



City of Davis
Planning Commission Meeting Minutes
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Wednesday, July 24, 2019
7:00 P.M.

Commissioners present: Cheryl Essex (Vice Chair), Stephen Mikesell, Darryl Rutherford, Stephen Streeter (Chair), Greg Rowe, Emily Shandy (Alternate)

Commissioners absent: Herman Boschken, David Robertson

1. **Call to Order** Chair Streeter called the meeting to order at 7:03pm
2. **Approval of Agenda** G. Rowe moved to approve agenda, seconded by C. Essex. Motion passed by following vote:
AYES: Shandy, Rowe, Essex, Mikesell, Rutherford, Streeter
NOES: None
ABSENT: Boschken, Robertson

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

4. **Public Comment.** None

5. **Regular Items**

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

Principal Planner Sherri Metzker: 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.

Chair Streeter opened the public hearing.

Rigoberto Hernandez, Applicant: Location will be focused on students and local employees/residents. Only 5-6 employees will be working per shift. Will be utilizing delivery trucks already delivering to local restaurants.

Fidel Trujillo, Rebecca Marpoe, Jessica Navarro, David and Eloise Mahoney, Scott Mathews: Most traffic will be pedestrian and bike. Support project.

Lauren Clancy, Theodore, Taylor McCarthy, Richard Zuliger, Colin: Regularly have to ask people not to park in private driveways; concerned with trash and parking; too many restaurants in that area. Oppose project.

Chair Streeter closed the public hearing.

A. Feeney: Area is meant for foot/pedestrian traffic, rare to see a vehicle. No Mexican food located in that area. Space is zoned commercial and has been vacant for approxi-

mately one year. Not changing nature of land-use. Look at totality of area, not incompatible with other uses on 3rd Street.

G. Rowe moved, seconded by E. Shandy, to recommend the City Council take the following actions:

1. Find that the proposed project is consistent with the scope of the Environmental Impact Report (SCH 2006012026), previously prepared and approved for the B and 3rd Streets Visioning Process Project, which adequately addresses the environmental impacts of the proposed project and no further environmental review is required
2. Adopt the Ordinance amending PD 2-86C Subarea D, Retail with Offices zoning, to include the property located at 231 3rd Street from the middle 3rd Street block permitted uses to the west 3rd Street block permitted uses, which would allow restaurant and café uses at the property, and renaming it as PD 2-86D

Motion passed by following vote:

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

- B. Public Hearing: Davis Chinese Christian Church Fellowship Hall Addition, 524 and 536 Anderson Road, Davis, CA 95616 – Planning Application PA #18-43 for General Plan Amendment #2-19, Rezoning to Planned Development #4-19, Final Planned Development #4-19, Lot Merger & Lot Line Adjustment #2-18, Design Review #18-18, Demolition #4-19 and Mitigated Negative Declaration #3-19**

C. Essex moved, seconded by S. Mikesell, to open and continue the public hearing to September 11, 2019; project presentation by staff/applicant and public comments will be heard on September 11, 2019. Motion passed by following vote:

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

6. Commission and Staff Updates

- a. Davis Downtown Liaison Update. None.
- b. Discuss Formation of a Commission Subcommittee to Draft Topics for Upcoming Joint Discussion with City Council. By consensus, Planning Commission created subcommittee consisting of S. Streeter, S. Mikesell, and G. Rowe.
- c. Upcoming Meeting Dates/Long Range Calendar. Next meeting August 28

7. Adjournment. Meeting adjourned at 8:10pm