



**City of Davis**  
**Planning Commission Minutes**  
**Community Chambers, 23 Russell Boulevard, Davis, CA 95616**  
**Wednesday, September 9, 2015**  
**7:00 P.M.**

Commissioners: Herman Boschken (arrived 7:05 p.m.), Cheryl Essex, George Hague, Marilee Hanson (Vice Chair) (arrived 7:05p.m.), Rob Hofmann (Chair), Cristina Ramirez, Stephen Streeter, Marq Truscott (Alternate)

Staff: Principal Planner Bob Wolcott; Community Development Administrator Katherine Hess; Planner Cathy Camacho; Assistant City Manager/Community Development & Sustainability Director Mike Webb

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**1. Call to Order**

Chair Hofmann called meeting to order 7:01 p.m.

**2. Approval of Agenda**

R. Hofmann: Staff request removal of consent item Meeting Minutes of January 14, 2015, to return at a later date.

C. Essex moved, seconded by S. Streeter, to approve the agenda as amended.

Motion passed by the following vote:

AYES: Essex, Hague, Hofmann, Ramirez, Streeter, Truscott

NOES: None

ABSENT: Boschken, Hanson

**3. Staff and Commissioner Comments**

None

H. Boschken and M. Hanson arrived 7:05 p.m.

**4. Public Communications**

None

**6. Public Hearings**

**A. Fit House/302 G Street: Planning Application #15-04, Conditional Use Permit #1-15**

Planner Cathy Camacho: Fit House currently operates at 630 Pena Drive under a conditional use permit, and at a second temporary location at 2121 Second Street since January 2015. The two sites would be consolidated into one location at 302 G Street. The proposed use is an exercise studio offering personal training and group classes utilizing the 4,820 square foot commercial building formerly occupied by the Davis Enterprise printing press facility. The subject site is located in the Central-Commercial (C-C) zoning district which conditionally permits public and semipublic buildings and uses of a recreational type. Required to provide bicycle parking, racks, cost to applicant. Parking signage

on lot, up to property owner. Chiropractic CUP, fit under personal and business services/professional and administrative offices zoning.

Chair Hofmann opened the public hearing.

- Burt McConnell, property owner: Building set directly on sidewalk; will include bicycle parking; raising sidewalk to match building, room for landscaping- still planning stages; main entry on G street; garbage plan to utilize residential sized garbage cans, to tuck inside building area; plan to paint over storefront; existing City art project mural to remain in-tact. Sidewalk will be replaced after PG&E improvements. Retaining existing trees.
- Ty Smolly, architect: 3rd street improvements. Small planter areas available to place between doors. Limited space for landscaping without encroaching City right-of-way, or interfering accessibility.
- Jennifer Miramontes, applicant: 10 years of business, challenge to find appropriate spaces. Would be asset to downtown business, clientele would bring additional business to downtown.
- Lisa Herrington, applicant: Identified need for boot camp fitness classes in Davis. Business expansion provides valuable service for Davis residents in town. Thank commission for opportunity.

Chair Hofmann closed the public hearing.

Commissioner comments:

- C. Essex: Express concern with limited landscaping on site.
- R. Hofmann: Concern with permitted use, may not fit category. Add conditional use that City art mural remain on premises. Need to refine conditions regarding Condition 3: Bicycle Parking, and Condition 4: Trash enclosure. Discussion should be had regarding availability of additional parking; look at alleyway on east side and other possibilities.
- M. Truscott: Support project. Request additional requirements for bicycle parking.
- M. Hanson: Provide language for Condition 3, Bicycle Parking: "Applicant shall provide 6 bicycle parking spaces. Applicant shall install the required number of bicycle spaces on-site, if possible. If adequate space is not available, Applicant shall install bicycle racks near the site. Applicant shall be responsible for costs." Request more restrictive language for Condition 5, Trash.

M. Webb: City takes a district approach to provision of bicycle parking. City encourages provision of bicycle parking on private parking, not required. Can add condition to coordinate with bike-pedestrian coordinator to collaborate to reach 6 bicycle parking spaces.

Owner: Will be able to wheel trash bins through side Fire door. Bins will not be visible outside except for collection days.

B. Wolcott: Can amend condition to read: "Applicant shall provide bins of adequate size to meet their needs inside, except on collection days."

H. Boschken moved, seconded by G. Hague, to approve as follows:

1. Determine that the project is categorically exempt from further environmental review pursuant to CEQA Section 15303, conversion of a small structure from one use to another where only minor modifications are made to the exterior of the structure; and
2. Approve Planning Application #15-04, Conditional Use Permit #1-15 to permit the use of a fitness studio at 302 G Street, based on the findings and subject to the conditions as amended:
  - Add Condition to protect existing City Art mural.
  - Amend Condition 3, Bicycle Parking: Applicant shall provide 6 bicycle parking spaces. Applicant shall install the required number of bicycle spaces on-site, if possible. If adequate space is not available, Applicant shall install bicycle racks near the site, possibility in City right-of-way. Applicant shall be responsible for costs to add spaces.
  - Amend Condition 5, Trash: Applicant shall provide bins of adequate size to meet their needs inside, except on collection days.

