following vote:

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

**6. Commission and Staff Communications**

**A. Davis Downtown Liaison Update.** None.

**B. Upcoming Meeting Dates**

H.Tschudin: October 10: 2121 2<sup>nd</sup> Street item postponed to October 24. December 26 meeting cancelled.

H.Tschudin: Commissioner anticipated absences?

D. Robertson: October 10 absent

R. Hofmann: November 28 tentative

S. Mikesell: October 24 absent

H. Tschudin: Update 501 Oak Avenue project: Previously reviewed and approved building planning application for office building. New property owners are working on revised, reduced project for site. No Planning Commission review required. Staff processing demolition and revised 1-story office building application. Anticipated administrative approval.

S. Streeter: Comment on draft EIR for 3820 Chiles project due September 19.

D. Rutherford: Anticipating 2555 Plaza going to Social Services Commission next week?

H.Tschudin: Yes, SSC next week and City Council on October 16. Last night, Council reviewed Downtown Plan. Good discussion and participation.

D. Rutherford: Status of report city on affordable housing ordinance?

H.Tschudin: City received administrative draft. Being peer reviewed; not public yet. Currently drafting work plan for affordable housing. Interim Affordable Housing Ordinance sunsets end of calendar year.

**7. Adjournment.** Meeting adjourned at 8:44 p.m.