

Jessica Lynch

From: Barbara Archer
Sent: Tuesday, June 15, 2021 9:03 AM
To: 'Chris Franchetti Michaels'
Cc: Jessica Lynch
Subject: RE: Council should reject proposed elimination of R-1 zoning and off-street parking requirements

Dear Mr. Michaels,

Thank you for writing to the City Council with your comments about the Housing Element Update draft. All members of the Council have received your email, and I am acknowledging it on their behalf. I have also cc'd the staff person managing the project.

Thank you for your engagement on the update.

Best regards,

Barbara

BARBARA ARCHER (she/her/hers)
Communications & Customer Service Manager

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From: Chris Franchetti Michaels <chrisfmichaels@gmail.com>
Sent: Monday, June 14, 2021 10:12 AM
To: City Council Members <CityCouncilMembers@cityofdavis.org>
Subject: Council should reject proposed elimination of R-1 zoning and off-street parking requirements

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As a long time Davis resident and homeowner I'm writing to strongly urge you to reject the Commission recommendations that R-1 zoning be eliminated throughout Davis and that off-street parking requirements be abolished.

As to the first issue, please reference Colin Walsh's letter which echoes my concerns and details the problems with this type of deregulation. My biggest concern is that although this radical change would result in more student housing, it would decrease the already limited supply of single-family housing available for families for whom small apartments are

not practical or healthy. I am aware of several families who work in Davis who have already moved out of town because of this problem. Recall that when the Council approved the University Mall project, we were assured that it would increase the number of single-family homes available for families by reducing the student demand for single-family housing. This new recommendation is inconsistent with the Council's previous acknowledgement that the limited supply of single-family housing in Davis is a problem. Please keep in mind that the purpose of the Housing Element is to help the City ensure adequate housing for everyone, not just students.

As to the recommendation that offsite parking requirements be abolished, I would ask you to consider why we developed those requirements to begin with. They are not random. In regards to the idea that renters do not have vehicles, I can attest that they do have vehicles, even students. For example, we currently live one block from the University and several students rent the house next door. Every one of those students has his own vehicle, with typically two parked in the driveway and two in the street. We've observed that their friends, who visit often, each also have their own vehicle. This recommendation is an obvious and unnecessary gift to developers and is, honestly, absurd.

Chris Franchetti Michaels
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