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From: Elizabeth Reay <ereay_7@hotmail.com>
Sent: Wednesday, May 26, 2021 6:31 PM
To: Planning Commission
Subject: Agenda Item #3 for 5-26-2021 Council meeting

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Dear Davis Planning Commissioners;

As a resident of Davis since 1976, I have seen a lot of good development, and a lot of bad development. Almost all developers have promised one vision, and then delivered quite another. Now there are people who are not at all shy about staging virtual coup on the planning department of our city. And make no mistake, the very character of our city is at stake. I would like to indicate my understanding of the proposals that are being considered tonight:

1. I am strongly opposed to the proposal to allow *any* exemptions to Measure D. It should be evident that when more than 80% of Davis voters approved Measure D in 2020, they approved this measure to apply to all parcels subject to it. Davis voters are smart enough to know that developers and investors do NOT typically have the best interests of Davis in mind. These special interest groups do not have the same perspective and concern about the future of Davis as its residents do. Their interest is primarily focused on their investment and its returns. The welfare of the Davis community and its future livability is not a part of the equation. If the City suddenly, randomly, decides that the City will try to exempt any parcels from Measure D, it will certainly result with a backlash to the City, and any Davis leadership that supported such a departure from Measure D.
2. I am strongly opposed to allowing single family units to be replaced with a 2-, 3- or 4- plex unit. Taking neighborhoods that have been meticulously planned for single family housing (where some homes are already rented out to multiple families or 2 times the number of planned occupants) and doubling or tripling the number of people, parked cars, traffic, delivery trucks and kids on bikes in those small neighborhoods, is not only dangerous for children and pets, it is not what over 80% of Davis voters voted for. Allowing outside investors to snatch up a home and turn it into multi-family housing creates far greater problems in the long term health of entire neighborhoods. This benefits only non-resident/investor homeowners.

It will also consume backyards of trees, vegetation for birds and bees...turning Davis into a concrete jungle with hotter neighborhood temperatures. As density rises, so will the temperatures of these neighborhoods.

[https://www.usnews.com/news/health-news/articles/2021-04-29/one-reason-its-hotter-in-poorer-neighborhoods-fewer-trees#:~:text=In%20nine%20out%20of%2010%20communities%2C%20there%20was%20less%20tree,hotter%20\(2.7%20degrees%20Fahrenheit\).](https://www.usnews.com/news/health-news/articles/2021-04-29/one-reason-its-hotter-in-poorer-neighborhoods-fewer-trees#:~:text=In%20nine%20out%20of%2010%20communities%2C%20there%20was%20less%20tree,hotter%20(2.7%20degrees%20Fahrenheit).)

<https://www.npr.org/2019/09/03/754044732/as-rising-heat-bakes-u-s-cities-the-poor-often-feel-it-most>

3. Eliminating the 1% growth rate which helps maintain a measured growth in a very small city like Davis which has very little open space left to develop makes no sense. To begin with, Davis cannot be expected to be on the same growth scale as larger cities simply due to its small geographical size. Davis has always advocated for good long term planning. This policy change would seriously and negatively impact our community in a way that it would never recover. Our community is not Vacaville, nor do we want to be. One has only to go over to Vacaville and observe their downtown, now a carnival midway, and the snarled traffic, to know that unimpeded, developer driven growth is bad news. Please have the proponents of these changes head on down to Vacaville, I'm sure that they can do whatever they want without limits.
4. I am strongly opposed to Davis having more than the 2,075 RHNA units assigned to Davis by SACOG, which is more than double than the last SACOG cycle. Why would the City take on more than what SACOG has assigned? Particularly when Davis has so little vacant land left?
5. I oppose the idea of converting neighborhood shopping centers into mixed-use sites. Davis neighborhood shopping centers are not "strip malls". Many Davis citizens have relied on the businesses in our local Davis small shopping centers for decades and have a marvelous relationship with the owners/employees of these businesses. To openly insult and deem the Davis business owners in these smaller businesses worthless is the very pinnacle of elitism and disregard for the hard work and decades of commitment and work these businesses have shown Davis. I shop more at these smaller centers than at the big mega malls that are so common in Sacramento and other urban jungles. Small shopping centers that people can walk to or bike to are what Davis is all about and needs to promote. Are we not a biking, walking town? Or do we destroy businesses that have been in place for decades??

If these outside proponents want to demolish all small malls in Davis, please think about how many businesses will be forever erased and all their employees displaced so that some developers can make some short-term profits. Please don't think for a minute that these neighborhood centers could be easily converted to mixed-use without the loss of some or all of the retail component. Retail businesses are currently struggling to survive, particularly with the COVID pandemic impacts. So leveling neighborhood shopping centers with the hope that those retail stores will return is a fantasy. This recommendation is unacceptable and would be very destructive to the Davis community.

6. Elimination of parking minimums is *ridiculous*. Davis is already lacking enough parking. The new University Mall is going to eliminate over 50% of the parking at this site. The nearby neighborhoods will be filled to the brim with parked cars, and that is IF anyone will come back after finding the parking is so difficult. If we are going to make it difficult for people to park then will take their business to Woodland.
7. Creating a "ministerial process" for affordable housing without allowing public input is detrimental and unacceptable. Infill projects, whether they are affordable housing or market rate, need to have the input of the local neighborhood. The developers or short-term temporary student populations do not care one with about the long-term effects of their proposals. They will be long gone and on to other areas. They are not thinking at all about the long-term effects of how infill projects would cause so many impacts to the city in the long run.
8. The proponents of unlimited ADUs do not like the numbers that have already be carefully put together by SACOG. Let them fund the City for the additional research they wish to have.

Please do NOT turn our city over to developers and outside interests. Please listen to the people who VOTED for Measure D.

Thank you;

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