

## Jessica Lynch

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**From:** Barbara Archer  
**Sent:** Tuesday, June 15, 2021 9:03 AM  
**To:** 'Dennis Michaels'  
**Cc:** Jessica Lynch  
**Subject:** RE: Reject the Housing Element Committee Recommendations

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:** Dennis Michaels <denonome@icloud.com>  
**Sent:** Monday, June 14, 2021 10:17 AM  
**To:** City Council Members <CityCouncilMembers@cityofdavis.org>  
**Subject:** Reject the Housing Element Committee Recommendations

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Dear Council Members:

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

Colin Walsh's letter (<https://www.davisite.org/2021/06/proposal-to-eliminate-r-1-single-family-zoning-is-a-terrible-idea-.html>) does a good job of laying out why such an approach is patently ridiculous. I urge the council to read it. This approach would solve none of the issues facing the city-- it would do nothing to assure adequate affordable housing to

families, working professionals and students and significantly and negatively impact all neighborhoods in the town. Other than the developers whose influence is clearly present here, no one would be a winner with this approach.

This radical change would fail to result in more student housing, it would not increase limited supply of single-family housing nor will it guarantee any actual affordable housing (for which students do not qualify anyway). So what problem is trying to be solved here? The proposal here is tantamount to the complete elimination of zoning and a rejection of the basic premise of planning-- maintaining livability and stability in the housing market by ensuring incompatible uses are not adjacent and that negative impacts of thoughtful planned uses can be mitigated fairly and effectively.

The recommendation to eliminate offsite parking requirements is beyond absurd. What has changed since those requirements were originally imposed so long ago? The vast majority of students own a car and use it for travel too and from Davis, for shopping, etc. No amount of bike transportation, Unitrans or expensive and exploitive ride share services will change that. What's next? Eliminate the residential parking permit system too? How does jamming our streets with more cars make the city safer for bike travel? Seriously, this sounds like its straight from The Onion.

Time to stop the obvious kow towing to developers. Reject these Housing Element Committee Recommendations.

Sincerely,  
Dennis Michaels  
Hawthorne Lane