

**City of Davis  
Notice of Public Hearing**

The City of Davis **Planning Commission** will conduct a public hearing on the project application at a meeting beginning at **7:00 p.m. on Wednesday, January 7, 2004**, in the Community Chambers, City Offices, 23 Russell Boulevard, Davis, California. Please contact the Planning and Building Department for the approximate time this item will be heard.

**Project Location:** 1790 E. 8<sup>th</sup> Street  
Davis Manor Shopping Center

**Applicant:** Janet and Ashot Manukyan  
2600 Leandro Court  
Davis, CA 95616

**Property Owner:** Jim Byers  
Byers, Ins. Svc. Inc.  
30 Railroad Avenue, #2  
Point Richmond, CA 94801

**File Number:** PA# 58-03, Conditional Use Permit #12-03, Design Review # 21-03, Minor Modification #8-03

**Project Description:**

The applicant requests approval of a Conditional Use Permit to use approximately 3,500 square feet of the existing 4,000 square feet of space located at 1790 E. 8<sup>th</sup> Street as an adult day care facility. The application also proposes construction of an addition of approximately 1,500 square feet to the rear of the building. The proposed rear addition would contain men's and women's bathrooms with showers, exercise room, kitchen, and janitorial supply closet. The addition would increase the building in size from 4,000 to 5,500 square feet. A minor modification is required in order to increase the square footage above 5,000, which is the maximum allowed under the zoning. Five hundred square feet of existing space located at the front entrance would be retained for commercial neighborhood use and is proposed to be a coffee shop.

The center would provide physical, occupation and speech therapy, meals and health supervision for 60 to 95 participants. Activities would also be provided such as board games, physical games, television, guest speakers and educational demonstrations. Participants would range in numbers from 60 to 95, a portion of whom would be present for four hours per day, and the others for a maximum of six hours per day. Staff would include an Administrator, Program Director, Social Worker, Registered Nurse, Licensed Vocational Nurse, Activity Coordinator, and Program aides. Hours of operation would be from 8:00 a.m. to 3:00 p.m. Monday through Friday; employee hours would be from 8:00 a.m. to 5:00 p.m. The facility would provide pickup and return of participants to their own residences in specially equipped vans. The pickup and

drop off area is proposed to be at the rear of the building. An enclosed patio is also proposed at the rear of the building to provide an outdoor area for sitting and relaxing.

The proposed coffee shop would serve espresso, coffee, soft drinks and pastries prepared at the applicant's restaurant on D Street and brought to the site. No other food would be prepared or served at the site. The hours of operation initially proposed would be between the hours of approximately 7:00-7:30 a.m. to 8:00 p.m. Tables and chair would be provided in the interior space and on the outdoor patio area for patrons use. Tenant improvements to the space would include construction of a wall to separate the space from the day care facility, and the addition of a bathroom and a supply storage closet.

**Environmental Determination:**

This project is categorically exempt from environmental review pursuant to section 15303(c) of the California Environmental Quality Act.

**Availability of Documents:**

The project application file is available for review at the Planning and Building Department, Planning Division, 23 Russell Boulevard, Davis, California, 95616, (530) 757-5610. Staff reports are available for the price of copying at Kinko's copies, 313 F Street and Navin's Copy Shop, 231 Third Street, or Mailboxes Etc., 417 Mace Boulevard. Staff reports for the public hearing are generally available five (5) days prior to the hearing date.

**Public Comments:**

All interested parties are invited to attend the public hearing or send written comments to the Planning and Building Department, c/o Cathy Camacho (ccamacho@ci.davis.ca.us) no later than 12:00PM the date of the hearing.

The City does not transcribe its proceedings. Persons who wish to obtain a verbatim record should arrange for attendance by a court reporter or for some other acceptable means of recordation. Such arrangements will be at the sole expense of the person requesting the recordation.

If you challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning and Building Director or City Clerk at, or prior to, the public hearing.

Bill Emlen, Director  
Planning and Building Department