



City of Davis
Planning Commission Meeting Minutes
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Wednesday, February 26, 2020
7:00 P.M.

Commissioners Present: Herman Boschken, Cheryl Essex (Chair), Stephen Mikesell, David Robertson, Darryl Rutherford (Arrived at 7:15 p.m.), Stephen Streeter (Vice Chair), Emily Shandy (Alternate)

Commissioners Absent: Greg Rowe

Council Liaisons Present: None

1. Call to Order. Chair Essex called the meeting to order at 7:02 p.m.

2. Approval of Agenda. S. Streeter moved to approve agenda, seconded by S. Mikesell. Motion passed by the following vote:

AYES: Shandy, Mikesell, Streeter, Boschken, Robertson, Essex

NOES: None

ABSENT: Rutherford, Rowe

3. Brief Announcements from Staff, Commissioners, and Liaisons. None.

4. Public Comment

Alan Hirsch: Local papers are afraid to publish anything controversial. We live in a bubble in Davis. Invited people to attend meeting to discuss how we can address issues in our country.

5. Regular Items

A. Workshop: Aggie Research Campus, 185-Acre Project Site Immediately East of City Limits Near the “Mace Curve”

Principal Planner Sherri Metzker: Proposed project consists of 2,654,000 sq. ft. of innovation center/business uses and 850 residential units of varied sizes and affordability. Workshop is intended for Planning Commission to receive information regarding the proposed project from staff and the applicant team, receive public comment, ask clarifying questions, and provide feedback.

Overview of project history. Objectives of Innovation Center from the 2010 Business Park Land Strategy. Tentative schedule for how project will proceed, including review by advisory commissions. Correction to staff report that states surrounding open buffer on city's 25 acres is 9 acres, but its only 6.8.

Assistant City Manager Ashley Feeney: Update on city land supply: Overview of report to City Council regarding vacant commercial land, approximately 121 acres of available land in city limits, most spoken for already. Single largest parcel is 14 acres in south Davis along Cowell. If you take away sites already spoken for, less than 80 available acres

of commercial land available. Second meeting will be held in late April and will focus on environmental documents and summaries of other additional advisory discussions. City Council must take action by July 7 in order to make the November ballot deadline.

Dan Ramos, Project Manager for Aggie Research Campus: Project has been under city review for over 5 years. Summer 2014 responded to the City Request for Expressions of Interest. April 2016 project was placed on hold. Fall 2017 Environmental Impact Report certification completed. Summer 2019 revised and recommencement of processing the project. Looked at what's going on in the country and on campuses in terms of innovation. Tremendous amount of jobs that can be created. Important to address housing issue of where workers will live, believes adding housing to the project solves issues. Removed the city's 25 acres from this project. Leaving that up to city and citizens as to what they want to do with that land. Not part of application.

Matt Kingsly, Land Use Attorney: Benefits of the project- Helps address city fiscal sustainability and improves quality of life; Solidify Davis' role as the ag-tech, clean-tech and food science capital of the world; Offers new housing options including entry-level type; and creates and retains good local jobs. Aspects of this project will be publicly reviewed many times throughout its development.

Prakash Pinto, Planner, Pinto & Partners: Concentrated housing and park on open space that runs through project. General layout is to concentrate housing and offices together. Putting manufacturing uses out towards periphery. Programs- Research and development. Trend is wide-open workspaces. Looking at prototyping- Engineers test things and then there will be a place to manufacture that project. Higher density housing- Wide open spaces, tall spaces, highly convertible based on need- can be bigger or smaller, a lot of flexibility. Series of alleys behind townhomes- Containing small units such as granny units. Garages also can be used as workspaces. People can live in their home and work in their garage/workspace below the home. In regards to parking structures- Can eventually be converted which is the goal. Can adapt to changing demands of users and extend the life. Flexibility in all programs and structures is how they're designing the ARC project.

Chair Essex opened public comment

In support: Alan Hirsch, Susan Kirby, Carol Stiver, Carol Day, Molly Merman, Joshua Mason, Adam Hadafi, Gwen Coter, Scott Powell, Julia Conner, Stephanie: Suggest installing bus stop on Mace Boulevard and use shuttles or Unitrans to get people in and out of location without affecting all of Davis; Project will attract industry leaders; Opportunities for high school and graduate students; Will provide jobs and business opportunities for Davis residents; Will help grow Davis economy; Additional housing in Davis desperately needed.

Opposed: Alan Pryor, Sharleen Henwood, Dan Ray, Todd Edelman, Ron Artell, Eileen Samitz, Francois Kaplin, Madelyn Rancim, Josh Jones, Les Bortello, Nancy Price, Roberta Millstein, Colin Walsh: Important for housing to accommodate employees of this project; Project will cause Mace Boulevard to gridlock every day; Nearby residents will have to deal with pollution and traffic accidents; Not innovative; Concerned about transportation impacts; No demand for this project; Concerned about whether housing will be

affordable; The name ARC is confusing, it also stands for activities and recreation center at UC Davis; High-rise apartments should be on campus; Plan needs to address traffic going towards Woodland; Concern regarding the environmental impact to the burrowing owls.

Chair Essex closed the public hearing.

Commissioner comments included: Concerns regarding traffic issues, need better transit to site; Interested in Affordable Housing Plan as well as proposed wages to be paid to those working on site; Would like to see natural vegetation along ditch, etc.; Need traditional units for families; Consider parking fees to discourage drivers; Questioned whether a hotel is a realistic demand; Concerned that widening Mace Boulevard will induce more demand.

6. Commission and Staff Updates

- a. Davis Downtown Liaison Update: C. Essex: City Council hasn't decommissioned group yet, but the project is done. Opticos presentation date to Planning Commission possibly being changed to joint presentation with City Council in April.
- b. Upcoming Meeting Dates/Long Range Calendar. E. Shandy and H. Boschken will be absent on March 25.

7. Adjournment. Meeting adjourned at 10:42 p.m.