



**City of Davis**  
**Planning Commission Meeting Minutes**  
**Community Chambers, 23 Russell Boulevard, Davis, CA 95616**  
**Wednesday, August 28, 2019**  
**7:00 P.M.**

Commissioners present: Herman Boschken, Cheryl Essex (Vice Chair), Stephen Mikesell, David Robertson, Darryl Rutherford (arrived at 7:15 p.m.), Stephen Streeter (Chair), Greg Rowe, Emily Shandy (Alternate)

- 1. Call to Order.** Chair Streeter called the meeting to order at 7:01 p.m.
- 2. Approval of Agenda.** C. Essex moved, seconded by G. Rowe to approve the agenda. The motion passed by the following vote:  
AYES: Shandy, Rowe, Mikesell, Essex, Boschken, Robertson, Streeter  
NOES: None  
ABSENT: Rutherford
- 3. Brief Announcements from Staff, Commissioners, and Liaisons.** None.
- 4. Public Comment** None
- 5. Consent Calendar**
  - A. Minutes from the Planning Commission Meetings of July 10, 2019; and July 24, 2019**

S. Streeter: Abstain from July 10<sup>th</sup>  
G. Rowe moved, seconded by S. Mikesell to approve. Motion passed by the following vote:

Minutes of July 10, 2019:  
AYES: Shandy, Rowe, Mikesell, Essex, Boschken, Robertson  
NOES: None  
ABSENT: Rutherford  
ABSTAIN: Streeter

Minutes of July 24, 2019:  
AYES: Shandy, Rowe, Mikesell, Essex, Boschken, Robertson, Streeter  
NOES: None  
ABSENT: Rutherford
- 6. Regular Items**
  - A. 503, 509 & 515 1<sup>st</sup> Street—Theta Xi Fraternity Draft Environmental Impact Report (EIR) for Proposed Redevelopment Project.** Planning Application #18-14 for Conditional Use Permit (CUP) #5-18, Design Review (DR) #5-18, Demolition #3-18, Lot Merger & Lot Line Adjustment #1-18—EIR #3-18

Planner Ike Njoku: The proposed project includes merging the three lots located at 503,

509, and 515 First Street and re-subdividing the property into two lots for the redevelopment of one parcel with a consolidated 35 bed, three-story building. The project would include demolition of the buildings at 503 and 509 First Street (Bryson House, Jackson House, and a garage structure), the retention of the building at 515 First Street (Theta Xi Main House) on a reconfigured lot of approximately 9,450 square feet, and the construction of a new three-story fraternity on the new 10,350 square foot lot.

Alyce, De Nove Planning Group: Notice of Preparation and initial study were release in February for 30 day review period. During the review period, held a scoping meeting at the Historic Resource Management Commission meeting and collected all of the comments and incorporated responses into the draft EIR.

Chair Streeter opened the public hearing, and after no comments, closed the public hearing.

Commissioners provided comments to staff and the EIR consultant on the draft EIR, including: Concern with historical preservation issues; consider postponing further discussion until adoption of downtown plan is completed; consider moving the house to a vacant lot; concern with the alternative plan not including health and safety upgrades that would be required for any project of this type; request staff provide an arborist report.

**B. Public Hearing: 601 D Street—Detached Accessory Dwelling Unit and Detached Garage Project.** Planning Application #19-38 for Design Review #13-19, Minor Modification #4-19

Planning Technician Tom Callinan: Applicant is requesting approvals to allow demolition of the existing detached garage, and construction of a detached accessory dwelling unit (ADU) and detached garage in the rear yard of the existing house located at 601 D Street, in Old North Davis.

Chair Streeter opened the public hearing.

Penny Lorain, Lorain Design Associates: There have been numerous constraints in regards to the zoning and guidelines for this project. There will be a fence with a gate that swings open into the uncovered parking space, however the turning radius has not been checked. Site plan and floor plans were submitted to everyone who attended the North Davis Historic District meeting in April.

Lou Fox: Working on remodel addition. Does not recall being notified about this project. Multiple constraints in the Old North Davis design guidelines.

Chair Streeter closed the public hearing.

Commissioner comments included: Parking generally not allowed; no visibility for the uncovered parking space is inconsistent with design guidelines; gate-swing is problematic; consider removing swinging garage doors; concern with pedestrian public safety from the lack of visibility for backing out of uncovered parking area; potential solution to place parking space between garage and auxiliary building, moving the aux building further in

to meet design guidelines; concern building is possibly too big for this particular site; possible solution to flip the auxiliary building and uncovered parking area.

C. Essex moved to table the item to allow designer and staff more time to work out issues and adhere to design guidelines, seconded by G. Rowe. Applicant agrees to table until September 11, 2019. Motion passed by the following vote:

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

NOES: Robertson

**C. Public Hearing: 665 Russell Blvd.--Rite Aid.** Public Convenience or Necessity Determination: Planning Application #19-42; Public Convenience or Necessity #2-19

Planning Technician Tom Callinan: Applicant is requesting that the City of Davis make the determination that the Public Convenience or Necessity (PCN) would be served by the Department of Alcoholic Beverage Control (ABC) issuing a Type 21 license to Rite Aid for the sale of beer, wine, and liquor for off-site consumption.

Chair Streeter opened the public hearing.

Bob Timberlake, Applicant: Currently sell beer and wine; would like to sell liquor. Met with Police Chief who was concerned with late night activity in area surrounding store and would prefer they closed at 11pm. Applicant agrees to close at 11 p.m. rather than midnight.

Chair Streeter closed the public hearing.

G. Rowe moved to continue item to the September 11, 2019 Planning Commission meeting in order to allow for outreach to UC Davis, seconded by H. Boschken. Motion passed unanimously.

**7. Commission and Staff Updates**

- a. Davis Downtown Liaison Update: None.
- b. Discuss Subcommittee Topics for Upcoming Joint Discussion with City Council:  
G. Rowe: Drafted memo for City Council covering two requested topics for discussion: Large student housing projects and affordable housing.

Public comment:

Eileen Samitz: Would like a cumulative impact study be done for the city regarding large student housing projects. Concerns with affordable housing needs. Focus needs to be on workforce and families.

Councilmember Lucas Frerichs: Council would find it interesting to discuss affordable housing; large student oriented housing projects; General plan update; DPAC finalization; RHNA process/numbers, housing needs allocation; and process streamlining.

D. Rutherford: Discussions for future also need to include homelessness, people with disabilities, senior housing. Discussion needs to be broader.

c. Upcoming Meeting Dates/Long Range Calendar. Accepted as presented.

**8. Adjournment.** Meeting adjourned at 9:42 p.m.