



City of Davis
Planning Commission Meeting Minutes
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Wednesday, January 8, 2020
7:00 P.M.

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

Commissioners Absent: Herman Boschken

Council Liaisons Present: None

1. Call to Order Chair Streeter called the meeting to order at 7:03 p.m.

2. Approval of Agenda S. Mikesell moved to approve the agenda, seconded by D. Rutherford.

Motion passed by the following vote:

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

NOES: None

ABSENT: Boschken

3. Brief Announcements from Staff, Commissioners, and Liaisons

G. Rowe: Commission received copy of letter sent to Ash Feeney and Sherri Metzker regarding the Aggie Research Project. Suggest everyone receive all information on this project and convene a workshop. Request staff to add this item to a future Planning Commission Agenda.

4. Chair and Vice Chair Appointments for Calendar Year 2020

G. Rowe moved to nominate C. Essex as Chair, seconded by E. Shandy. Motion passed by the following vote:

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

NOES: None

ABSENT: Boschken

S. Mikesell moved to nominate S. Streeter for Vice Chair, seconded by G. Rowe. Motion passed by the following vote:

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

NOES: None

ABSENT: Boschken

5. Public Comment

Colin Walsh: Concerned with how business park project will deal with having a high level of employees living there and maintain affordable housing. Heard attorney for the developer state sites will need to be identified in other places, and team up with affordable developers and to finance affordable developer projects. Encourage Planning Commission to research this issue further.

6. Consent Calendar

A. Minutes from the Planning Commission Meetings of August 28, 2019; and November 13, 2019

Essex moved to approve, seconded by G. Rowe: Motion passed by the following vote:

Minutes of August 28, 2019:

AYES: Shandy, Rowe, Mikesell, Essex, Robertson, Streeter

NOES: None

ABSENT: Boschken

ABSTAIN: Rutherford

Minutes of November 13, 2019:

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

NOES: None

ABSENT: Boschken

7. Regular Items

A. Public Hearing: University View Townhomes, 335 Russell Boulevard – Planning Application #19-32: General Plan Amendment #1-19, Rezone and Preliminary Planned Development #3-19, Final Planned Development #3-19, Tentative Parcel Map #2-19, Demolition #3-19, Design Review #11-19, and Mitigated Negative Declaration #5-19

Ike Njoku, Planner & Historical Resources Manager: Proposal to demolish the existing single-family home at 335 Russell Boulevard and subdivide the parcel for the construction of four attached, fee-simple ownership, single-family townhomes in two buildings. No significant planning issues within the proposal.

Chair Streeter opened the public hearing

Maureen Guerrieri, Applicant: Bought 335 Russell property with her 3 siblings. Did community outreach and worked with an arborist. In regards to making the property middle-income, not willing to lose money on this investment.

John Hammond: Developer/Architect: In regards to the driveway, it is 16 feet wide which provides room for 2 eight foot parking spaces, but can be made longer if necessary.

Jay Solnik: House has been a nuisance for 25 years. Huge noise issue, has personally made dozens of calls to police. Concerned if it becomes middle/low income it will return to being frat house type situation.

Chair Streeter closed the public hearing.

Commissioner comments included: Concern that City should not be involved in enforcement of the two additional parking spaces, common area maintenance and repairs; concern regarding affordable housing and possibility of middle-income housing conditions looking forward.

S. Mikesell moved, seconded by G. Rowe, to recommend that the City Council approve as follows:

1. Determine that Mitigated Negative Declaration #5-19 prepared for the proposed project adequately addresses its environmental impacts consistent with CEQA Guidelines, and no additional environment analysis is required;
2. Approve resolution of intent to amend the General Plan land use designation from Residential Low Density (RLD) to Residential Medium High Density (RMHD)
3. Introduce Planned Development (P-D) Ordinance that rezones the property from Residential Restricted (R-R) district to Planned Development #3-19 (townhomes) to accommodate the proposed project
4. Approve the following implementation entitlement applications for the proposed project, subject to the Findings and Conditions of Approval:
 - a. Demolition #3-19, to allow demolition of the existing single-family house at 335 Russell Boulevard;
 - b. Tentative Parcel Map #2-19, to subdivide the subject parcel into four lots to accommodate the four townhomes in two buildings;
 - c. Final Planned Development #3-19, to establish final development standards for the proposed project; and
 - d. Design Review #11-19, for the site plan and architecture of the proposed project.
5. Findings and Conditions of Approval shall be modified to remove all Covenants, Conditions and Restrictions (CC&R) A-F.

Motion passed by the following vote:

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

NOES: None

ABSENT: Boschken

B. Amtrak Access and Connections Study

Adrian Ingle, Consultant with Fehr & Peers: The City received funding from the California Department of Transportation's Sustainable Communities Planning Grant Program to examine access and connection issues related to the Davis Amtrak Station. Consultant Fehr and Peers was selected to conduct a comprehensive study to identify opportunities to increase ridership, improve multimodal accessibility, enhance station safety, and to examine the potential benefits of implementing changes including relieving congestion on local roadways, reducing vehicle miles traveled, and stimulating economic activity downtown.

Commissioner comments included: Concerns regarding whether or not site should have paid parking, suggest more research on this issue; suggest pedestrian access on north side of easement; need for better coordination between the two train lines; priority needs to be placed on bicycle safety issues; great economic opportunity for several of the current parcels that face H Street to have more depo facing businesses; safety concerns where bike and vehicle traffic mixes.

8. Commission and Staff Updates

- a. Davis Downtown Liaison Update.

Sherri Metzker: Last day to submit comments on Downtown Plan is January 14, 2020. Goal is to take all comments and post online. January 23, 2020 will be the final DPAC

meeting. Will present all suggestions and recommendations at February 26, 2020 Planning Commission meeting.

b. Upcoming Meeting Dates/Long Range Calendar. No modifications.

9. Adjournment. Meeting adjourned at 10:04 p.m.