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Sent via email to: Mike Webb (mwebb@cityofdavis.org), Davis City Council (citycouncilmembers@cityofdavis.org)

Subject: Review Requested for Impacts of Housing Crisis Act of 2019 (“SB 330”) on Downtown Davis Specific Plan (“DDSP”) Update

December 23, 2019

To Whom it May Concern,

As the owners of property within the boundaries of the DDSP, we are concerned about the impacts of SB 330 on the DDSP. The Governor of California signed this legislation on October 9, 2019 and it takes effect on January 1, 2020. SB 330 places restrictions on certain types of development standards in addition to setting forth rules for reviewing and processing development applications and regulates certain fees.

It has come to our attention that the DDSP, in its current status, may violate State law.


There are multiple potential conflicts. As an example, most properties with the new “Neighborhood Medium” designation are likely at risk of being “down zoned” from current zoning to a lower allowable density/buildable S.F. due to multiple restrictions in the new design standards e.g. max width, setbacks, courtyard requirements. Per the Senate Floor Analysis of SB 330 (*attached*), the law:

1.c) Prohibits an affected city, with respect to land where housing is an allowable use, from enacting a development policy, standard, or condition that would have any of the following effects:

- i) Changing the general plan land use designation, specific plan land use designation, or zoning of a parcel to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed under the land use designation and zoning ordinances of the affected city as in effect January 1, 2018. Less intensive uses means reductions in height, density, floor area ratio, new or increased open space or lot size requirements, or new or increased setback requirements, minimum frontage requirements or maximum lot coverage limitations or anything that would lessen the intensity of housing.*

In order to ensure the DDSP meets new criteria established by SB 330 prior to the forthcoming CEQA process, we believe an analysis should be conducted as soon as possible to determine if any portions of the plan may need to be revised in order to comply with state law.

Sincerely,


Kemble K. Pope


Steve Greenfield