



**City of Davis**  
**Planning Commission Meeting Minutes**  
**Community Chambers, 23 Russell Boulevard, Davis, CA 95616**  
**Wednesday, October 24, 2018**  
**7:00 P.M.**

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

Absent: David Robertson, Darryl Rutherford

Staff: Community Development & Sustainability Director Heidi Tschudin/  
Planner Cathy Camacho/Building & Planning Technician Tom Callinan

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**1. Call to Order.** Chair Hofmann called the meeting to order at 7:02 p.m.

**2. Approval of Agenda**

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

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

NOES: None

ABSENT: Robertson, Rutherford

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

**4. Public Comment.** None.

**5. Regular Items**

**A. Public Hearing: 2121 Second Street, Building B and C:** Planning Application #18-40: Mitigated Negative Declaration #15-18; Master Conditional Use Permit #10-18 to Permit Non-Volatile and Volatile Cannabis Manufacturing and Cannabis Distribution Uses

Planner Cathy Camacho: Proposed Master CUP to permit proposed and future non-volatile and volatile cannabis manufacturing and cannabis distribution operations in Buildings B and C without individual CUP review.

Chair Hofmann opened the public hearing.

Amelia Patterson, Blessed Extracts: Support. Hazmat allowances prohibit growth; master CUP would allow for healthy growth rate.

Jesse Cater, Pallia Tech, and Zoe Apple, construction project manager: Expanding business into California

Patrick Curry, Dabbalicious: Regulations limit size and type of contracts. Support master CUP to allow for growth.

David Carlson, Landlord of 2121 2<sup>nd</sup> Street. Purchased property in 2013 with different tenants, many who have vacated. Sustained vacancies for years. Varied businesses on site are working together effectively. Master CUP would provide flexibility. Outlined tenant layout and fire control areas.

Ashley Kamer, Davis Cannabis Collective: Active business in Building C. Support Master CUP. Concurrent businesses support growth for all.

Chair Hofmann closed the public hearing.

S. Mikesell moved, seconded by G. Rowe, to determine that Mitigated Negative Declaration #15-18 prepared for this project adequately addresses the environmental impacts associated with proposed and anticipated future uses on the site as described in the Initial Study. Motion passed by the following vote:

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

NOES: None

ABSENT: Robertson, Rutherford

S. Mikesell moved, seconded by G. Rowe, to approve Planning Application #18-40, Master Conditional Use Permit #10-18, thereby permitting the proposed volatile cannabis manufacturing uses and future uses of the same nature, based on the Findings and subject to the Conditions of Approval. Motion passed by the following vote:

AYES: Rowe, Essex, Boschken, Streeter, Mikesell

NOES: Hofmann

ABSENT: Robertson, Rutherford

**B. Public Hearing: 2121 Second Street, Building C: Mobile Medical and Adult-Use Cannabis Delivery-Only Use:** Planning Application #18-56, Conditional Use Permit #17-18

Planner Cathy Camacho: Proposed CUP in approximately 1,000 square feet of an existing 24,826 square foot building located in a three-building complex zoned Planned Development #2-84, Industrial Research. The delivery-only use would be operated by PalliaTech or the space would be leased to a third party mobile-delivery operator.

Chair Hofmann opened the public hearing.

David Carlson, Applicant: Mobile delivery business showed interest in site. Building and location suitable for proposed use.

Chair Hofmann closed the public hearing.

H. Boschken moved, seconded by S. Mikesell, to recommend that the City Council ap-

prove Planning Application #18-56, Conditional Use Permit #17-18 to permit mobile medical and adult-use cannabis delivery-only use at 2121 Second Street, based on the Recommended Findings and subject to the Conditions of Approval. Motion passed by the following vote:

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

Planning Commission recessed at 7:57 p.m. and reconvened at 8:03 p.m.

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

Building & Planning Technician Tom Callinan: Proposed duplex residences will consist of a 3,311 square feet unit on the first story and basement level, and another unit on the second story totaling 1,586 square feet. Each unit will contain three bedrooms, two full bathrooms, and an additional half bathroom in the larger unit. New Condition of Approval regarding off-street parking and unconditioned storage room; modified COA regarding landscape inspection.

Chair Hofmann opened the public hearing:

Mark Stover, Applicant: Worked hard to meet city requirements and standards as well as neighborhood concerns.

Robert Canning, Old East Davis Neighborhood Association: Support design as proposed.

Chair Hofmann closed the public hearing:

H. Boschken moved, seconded by G. Rowe, as follows:

1. Determine that the project is categorically exempt pursuant to CEQA Guidelines Section 15301(1)(2) which exempts the demolition of a duplex residential structure, and per Section 15303(b) of CEQA Guidelines which exempts construction of a new duplex in urbanized areas; and
2. Approve Planning Application #18-37 for the proposed demolition and replacement project located at 526-528 J Street based on the Findings and Conditions of Approval, as amended

Motion passed by the following vote:

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

**6. Commission and Staff Communications**  
**A. Davis Downtown Liaison Update**

C. Essex: Finance and Budget Commission proposed analysis—effects of impact fees on various unit sizes, market feasibility, fiscal impact of density and intensity of residential/non-residential mix, parking. DPAC Sustainability Subcommittee proposed goals for Specific Plan—create carbon neutral downtown by 2040, equitable community access, efficient use of water, zero waste, create resilient downtown. Affordable housing—need comprehensive citywide review, discussion of Specific Plan potentially advancing affordable housing goals.

G. Rowe: Consider delivery restrictions on vehicles that block circulation during traffic intensive times.

S. Mikesell left the meeting.

**B. Upcoming Meeting Dates**

H. Tschudin: November 14 agenda includes Affordable Housing Ordinance Update. Same item heard by Social Services Commission on November 19. Report includes consultant report of economic feasibility; will solicit feedback from commissions and key policy issues. Potentially extend interim Ordinance until analysis is complete.

R. Hofmann: When commission considers public convenience necessity items, request staff provide ABC257—information on business as presented to Alcohol Beverage Control.

**7. Adjournment.** Meeting was adjourned at 8:50 p.m.