



**City of Davis**  
**Planning Commission Meeting Minutes**  
**Community Chambers, 23 Russell Boulevard, Davis, CA 95616**  
**Wednesday, July 10, 2019**  
**7:00 P.M.**

Commissioners Present: Herman Boschken, Cheryl Essex (Vice Chair), Stephen Mikesell, David Robertson, Darryl Rutherford, Greg Rowe, Emily Shandy (Alternate)

Commissioners Absent: Stephen Streeter (Chair)

1. **Call to Order** Vice Chair Essex called the meeting to order at 7:00 pm.
2. **Approval of Agenda** S.Mikesell moved, seconded by G. Rowe to approve the agenda. Motion passed unanimously.
3. **Brief Announcements from Staff, Commissioners, and Liaisons.** None.
4. **Public Comment.** None.
5. **Consent Calendar**
  - A. **Minutes from the Planning Commission Meetings of June 26, 2019, and March 13, 2019**

C. Essex abstain due to absence on 3/13/2019. E. Shandy abstain due to absence on 6/26/2019.

G. Rowe moved to approve the minutes, seconded by S. Mikesell. Motion passed by the following vote:  
AYES: Boschken, Mikesell, Robertson, Rutherford, Rowe  
NOES: None  
ABSENT: Streeter  
ABSTAIN: Essex, Shandy

6. **Regular Items**
  - A. **Public Hearing: Guads Taco and Beer, 231 3<sup>rd</sup> Street** – Planning Application #19-35 for Rezone/Planned Development (PD) Amendment #03-19

Planner Eric Lee: Proposed amendment to the zoning to allow a restaurant use with outdoor seating. Permitted uses currently include residential, mixed use, retail stores, shops, offices, neighborhood grocery or deli, personal or business services.

Vice Chair Essex opened the public hearing.

Rigoberto Hernandez, Applicant: Established business owners in Davis. Will mostly serve college students and faculty, as they will be approximately 100 yards from campus. There is a walkway from campus to the location. Provides jobs in community. Equipment used will all be new and will not produce as much smoke as older equipment.

Public comments included: Colin Vorjes, Theodore, David Mahoney, Concern regarding air quality; Parking issues; Noise management due to outdoor seating; No opportunity for residence at that location; 3 previous businesses at location have all failed (not restaurants).

Vice Chair Essex closed the public hearing.

Motion by E. Shandy to continue item to the July 24, 2019 Planning Commission meeting and direct staff to return with information related to the prior 2007 commission decision related to prohibited uses, seconded by D. Robertson. Motion passed by the following vote:

AYES: Shandy, Rowe, Boschken, Mikesell, Rutherford, Robertson, Essex  
NOES: None

**B. Public Hearing: Bretton Woods, 39660 West Covell Blvd. – Tentative Large Lot Subdivision Map (aka West Davis Active Adult Community (WDAAC)) – Planning Application #19-12 for Tentative Subdivision Map & Waiver of Tentative Map Requirements #1-19**

Planner Ike Njoku: Proposed tentative subdivision map and waiver of tentative map requirements to allow the subdivision of the approximately 75-acre property located at the northwest corner of the intersection of Covell Boulevard and Risling Court into 9 large parcels for future development.

Dave Taormino, Applicant: Large lot map reflects what the tentative maps will look like. Affordable housing project requires a significant amount of state and federal money. Concept is older and younger individuals mixed together.

Vice Chair Essex opened the public hearing:

David Thompson: Representing Delta Davis Senior Housing: Supports staff recommendation.

Bill Powell: President of Delta Davis Senior Housing. Will enhance needs for seniors in community. Supports project.

Vice Chair Essex closed the public hearing.

G. Rowe moved, seconded by D. Robertson to approve as follows.

1. Determine that the certified EIR (SCH: 2017042043) for the West Davis Active Adult Community (WDAAC) project adequately addressed the environmental issues associated with the project and no additional CEQA evaluation is required
2. Approve Tentative Subdivision Map and Waiver of Tentative Map Requirements #1-19, subject to the findings and conditions of approval

Motion passed unanimously.

**7. Commission and Staff Updates**

- a. Davis Downtown Liaison Update: No DPAC meeting since last Planning Commission meeting.

S. Metzker: Draft plan will be available in early September.

- b. Consider Formation of a Commission Subcommittee to Draft Topics for Upcoming Joint Discussion with City Council:

S. Metzker: Potential dates for joint discussion with City Council are September 24 and October 22

By consensus, Planning Commission chose October as preferred date.

By consensus, Planning Commission deferred action on appointment of subcommittee members until Chair Streeter is in attendance.

- c. Upcoming Meeting Dates/Long Range Calendar.

S. Metzker: July 24- Davis Chinese Christian church.

**8. Adjournment.** Vice Chair Essex adjourned the meeting at 8:58 pm