



**City of Davis**  
**Planning Commission Meeting Agenda**  
**Community Chambers, 23 Russell Boulevard, Davis, CA 95616**  
**Wednesday, October 09, 2019**  
**7:00 P.M.**

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

Commissioners absent: David Robertson

**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 D. Rutherford, to approve the agenda. Motion passed by the following vote:

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

NOES: None

ABSENT: Robertson

**3. Brief Announcements from Staff, Commissioners, and Liaisons**

G. Rowe: On September 30 attended session by City Clerk Zoe Mirabile and Assistant City Manager Kelly Stachowicz regarding commission training. The meeting and the handouts were helpful.

Request staff provide commissioners with a status update on October 8, 2019 City Council agenda items relating to the Aggie Research Campus project.

C. Essex: Attended the Davis futures forum. Discussion included challenges cities face adapting to climate change and the relation between climate change and heat deaths. Davis received a half million-dollar grant for a Forestry Master Plan and to plant 1000 new trees.

**4. Public Comment**

Casey Hirsch: Licensed clinical social worker- specializes in autoimmune illnesses/disease. Opposed to 5G. Safety concerns. Numerous countries have banned 5G. Urge city to take precautionary measures.

Dante Williams- Verizon Wireless: Verizon very excited about prospects of new technology, but also working with small cells to improve technology. Looking to keep pace with customer demand and utilization of devices. In regards to public safety- over 70% of emergency calls go over mobile network.

**5. Consent Calendar**

**A. Minutes from the Planning Commission Meeting of September 11, 2019**

C. Essex moved to approve the minutes, seconded by G. Rowe, as amended to correct typographical error. Motion passed by the following vote:

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

## 6. Regular Items

### A. Public Hearing: 628 C Street: Demolish and Rebuild Primary Residence, Build Detached Garage. Planning Application #18-57, Demolition Review #10-18, Design Review

Principal Planner Sherri Metzker: The original project consisting of an addition and remodel to an existing house initially proceeded through administrative approval and received advisory input by the Historical Resources Management Commission to determine the project was consistent with the Davis Downtown and Traditional Residential Neighborhoods Design Guidelines (DDTRNDG). Due to unforeseen circumstances, the project has been revised and is now being referred to the commission because the extent of the demolition is consistent with a project that would have required Planning Commission approval from inception.

Commissioner comments included: Major termite damage very typical of this location; initial plans lacked clarity in regards to removing the roof; consider fines/penalties in the future; Setting precedence regarding no repercussions; Concern over time with changes to properties contributing to decline in character and in value. Concern regarding setting precedent that there are no repercussions for demolition without a permit; Concern that over time the accumulation of each of these individual changes to properties that are designated as contributing to the historical value of Old North Davis will contribute to a decline to the character and value of that resource.

Chair Streeter opened public hearing.

Steve Tracy: Old North Davis Association: Changes seemed acceptable to neighborhood board, approved project months ago. Surprised to see building disappear; never informed that the building would be demolished.

Lou Fox, Applicant: Ran into unfortunate situation that wasn't expected. Home will still look the same as the initial plan.

Cindy Marshall: Support project, but there was no communication to neighbors that the house would be demolished. Concerned with a precedent being set that it's okay to demolish first and ask for forgiveness later.

Chair Streeter closed public hearing.

G. Rowe moved, seconded by H. Boschken, to approve the staff recommendation as follows:

1. Determine that the proposed project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301(1) as demolition and removal of a single-family residence, Section 15303(a) as construction of a single-family residence, and 15303(e) as new construction of an accessory-garage struc-

ture.

2. Approve Planning Application #18-57 for the demolition and reconstruction of the single-family home and construction of a detached garage at 628 C Street based on the recommended Findings and Conditions of Approval.

Motion passed by the following vote:

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

**B. Public Hearing: Zoning Ordinance Amendment—Wireless Communication Facilities**

H. Boschken moved to continue the public hearing to October 23, 2019, seconded by S. Mikesell. Motion passed by the following vote:

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

**7. Commission and Staff Updates**

- a. October 2, 2019 Subdivision Committee Action to Approve the Cannery Marketplace Tentative Parcel Map. Accepted as informational
- b. Davis Downtown Liaison Update  
Sherri Metzker: Anticipated Downtown Plan release date of October 14, 2019. Will be released for 90 day review period during which will include presentations to various commissions. Following release, plan will be presented to Downtown Plan Advisory Committee on October 24, 2019.
- c. Upcoming Meeting Dates/Long Range Calendar.  
Sherri Metzker: City Manager and Mayor will discuss how much time will be allotted for joint meeting between Planning Commission and City Council taking place on October 22, 2019.

**8. Adjournment.** Meeting adjourned at 8:16 pm.