

## Jessica Lynch

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**From:** Timothy Hoban <newhoban@gmail.com>  
**Sent:** Tuesday, June 8, 2021 9:19 PM  
**To:** Planning Commission  
**Subject:** Vehement Opposition to Nearly ALL of the Recommendations of the Unrepresentational Housing Element Committee

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Dear Members of the Planning Commission:

First, let me thank you for your service to the City. You have a very difficult role.

My name is Timothy Hoban and I have been a citizen here for 50 years following my graduation from UC Davis. So I speak as a former University student and as a very long time resident. I have always loved this town and sometimes am forced to speak out on larger issues affecting it. For many years, development was thoughtful and slower, and citizens fought for some say in how Davis would grow and develop. The General Plan and Measure J were key safeguards for our citizens. Big money did not have the upper hand.

As our Planners, I believe you have a sacred duty to protect those who LIVE in this community from others who would take away the precious things about our way of life for their own personal or financial gain. The eight proposals presented to you are the WORST development proposals I can ever remember. Each of them is of CRITICAL importance and all must be rejected.

Because of the gravity and danger of the proposals which have been made and you must decide upon, let me speak very honestly with you. The blunt truth needs to be shared with you.

These proposals will systematically take all control away from citizens and residents for ANY real say in all future development of our city. These are the legal tools for hyper and poor development that most benefit those who wish to monetize our whole city. The proposals will continue to let the University, which largely has caused the "housing shortage", and which has failed to provide its rightful and fair share of housing on campus, fully off the hook for meeting its responsibilities as it keeps steadily growing its student population while people who live here have no voice and must pay the costs with their homes and neighborhoods. Ridiculous house and rental costs are due to great amounts of speculation and investment, often by those out of our community. This degrades and ruins the neighborhoods of those paying very high rents, mortgages and taxes. It is both terribly unfair and wrong.

The committee does not fairly represent people who rent or own homes in Davis. Instead it is nearly completely full of a very strong and growing radical student voice which is very closely aligned with developers and investors in the search of ever higher profits at the expense of others. Already, the city has built mega dorms for great numbers of students while disregarding the high and very harmful impacts on the rest of us. We have very high density at this time in Davis given our small land footprint. We are moving ever closer to a breaking point when the city and our neighborhoods will just not work anymore. The Planning Commission is our only hope to stop each of these very destructive recommendations.

The reasons below are just part of why I am so opposed to each and every recommendation of this Committee. Your vote may well be the most important in memory. I pray you remember the citizens and residents you represent.

Vote NO on any change to Single Family zoning. The recommendation to replace Single Family housing zoning with 2-,3- or 4-plex units strikes me as criminal. People bought or rent their homes with the assurance that their neighborhoods will not be overrun with multiple rentals, Air B and Bs, and absentee (and increasingly Corporate) landlords, I am outraged that this is even being considered and it must be rejected by our planners to safeguard our citizen's rights.

Vote NO on allowing Wildhorse and Signature Properties to move ahead without a Measure J vote of the people. This will set a precedent in which new development will be solely controlled by those in the investment and development fields. The rest of us will have to live with the very bad results. Citizen voices in planning is critical and should never be taken away with loopholes like this.

Vote NO on changing the 1% growth rate. Our current rate allows for careful and slower growth that creates a better city by very carefully considering projects.

Vote NO on changing the SECOG approved 2075 RHNA units. We need to grow wisely and not force fast, reckless development onto residents.

Vote NO on any "ministerial process" for any low cost housing units without the public having input. That is a blank check to the worst kinds of development.

Vote NO on any efforts to alter our existing neighborhood shopping centers. We need them very much in this community. Do not allow any to be converted to other users.

Vote NO on any elimination of the Parking Minimums. We currently are moving to a parking crisis. Once all of the mega dorms and other approved developments get filled, who knows how anyone will find a place to park?

I hope you will very carefully consider rejecting all of the recommendations of a committee that does not fairly represent citizen and resident voices and deep concerns.

Sincerely, Timothy Hoban

633 K Street, Davis