



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

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

Commissioners Absent: Cheryl Essex

Staff: Principal Planner Sherri Metzker; Building & Planning Technician Tom Callinan

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

2. Approval of Agenda

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

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

NOES: None

ABSENT: Essex

3. Brief Announcements from Staff, Commissioners, and Liaisons

S. Metzker: No second meeting of commission in December.

D. Robertson- Request staff discuss at next meeting which resources have been contacted to bring reality to affordable housing issue. STEAC has short-term assistance, for example. What is demand for affordable housing?

4. Certificate of Appreciation to Rob Hofmann for Dedicated Service to the City of Davis as a Member of the Planning Commission

Certificate of Appreciation presented to R. Hofmann by Councilmember Lucas Frerichs and City Manager Mike Webb.

5. Public Comments

M. E. Gladys- Attended Yolo County Housing meeting. Currently there are 516-517 registered Davis families on waiting list for affordable housing.

6. Consent Calendar

A. Minutes from the Planning Commission Meetings of October 10 and 24, and November 14 and 28, 2018

By consensus, Planning Commission approved the consent calendar.

7. Regular Items

A. **Continued Public Hearing: 132 E Street, Suite 140, Ho Ho Market – Public Convenience or Necessity Determination: Planning Application #18-61; Public Convenience or Necessity #02-18**

Building & Planning Technician Tom Callinan: Request determination that the public convenience or necessity would be served by the Department of Alcoholic Beverage Control issuing a Type 21 license for the sale of beer, wine, and liquor for off-site consumption in a specialty Asian food store of approximately 715 sq. ft. The Type 21 license will permit the sale of liquor in addition to beer and wine, which is currently permitted under the existing Type 20 alcohol license.

R. Hofmann opened the public hearing.

Michael Ho, Applicant/Manager of Ho Ho Market: Would like to sell certain alcohol that falls under type 21- Korean soju/Japanese Soju/Chinese liquor- specialty items. No alcohol will be in any coolers.

R. Hofmann closed the public hearing.

G. Rowe moved, seconded by D. Rutherford, as follows:

1. Determine that the proposed sale of beer, wine, and liquor (i.e. determination of public convenience or necessity determination) is exempt from further environmental review pursuant to CEQA Guidelines section 15301 as a Class 1 exemption, which includes the licensing of an existing structure or facility involving no or negligible expansion of use
2. Determine that the public convenience or necessity will be served by authorizing the issuance of a Type 21 alcohol license to Ho Ho Market, located at 132 E Street, Suite 140, based on the Findings and subject to the Conditions of Approval

The motion passed by the following vote:

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

B. **Public Hearing: 1944 Picasso Avenue, Accessory Structure: Planning Application #18-73 – Revised Final Planned Development #09-18**

R. Hofmann opened and continued the public hearing to January 9, 2019.

8. Commission and Staff Communications

D. Rutherford- Disappointed with interim revision of Affordable Housing Ordinance. No plan of action yet from city staff regarding the update process. More open dialogue/public outreach needed. Conversation needed regarding financing the housing need.

G. Rowe: Rather than receive a draft ordinance in June, would prefer Planning Commission receive the draft much earlier, as well as receive input from the Finance and Budget Commission. Attended scoping meeting on the draft EIR for the University Mall redevelopment

project. Encouraged all commission members to review the EIR, comments are due by December 17. Discovered the scoping meeting notification by reading the Davis Enterprise, going forward would like to be notified via staff.

S. Streeter: New element to general plan for disadvantaged communities and environmental justice. Comments to the Office of Planning and Research on December 20.

D. Robertson: In regards to Affordable Housing, would like to know plan for commission's involvement with the revised Ordinance. Request staff report by end of January.

D. Rutherford: Waiting until June is inappropriate. Issue needs to be addressed.

G. Rowe: First purpose-built student housing came to commission in 2017. By 2018, many more large purpose-built student housing projects. None of the staff reports for those projects provided context.

R. Hofmann: New commissioner starting in January. Chair position will need to be filled.

A. Davis Downtown Liaison Update

R. Hofmann: Finance and Budget Commission working on Downtown Plan issues and would like participation from Planning Commission.

B. Upcoming Meeting Dates: January 9 Agenda will include appointment of Chair for 2019.

9. Adjournment. Meeting was adjourned at 7:47 p.m.