



MEMORANDUM

DATE: February 5, 2020

TO: Downtown Plan Advisory Committee (DPAC) Members

FROM: Eric Lee, Planner

SUBJECT: Summary of DPAC Recommendations on the Draft Downtown Davis Specific Plan and Draft Form Based Code

Background

The Downtown Plan Advisory Committee (DPAC) was formed as a key component for community engagement in the Downtown Davis Specific Plan process (City Council Resolution No. 17-113). The members of DPAC were appointed to broadly represent a diversity of interests as well as the Davis community at large. Their functions included providing comment and feedback on draft documents related to the plan and making recommendations to the Planning Commission and City Council. DPAC consisted of 15 voting committee members and 4 non-voting liaison members.

Committee Members

Meg Arnold (Chair), Michelle Byars (Vice Chair), Catherine Brinkley, Josh Chapman, Judy Corbett, Mary DeWall, Chris Granger, Larry Guenther, Darren McCaffrey, John Meyer, Sinisa Novakovic, Ted Parks, Eric Roe, Deema Tamimi, Randy Yackzan

Liaison members

Matt Dulcich (UC Davis), Doug Buzbee (Finance and Budget Commission), Todd Edelman (Bicycle, Transportation, and Street Commission), Cheryl Essex (Planning Commission)

Public Review Draft Downtown Davis Specific Plan

The Draft Downtown Plan and Draft Form Based Code were released for a 90-day public review period ending on January 14, 2020. During the review period, DPAC held several meetings to discuss and review the draft documents with their final meeting on January 23, 2020. DPAC entertained a number of motions over the course of these meetings. The recommendations are summarized below.

DPAC Recommendations

DPAC approved motions for the following recommendations:

1. On affordable housing, DPAC unanimously voted to recommend that the Downtown Plan should support affordable housing downtown, but that it should be part of the larger city-wide efforts on affordable housing.
2. On the sustainability implementation actions, DPAC voted unanimously to recommend that a better sense of prioritization and timing be provided in the Downtown Plan when it goes forward to decision makers.
3. On the University Avenue/Rice Lane neighborhood, DPAC voted unanimously to recommend that the Downtown Plan reflect the consensus from the discussions with the neighbors and property owners for changes.
4. For the properties on the east side of the railroad tracks between 3rd and 5th Streets, DPAC voted 7 to 4 with 1 abstention to recommend that the commercial properties on the east side of the tracks from 3rd Street to 5th Street be allowed 4 stories with a 4th story setback and that the Trackage property be treated consistent with the adjacent commercial properties.
 - A later motion was made to rescind the DPAC recommendation that the commercial properties on the east side of the tracks from 3rd Street to 5th Street be allowed 4 stories with a 4th story setback and that the Trackage property be treated consistent with the adjacent commercial properties. This motion failed by a vote of 4 to 5 with 1 abstention.
5. On the Davis Community Church site, DPAC voted unanimously with one abstention to recommend that DPAC support the Davis Community Church initiative in their letter to allow more intensive development.
6. On the Hibbert Lumber block, DPAC voted unanimously with one abstention to recommend that the Hibbert block, the 500 block of east G Street, be placed in a Designated Special Area similar to the area north of the Coop or as part of the same Designated Special Area.
7. On the issue of further plan changes and community engagement, DPAC voted unanimously with one abstention to recommend that as subsequent amendments to the plan are proposed that begin to address issues raised in the public comments and issues in the transition areas, there be engagement with the respective neighborhoods and any particular interests or businesses.
8. On the issue of maximum unit numbers, DPAC voted unanimously to recommend to elimination of the cap for a maximum number of units on the building types in order to support higher densities and more affordable units.
9. On the issue of supporting affordable housing, DPAC voted unanimously to recommend that the City use the removal from the plan of a maximum number of units as a way to incentivize affordable housing.
10. On the issue of transportation and transportation management, DPAC voted unanimously to recommend that the development of a robust transit and active transportation network be thoroughly examined in subsequent steps of this process including as alternative in the EIR.

- 11.** On the issue of the financial cost to businesses of transportation management requirements, DPAC voted 11 to 1 to recommend the concerns of local businesses with respect to the potential costs of TMAs should be recognized and that the next steps of the process include robust discussion with the business community in the final design before incorporation of a TMA into the plan.

- 12.** For their general recommendation on the Draft Downtown Plan, DPAC voted unanimously to recommend to move the review of the first draft of the downtown plan and zoning code from DPAC to the Planning Commission for further consideration. Furthermore, that appropriate plan amendments be examined which consider the comments received to date and that those amendments be widely distributed to the community when available with the understanding that some might be available sooner rather than much later.