

**Planning Commission Minutes
Community Chambers
Wednesday, August 25, 2010, 7:00 p.m.**

Commissioners Present: Mark Braly (Chairperson), Ananya Choudhuri, Lucas Frerichs, Rob Hofmann, Kris Kordana, Terry Whittier

Commissioners Absent: None

Staff Present: Mike Webb, Principal Planner; Lynanne Mehlhaff, Planning Technician

1. Call to Order

Chairperson Braly called the meeting to order at 7:02 p.m.

2. Approval of Agenda

The agenda was approved by consensus.

3. Staff and Commissioner Comments (No action).

There were no staff or Commissioner comments.

4. Public Communications

Michael Bisch, Co-President of the Davis Downtown Business Association (DDBA) and owner of Davis Commercial Properties, gave an overview of a lengthy study on the downtown and other downtowns. He said a downtown improvement task force was formed by the DDBA and described the five proposed improvement projects.

5. Consent Items

A. Subdivision Committee approval, (PA #02-10), 735 H Street, Lot Split

Action: The consent item was approved by consensus by Commissioners Braly, Hofmann, Frerichs, Kordana, Whittier, and Choudhuri.

6. Public Hearings

- A. PA #01-10, 211 G Street, The Beer Shoppe, Public Convenience or Necessity #01-10; (Lynanne Mehlhaff, Planning Technician)**
Public Hearing to consider the City making a determination of public convenience or necessity in compliance with requirements of the California Department of Alcoholic Beverage Control for off-sale and on-sale beer/wine licenses for the Davis Beer Shoppe located at 211 G Street. The Davis Beer Shoppe would be a beer specialty store which would sell packaged beer from around the world for consumption off premises as well as operate a beer-only bar within the same location. The hours of operation would be Mondays-Wednesdays 10 am- 10 pm; Thursdays 10 am- 11 pm; Friday-Saturdays 9 am-12 midnight; and Sundays 11 am – 7 pm. This is a permitted use in the downtown area but requires a Public Convenience and Necessity public hearing for the ABC licensing.

Lynanne Mehlhaff, Planning Technician, presented the staff report.

Chairperson Braly opened the public hearing.

Taylor Ramos, applicant, explained his business proposal of the Davis Beer Shoppe.

Chairperson Braly closed the public hearing.

Commissioners Hofmann and Frerichs said that Condition #5 seemed unfair to impose on the applicant which stated that on “Picnic Day” alcoholic beverages couldn’t be discounted by more than 20% below the normal retail price.

Action: Commissioner Whittier moved approval of the application with the change to Condition #3 of moving the word ‘outdoor’ in front of the word music. The motion died due to lack of a second.

Commissioner Hofmann moved approval of the application with some modifications to Finding #2 by adding the phrase “as conditioned” and deleted Condition #5 entirely. Commissioner Frerichs seconded the motion with the amendment of adding the word “outdoor” music to Condition #3.

AYES: Braly, Hofmann, Frerichs, Kordana, Whittier, Choudhuri
The motion passed unanimously 6 to 0.

B. PA #63-09, 501 and 511 G Street, Yolo Federal Credit Union, Negative Declaration #02-09, General Plan Land Use Map Amendment #01-09, Core Area Specific Plan Land Use Amendment #01-09, Lot Line Adjustment #02-09, Vacation of Right of Way #01-10, Design Review #22-09, Conditional Use Permit #14-09; (Cathy Camacho, Planner)

Public Hearing to consider the development of two vacant parcels located at 501 and 511 G Street for the construction of a new two-story 7,850 square foot building. The building will be used as a financial institution (credit union) and offices. The building and eight parking spaces would be located on the parcel at 501 G Street. The parcel located at 511 G Street would accommodate additional credit union parking and landscaping features. Yolo Federal Credit Union would occupy the ground floor, with room on the second floor to expand in the future, but initially leased to other office tenants.

Cathy Camacho, Planner, presented the staff report.

Chairperson Braly opened the public hearing.

Clyde Brooker, CEO for Yolo Federal Credit Union, gave the history of the project. He said that LEED certification was at the top of their list and they wanted to provide a bike friendly building. He explained the parking situation for employees and clients.

Mark Rutheiser, consultant for the project, explained how the parking spaces proposed should be sufficient; the purpose of the lot line adjustment; and reasons for the locations of the ATM's. He said there should be 8 bicycle parking spaces instead of 6 spaces.

Ron Metzker, LPAS Architecture, explained how he designed the building for the corner.

Jenny Bretschneider, resident of the Rowe building, said they supported the project. They are happy it isn't a bar or restaurant and they like the design.

Chairperson Braly closed the public hearing.

Commissioner comments:

- Concern over where the walk-up ATM is located. It is near the alley and in a dark area, 100' from the corner. It would be better to have it at the corner of the building, near the street.
- Bicycle parking condition states only 6 spaces; there should be more bicycle parking spaces required.
- Condition #45, "the value of the redwood tree to be removed," this condition needs to be clarified as to the purpose etc.
- The staff report mentioned "pervious pavement" in the development but there is no condition requiring this.

- Thought it better to bring the design and ideas before the Commission before going to neighborhood groups and letting them drive the design.
- There is a new Negative Declaration Initial Study Checklist that the City should use. It is on the AEP website.

Staff mentioned that conditions for bicycle parking, tree removal and a few others will be corrected when this goes before the City Council.

Action: Commissioner Kordana moved approval of the project. Commissioner Whittier seconded the motion. Commissioner Hofmann reiterated the concern over the ATM location and wouldn't support the project. He would like his comments passed on to the City Council. Commissioner Frerichs said the City Council should review the in lieu parking fees and consider what the fee should really be since a parking space in a structure costs \$20,000.

AYES: Choudhuri, Whittier, Kordana, Frerichs, Braly

NONE: Hofmann

The motion passed 5 to 1.

7. Business Items

There were no business items.

8. Informational Items

A. Planning Commission Schedule

9. Staff and Commissioner Comments (continued).

Mike Webb, Principal Planner, mentioned that the Grocery Outlet application needed a PCN Determination and would like to have the meeting on September 8th. Commissioner Frerichs said he would like to bring up how we have discussed before to not have a meeting with only one item and it seemed it wasn't cost effective.

Chairperson Braly polled the Commission on whether to have one item on an agenda for September 8th. Commissioner Kordana said he would defer to staff to decide how important it was for the applicant on whether to have the public hearing earlier than later.

10. Public Communications (continued).

There were no public comments.

11. Adjournment to the next regular Planning Commission meeting to be held on Wednesday, September 8, 2010 in the Community Chambers (23 Russell Boulevard).

The meeting was adjourned at approximately 9:12 pm.