



City of Davis
Planning Commission Minutes
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Wednesday, October 28, 2015
7:00 P.M.

Commission Members: Herman Boschken, Cheryl Essex, George Hague, Rob Hofmann (Chair),
Cristina Ramirez, Stephen Streeter, Marq Truscott (Alternate)

Absent: Marilee Hanson

Staff: Principal Planner Bob Wolcott; Planner Eric Lee; Planner Cathy Camacho;
Community Development Administrator Katherine Hess

1. Call to Order

Meeting was called to order at 7:01 p.m.

2. Approval of Agenda

H. Boschken moved, seconded by C. Ramirez, to approve the agenda as listed.

Motion passed by following vote:

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

NOES: None

ABSENT: Hanson

3. Brief Announcements from Staff, Commissioners, and Liaisons

Principal Planner Bob Wolcott: Introduce Contract Planner Heidi Tschudin and consultant team.

4. Public Comment

None

5. Consent Calendar

A. Planning Commission Meeting Minutes of September 9, 2015

Approved by consensus.

6. Regular Items

A. Business Item: Comments on the Mace Ranch Innovation Center Draft Environmental Impact Report (DEIR) (continued from the September 9, 2015 meeting).

Contract Project Manager Heidi Tschudin: Provided brief background. Planning Commission continued item from a previous meeting to allow further opportunity for the public to make comments on the Draft Environmental Impact Report (DEIR). 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, 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. The purpose of this item is to receive and provide comments and questions regarding the adequacy of the subject DEIR

as an informational tool for making decisions regarding the proposed project. Comments received at this meeting will be summarized and responded to later in writing as a part of the forthcoming Final EIR.

Comissioner comments included:

- H. Boschken: If principal purpose of the development is not realized, project can be modified to greater extent than outlined in EIR. How can City restrict re-designated uses? Cannery site was intended to create housing for local residents, but developers advertise housing outside region.
- S. Streeter: Language consistency, City Council should call Measure J/R specifically rather than call general election. What number of steps would have to be taken to move towards annexation and what would be the mechanism that would allow that to happen? Why build workforce housing? The research and development space is needed.
- R. Hofmann: Workforce housing, 850 units identified in analysis. Affordability? Locals have been priced out of housing in Cannery project. Projects move forward and developers increase the cost of housing than originally presented in the application stage.

H. Tschudin: Project as proposed or EIR alternative will be subject to conditions of approval process, phasing plan, development agreement fully enforceable contract, baseline features must be approved by vote if modified, planning designations, and preliminary planned development. In place to ensure project develops as described. CEQA requires finding alternatives to proposed project, specifically to minimize impacts identified in EIR. Equal weight analysis for certain alternatives. Can require link between employment and housing in Development Agreement. Each unit to have at least one Innovation Center employee. No current assumptions related to affordability, would need to conduct further analyses to assess.

R. Hofmann: Draft EIR comment period closes November 12th.

7. Commission and Staff Communications

A. Upcoming Meeting Dates

Principal Planner Bob Wolcott: Items potentially moving November 9 meeting. The next Planning Commission meeting is tentatively scheduled to be held on Wednesday, November 18, 2015.

B. Informational Report: Moratorium on Bars, Nightclubs, and Large Restaurants

B. Wolcott: Informational only. If commission has additional questions, can direct to staff and get back to commission.

8. Adjournment.