



**City of Davis**  
**Planning Commission Meeting Minutes**  
**Wednesday, April 14, 2021**  
**7:00 P.M.**

Commission Members: Stephen Mikesell, David Robertson, Greg Rowe (Vice Chair), Darryl Rutherford, Emily Shandy, Stephen Streeter, Michelle Weiss (Alternate)

Commissioners Absent: Cheryl Essex (Chair)

Council Liaisons Present: None

Staff: Planner Ike Njoku

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1. Call to Order. Vice Chair Rowe called the meeting to order at 7:00 p.m.

2. Approval of Agenda. Approved agenda by consensus.

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

4. Public Comments. None.

5. Consent Calendar

A. Minutes from the Planning Commission Meeting of March 24, 2021

E. Shandy moved, seconded by S. Mikesell, to approve the minutes. Motion passed by consensus, with Rutherford abstaining.

6. Bretton Woods Davis-Connected Buyers Program Informational Update

Dave Taormino: Efforts to develop and implement appropriate local-connection requirements and verification procedures for the Davis-Connected Buyers Program that are consistent with all applicable Federal and State fair housing requirements.

Matt Keasling: Commitment not to advertise project to greater bay area, program aimed at attracting homebuyers with a pre-existing connection to Davis. Steps taken to ensure program will not perpetuate historical discriminatory practices or serve as a bar to entry. Confident program fulfills representation made to community, is consistent with Development Agreement commitment, and will achieve stated policy objectives.

Public comments:

- Laura Fisher, Susan Paggett, Lance Stanley, Bill McGovern, Jeanie, Tim Youmans, Carol and Ray Biancolana, Sheila McGrath, Kathy McGovern, and Jeremy Taylor: Support the project and the Davis-Connected Buyers Program (DCBP). Comments

- included: Support maintaining Davis' aging population and opening up single family homes to new buyers. Believe proposal is inclusive.
- [No name given]: Support Bretton Woods project under original agreement. Do not support updated Davis-Connected Buyers Program. Ineffective with revisions. If changes are adopted, should go back to the voters.
  - Elaine Roberts-Musser: New language in program negates Davis-Connected Buyers Program, is over broad and confusing. All that needs to be said is that the program cannot violate state or federal fair housing laws. Urge Planning Commission not to allow it.
  - Ashley and Tammy Gorman: What assurances will be put in place to make sure homes will be affordable for retired seniors? Will project address affordable housing needs for different income levels?
  - Thron Yian: Voted to approve project based on promise to meet local housing need. Very important to be mindful of requirements promised to voters.
  - Alan Pryor: Oppose revised program, now allows anyone to claim protected class or decline to state and be eligible to purchase. Will be out of reach for local seniors who wish to downsize. Defeats purpose given by developer, to provide a turnover of local housing stock. Should force developer to keep promises to voters of Davis.

City Attorney Inder Khalsa: Davis-Connected Buyers Program is not an enforceable obligation in Development Agreement between city and developer. Development Agreement specified that developer elects to do program, present to city, and comply with laws. Does not give city approval authority over the program.

Commissioners provided individual comments, including:

- Lacks creativity and ingenuity. Would have been nice to have program that creates a financing mechanism for low income households and guarantee for first time homebuyers. Not certain how this program gets to spirit of what voters approved.
- Ironical that Planning Commission has heard, debated, and acted on minutia of project details, but Davis-Connected Buyers Program is informational only.
- Concerned about what happens in resale process. Will lose thread of Davis connected people.
- Program as written is overly broad, provides exemptions to everyone. Program does not fulfill promises made by developer in campaign, but baseline features did not include Davis-Connected Buyers Program so not required to implement promises.

7. Commission and Staff Updates

A. Housing Element and Housing Element Committee Update

G. Rowe: Draft Housing Element should be ready for public review in approximately 1-2 weeks.

B. Upcoming Meeting Dates – April 28—Downtown Plan; May 12 and 26; June 9 and 23

8. Adjournment. Meeting adjourned at 8:09 p.m.