



City of Davis
Temporary Committee - Parking Lot Shade 2x2 Minutes
Natural Resources and Tree Commissions
Wednesday June 9, 2021
5:00 P.M.

Commissioners Present: John Johnston, Richard McCann – Natural Resource Commission
Michelle Byars, Alternate
John Reuter, Tracy DeWit – Tree Commission
Larry Guenther, Alternate

Assigned Staff Rob Cain, Urban Forest Manager
Kerry Loux, Sustainability Coordinator

Approval of Agenda:

Motion to approve the agenda was made by Reuter and seconded by DeWit.

Approved 4-0, unanimous vote

Approval of Minutes:

Motion to table the May 26, 2021 minutes to next meeting was moved by Johnston and seconded by McCann.

Approved: 4-0, unanimous vote

Discussion Item

A. Discussion of Possible Recommendations to the Tree Ordinance

1. Tree Commission Presentation

Subcommittee Member DeWit presented the Tree Commission goals for the parking lot shade guidelines. The discussion involved but not limited to:

- City Council goals that pertain to the subcommittee’s work. Goal of Environmental Sustainability was the main goal discussed.
- Observations regarding the parking lot shade guidelines and trees
 - 1) Pavement has negative consequences for environmental resources.
 - 2) Solar energy is important for climate change.
 - 3) Tree Shade requirement has not been met for certain reasons.
 - 4) Guidelines should seek to lower any unintended consequences of regulations.



- Tree have benefits beyond shade and ten benefits outlined as follows:
 - 1) Lower heat island effect
 - 2) Carbon sequestration
 - 3) Enhance emotional well-being
 - 4) Create biological ecosystems
 - 5) Absorb air pollutants
 - 6) Create oxygen
 - 7) Saves electrical costs for buildings
 - 8) Increase property values
 - 9) Builds healthy soils
 - 10) Promotes biodiversity
- Goals presented for revising the guidelines:
 - 1) Design parking lots where trees and solar contribute shade
 - 2) Create regulations for both new and retrofitting parking lots that will allow lots to reach 50% shading in 15 years.
 - 3) Include storm water measures in lot designs
 - 4) Support continuing education programs for environmental benefits of trees
- Considerations for where solar panels are used on a project site which will optimize space for trees and panels.
- Optimizing best management practices to improve growing conditions for trees which will help with tree performance and health.
- Researching incentives for retrofit projects to make improvements to tree growing areas.
- Tree maintenance, monitoring programs, and enforcement of guidelines will help improve parking lots and correct conditions in a timely manner through the code enforcement process.
- Update species list for use in parking lots and use drought tolerant species.
- Messaging about the concept that solar panels should replace trees or are interchangeable; and the origin of this message being communicated to the general public versus public education about the value that trees provide.
- Updating the technical guidelines and possible development of a new technical manual for use in parking lot designs.
- Configuration of some sample lots shown in the presentation and how they could be used of improved with the updating of the guidelines. Examples showed lots with solar included in the design.

Public Comment

Alan Hirsch made the following public comment:

1) Wonderful presentation with the Mondavi Center Parking lot showing the solar panels against the building where the people are. Designs should have the trees where the people will be congregating due to the calming effect and panels should be in the machine space.



Larry Guenther commented that sharing space can be incorporated and having prescribed guidelines and designs is preferred. Developers will want to include solar in designs. Mondavi Center example appears to show solar panels could be put between the trees in the lot. He also asked about tree species that are more suited to compacted soils.

Michelle Byars commented that the Tree Commission suggestions are on the right way to go and for moving forward to do a deep dive into providing details and to hear details from staff on guideline revision.

2. Next steps

- i. Staff will give a presentation at the next meeting on the current guidelines.
- ii. To help with recommendation development a discussion was had on inviting technical expert speakers to come give presentation on certain parking lot design areas to help provide best management practices to the subcommittee. Discussion involved scheduling the next few meeting to have speakers come to the subcommittee and one community member give an informational presentation to the subcommittee.

The topic of inviting a social justice speaker was discussed and added to the list for speakers on the guidelines.

Public Comments

Alan Hirsch commented that the ordinance is not so bad right now and how things are enforced should be focus and Alan has some case study examples. Greg knows more about design and the enforcement discussion.

Public comments

No general public comments were made at the meeting.

Meeting adjourned at 6:55 p.m., moved by Johnston, seconded by McCann.

Next Meeting: Thursday July 1, 2021 and Wednesday July 21, 2021