



City of Davis
Planning Commission Meeting Minutes
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Wednesday, October 10, 2018
7:00 P.M.

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

Commissioners Absent: David Robertson

Staff: Community Development & Sustainability Director Heidi Tschudin/
Planner Eric Lee

1. Call to Order. Chair Hofmann called the meeting to order at 7:01 p.m.

2. Approval of Agenda

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

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

NOES: None

ABSENT: Robertson

3. Brief Announcements from Staff, Commissioners, and Liaisons. None.

4. Public Comment. None.

5. Consent Calendar

A. Proposed Mobile Home Park Relocation Impact Ordinance

Assistant City Manager Kelly Stachowicz: In 2017, City Council directed staff to look into mobile home conversion ordinance. Current state law requires owner to provide report on housing availability. Proposed ordinance establishes process and requirements, but does not change zoning requirements.

Public comment:

John Reuter: Ordinance looks out for financial well-being of residents. Phase two—need to address bigger issues in the future. Suggest recommendation from Planning Commission to stress interest and importance of phase two.

Commissioner comments:

- Recommend California Rural Assistance review and provide feedback, specifically regarding other protections that can be put into place. Recommend setting minimum of relocation assistance—such as first and last month/deposit.

- Definition should include trailers as well as manufactured homes.

6. Regular Items

A. **Public Hearing:** 1304 Cassel Place - Silva Residence: Planning Application #18-07 – Revised Final Planned Development #04-18 and Minor Modification #02-18

Planner Eric Lee: Proposed adjustments to the house size and development standards for a new single-family residence proposed on a vacant parcel in the Cassel Lane Subdivision. Project will meet all zoning standards except for setback on north side for garage. Requesting reduction of 10 ft.

Chair Hofmann opened the public hearing.

Raphael Silva Alphanso and Christina Salvez: Request deviation—only lot with full slope drainage easement. Revised setback would provide for reorientation of garage, as well as addresses liability and erosion issues. Have worked with neighbors and have modified design.

Brett Huett: Neighbor to immediate north. Not opposing proposal.

Marilyn Townsend: Owner to northeast, representing several neighbors. Support 25 ft. setback on north instead of 15.

David Quenliven: Resident to east. Appearing on behalf of another resident. Not supporting or opposing—should be visually open space and not garage structure.

H. Boschken moved, seconded by D. Rutherford, as follows:

1. Determine that the project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15303
2. Approve Planning Application #18-07 revising the development standards for 1304 Cassel Place based on the Findings and subject to the Conditions of Approval

Motion passed by the following vote:

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

NOES: None

ABSENT: Robertson

B. **Public Hearing:** 5100 Chiles Road Kabob Shop Revised CUP: Planning Application #18-55 - Conditional Use Permit #16-18

Planner Eric Lee: Proposed revised CUP to allow the sale and consumption of beer along with the previously approved food-related use. The building currently includes used car dealership offices and a vehicle repair business.

Chair Hofmann opened the public hearing.

Karan Khoshkar: Four car dealers on site, food use is small footprint. Customers will be employees and car dealer/service customers.

M.E. Gladys: Hood for cooking element is on outside of building and area is fenced in. Ample parking.

Chair Hofmann closed the public hearing.

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

1. Determine that the project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301
2. Approve Conditional Use Permit #16-18 revising the previously approved CUP #8-18 to allow food and alcohol service at 5100 Chiles Road based on the Findings and subject to the Conditions of Approval

Motion passed by the following vote:

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

NOES: None

ABSENT: Robertson

C. Public Hearing: 526-528 J Street Demolish Existing Duplex and Construct New Two-Story Duplex: Planning Application #18-37; Demo #6-18; Design Review #16-18

Chair Hofmann opened and continued the public hearing to October 24, 2018

7. Commission and Staff Communications

H.Tschudin: City-County-UCD Memorandum of Understanding—Summarized key components: series of specified meetings between parties to explore items of mutual interest; economic analysis looking at local government concerns; strategic partnership plan for ongoing activities; commitment to joint transportation plan including funding and operation of Unitrans; traffic improvement projects; funding for improvements to Oxford Circle Park; provide on campus housing for 100% of future need students and 48% of total; milestones for performance thresholds; commitment to end use of master leases for apartments; and funding for city's rental resources program.

G. Rowe: 52% of students will still be off campus. Penalty on UC for not meeting threshold should be higher.

Davis Downtown Liaison Update

R. Hofmann: Met with Finance and Budget Commission; discussed comments from Planning Commission. Looking into addressing concerns. Downtown Plan Advisory Committee is following up on issues.

C. Essex: Online survey distributed. E Street Plaza popup event held to solicit public feedback. Meeting on October 23 at Senior Center—provide DPAC with information on affordability, economic and sustainability topics that have been raised.

a. **Upcoming Meeting Dates**

H.Tschudin: Next meeting includes: 2121 2nd Street items will be brought as pair. Davinci land sale. Duplex issue will be continued.

S. Streeter: Status of 525 Oak Avenue?

H.Tschudin: Still being worked on by applicant, dialogue with neighbors, exploration of legal and land use issues related to property.

Z. Mirabile: Summarized commission recruitment efforts

8. Adjournment. Meeting was adjourned at 8:29 p.m.