C. Essex proposed Friendly Amendment: Add condition to enhance landscaping along 3<sup>rd</sup> street.

H. Boschken: Accept friendly amendment, include language “to work with City staff”.

G. Hague: Planters and landscaping takes up portion of sidewalk, accepted if ensure space available on sidewalk, passable for accessibility.

C. Essex: Accepted.

Motion as amended passed unanimously.

Meeting recessed at 7:50p.m. and reconvened at 7:55p.m.

## 7. Business Items

### A. Comments on the Mace Ranch Innovation Center Draft Environmental Impact Report (DEIR)

Assistant City Manager, Community Development & Sustainability Director Mike Webb: The purpose of this item is to receive comments from any interested party regarding the adequacy of the subject DEIR as an informational tool for making decisions regarding the proposed project. This is an opportunity to provide comments and questions. Comments received at this meeting will be summarized and responded to later in writing as a part of the forthcoming Final EIR, which largely includes a Response to Comments document. City Council extended public comment period to November 12<sup>th</sup>.

Heidi Tschudin, Contract Project Manager: Provide project overview. Closing period September 28<sup>th</sup> by agency comments deadline. Community comments extended to November 12<sup>th</sup>. Nishi DEIR release September 10. Davis Innovation Center project currently on hold. The Mace Ranch Innovation Center (MRIC) is a 229-acre project located northeast of Mace Boulevard and Interstate 80, on both sides of County Road 32A, within unincorporated Yolo County, east of the City of Davis city limits. The proposed project would include up to 2,654,000 square feet of innovation center uses and dedication of 64.6 acres of green space. Building uses will consist of research/office/R&D; manufacturing and research; supportive commercial; ho-

tel/conference center and supportive retail throughout the MRIC. The City has included the 16.5-acre Mace Triangle from general commercial and retail opportunity within the overall project boundaries. Done to ensure that an agricultural and unin-corporated island is not created and to allow the continuation and expansion of exist-ing uses. If the project moves forward, will require annexation, General Plan Amendment Re-Zone, Preliminary Planned-Development, and Measure R Vote.

Nick Pappani, EIR consultant: Summarize DEIR. Cumulative Impacts, includes a second modified version from CEQA scenario to exclude Davis Innovation Center, currently on hold. Alternatives include no project option, reduced project, off-site, and a mixed-use alternative. Mixed-use alternative analyzed in equal-weight as origi-nal project. Overview of Impacts and Mitigation measures. Ongoing mitigation and management requirements, applicable to Mace Ranch portion not over Mace Trian-gle. Management and monitoring of mitigation efforts.

Heidi Tschudin: Overview of next steps. Tentative dates to follow-up report to City Council early January 2016. Bringing to other commissions for additional input. Planning Commission tentatively scheduled for hearing and Council recommenda-tion some time in February/March 2016.

G. Hague: Innovation Center employee occupancy. 850 units in one time frame. Compare to Cannery and other developments in Davis.

N. Pappani: Identifies percentage need within the City. 815 units that can not be ac-commodated in the City. Unmet need determined for units after analysis of current developments.

H. Tschudin: Part of Alternatives Analysis, original project does not include housing. Housing alternative was chosen to mitigate the identified traffic impacts. If project was chosen to include housing, the guarantee to fill housing occupancy with on-site employees only is dependent upon policies and provisions within the Development Agreement.

H. Boschken: In-fill alternative. Proposed developer control of identified in-fill sites.

H. Tschudin: Described in In-fill Analysis. CEQA nuances in developing alterna-tives, mainly focused to mitigate impacts. Was not further analyzed, dismissed as a suitable alternative early in process due to ownership and identified. Interest in alter-native property.

M. Webb: Staff to include portion in analysis for community disclosure in exploring all alternative options.

C. Essex: Auto-related businesses?

H. Tschudin: Applicant provided draft of list for types of businesses envisioned to fill site. Auto uses not currently proposed.

C. Essex: Existing retail site on Mace and Alhambra.

M. Webb: Retail sites are more community and residential. Mace Innovation Center more ancillary uses oriented for internal demands of employees and occupants on site. Total proposed at full build-out. Relativity to rest of development.

C. Essex: Better sense to locate Transit plaza near open space areas and hotel conference center to promote transit options.

S. Streeter: Request acronym glossary to assist public in following discussions.

C. Essex: Request commission members receive copy of presentation slides.

Chair Hofmann continued item discussion to the October 28, 2015 Planning Commission meeting.

## **8. Informational Items**

### **A. Schedule of Upcoming Meeting Dates**

Principal Planner Bob Wolcott: The next Planning Commission meeting is tentatively scheduled to be held on Wednesday, September 23, 2015. Upcoming meeting items still tentative.

## **9. Commission and Staff Communications**

C. Essex: Request subcommittee update on Core Area Specific Plan (CASP) review.

R. Hofmann: Will return with CASP recommendation and update.

## **10. Adjournment.**

Meeting adjourned at 9:04p.m.