



City of Davis
Planning Commission Meeting Minutes
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Wednesday, March 9, 2016
7:00 P.M.

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

Absent: Marilee Hanson (Vice Chair)

Staff: Principal Planner Bob Wolcott; Planner & Historical Resources Manager
Ike Njoku; Assistant City Manager Mike Webb

1. Call to Order

Chair Hofmann called the meeting to order at 7:00 p.m.

2. Approval of Agenda

Commission approved by the following vote:

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

NOES: None

ABSENT: Hanson

3. Brief Announcements from Staff, Commissioners, and Liaisons

Principal Planner Bob Wolcott: The commission helped achieve a nice landscape on 3rd Street, and remodel of Court and Cedar southern building positive improvements. The new Assistant Community Development/Sustainability Director Ash Feeney will be taking over several projects, to be introduced at next meeting.

H. Boschken: Attended League of California Cities (LOCC) Conference. Presentations on planning and zoning issues, and how to deal with compatibility in transitional zones; addressed conventional suburban homes but not mixed-use in predominantly residential neighborhoods. Also received update on future of water management in California.

R. Hofmann: Also attended LOCC Conference, thank City for providing opportunity.

4. Public Comment

None

5. Consent Calendar

A. Planning Commission Meeting Minutes

1. Meeting of May 27, 2015

Commission approved by the following vote:

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

NOES: None

ABSENT: Hanson

2. Meeting of July 8, 2015

Commission approved by the following vote:

AYES: Essex, Hague, Ramirez, Streeter

NOES: None

ABSENT: Hanson

ABSTAIN: Boschken, Hofmann

6. Regular Items

- A. **Public Hearing: 2121 Second Street**; Planning Application #15-35 for Conditional Use Permit (CUP) #3-15 to Allow a Master Conditional Use Permit at the Industrial Research Complex.

Planner Ike Njoku: Provided project overview. Proposed master Conditional Use Permit (CUP) to authorize the property owner to lease spaces for conditionally permitted uses within the Planned-Development (PD) #2-84 zone. The property owner could allow occupants to operate, expand and relocate within the property without undertaking an individual CUP review and obtaining approval from the Planning Commission each time. First proposal for retail, only other uses exist for Cold Weather Shelter. Currently, each tenant must come back to Planning Commission to approve uses. Businesses will no longer need to come before commission for review; staff will administratively approve and catch potential zoning / CUP violations.

B. Wolcott: Key conditions identified include limits on types of square footages of conditional uses, parking management which should occur, and condition to return to commission if any issues arise.

Chair Hofmann opened the Public Hearing

- David Carlson, applicant: Thank City staff. Available for questions. New leases will give notice for neighbors, being mindful of potential noise concerns.

Chair Hofmann closed the Public Hearing

H. Boschken moved, seconded by S. Streeter, to:

1. Determine that the proposed project is categorically exempt from further environmental review pursuant to Section 15301 (existing facilities) of CEQA Guidelines as permitting uses involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination; and
2. Approve the project (Planning Application # 15-35) for a master Conditional Use Permit #3-15, based on the findings and subject to the conditions. Add condition to properly notify existing businesses

Motion passed by the following vote:

AYES: Boschken, Essex, Hague, Ramirez, Streeter

NOES: None

ABSENT: Hanson

- B. **Workshop: Mace Ranch Innovation Center Project Update and Design**

Assistant City Manager Mike Webb Mike: Introduce item. Provide brief overview. Proposed project is comprised of the Innovation Center and Mace Triangle. The proposed Innovation Center includes up to 2,654,000 square feet of innovation center uses and 64.6 acres of green space on a 212-acre site. Proposed innovation center uses include Research/office/Research & Development (R&D); manufacturing and research; supportive commercial, including a hotel/conference center, and supportive retail throughout. The proposed 16.6-acre Mace Triangle site will continue and expand existing general commercial uses including research, office, R&D, and retail. Design guidelines will return to Planning Commission at a later time.

Contract Project Manager Heidi Tschudin: Provided outline. Tiers 1, 2, and 3 decisions.

Dan Ramos, Innovation Center: Design Workshop. Introduce project staff.

Ramesh Vinto, project consultant: Overview site plan and design features. Proposed land uses include Research and Development, Hotel, Manufacturing/research, etc. Proposed green space, agricultural buffer, and landscaping. Regional connection, transit center, core area focus, connectivity to park-and-ride, bike-ped connection. Proposing sustainable economics, solar panels, low carbon district. Site furnishing standards. Guidelines; building types. Have written guidelines for university campus. Buildings that have similar characteristics to allow architecture to complement site. Fluidity in architecture, not too uniform. Building form and placement. Streetscape, low carbon street. Design of streets and intersections. Proposed revisions to density and parking. Changed site to condensed, block structure. Created core area. Zoning does not allow for industrial use with agricultural use. Looking at how to bridge the two.

David Meyer, Land Architects (Berkeley): Landscaping. Primary green space propose north/south commons, green space framework buffer, courtyards. Various types of plant material, annuals, native grasses and creation of additional habitats, with bike paths circulating throughout. Canopy and windbreak trees, shrubbery, and grasses to mitigate winds and potential erosion of site. Splay and terrace current existing canal that runs through the middle of the site. North Commons, space for passive recreation and ag research. South commons, urban plaza and community gathering space. Important to tie greenspace through core area.

Public Comment:

- Alan Pryor: Not support. Davis does not need jobs, problem is housing to accommodate new job markets. Have enough infill opportunity to accommodate growth. Creating unnecessary sprawl. Growth must coincide with providing growth housing. Project meeting lowest standards, City should meet LEED platinum standards. No strategy for effective mitigation with proposed project. Will generate traffic problems.
- Alan Hirsch: Disappointed in project. Trees in site plan are only canopy of parking lot. Parking is single largest land use in project. Are impacts of project worth 9 cents a day in tax benefits? Can develop the same amount of infill in City as this project. Mitigation plan for flooding in area? View driving around Mace curve will dramatically change to parking lots.

R. Hofmann left the dais at 8:45 p.m.

Commissioner comments:

- C. Essex: Landscaping similar to North Natomas with an Ag buffer. Core area lacking. Would like to see more done by means of community center, fitness center near transit center, childcare center, conference room, cafes, and/or connection to hotel potentially. Buses no longer utilize current park-and-ride. Internal transit center is important, should be able to manage external services, as well. Bike paths to connect to main bike routes to/from Sacramento. Support project with revisions.
- S. Streeter: Transit center, summary of comments for crossing for bicycles. Need for larger spaces. Interested businesses in Davis, how does space work out for them? Would like to request tour of site.
- H. Boschken: What is envisioned for traffic and roadway modifications for existing roads? Total demand for mix of employment, who would occupy spaces? Request comparisons of similar proposed development projects in other sophisticated communities (i.e. San Ramon).
- G. Hague: Express interest in height and size restrictions in proposed structures.

7. Commission and Staff Communications

A. Upcoming Meeting Dates

B. Wolcott: The next Planning Commission meeting tentatively scheduled to be held April 13, 2016. Mace Ranch item will return, as well.

S. Streeter: Update, mitigated negative declaration for apartments extended.

8. Adjournment.

Acting Chair Boschken adjourned the meeting at 9:06 p.m.