



City of Davis
Planning Commission and Social Services Commission
Joint Meeting Minutes
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Wednesday, August 28, 2013
7:00 P.M.

Planning Commissioners: Mark Braly, Ananya Choudhuri, Cheryl Essex, George Hague, David Inns (Alternate)

Absent : Rob Hofmann (Chair), Marilee Hanson (Vice Chair)

Social Services Commissioners: Mindy Romero, Emerald Hall, Donald Kalman, Sarah Mungas, Amanda Steidlmayer, Matthew Wise

Absent: Judy Wolf, Jenny Templeton, Bernita Toney

Staff: Community Development Administrator, Katherine Hess, Housing & Human Services Superintendent, Danielle Foster, Planner & Historical Resource Manager, Ike Njoku; Assistant City Clerk, Lisa K. Kemmer

Also Present: Jennifer Gastelum, PMC Consultants

G. Hague moved, seconded by D. Inns, to nominate A. Choudhuri as Chairperson.
Approved by consensus.

S. Lucas moved, seconded by A. Steidlmayer, to nominate M. Romero as Chairperson.
Approved by consensus.

1. Call to Order

Chair A. Choudhuri called the meeting to order at 7:07 p.m.

2. Approval of Agenda

S. Mungas moved, seconded by A. Steidlmayer, to approve the agenda. Motion passed by the following vote:

AYES: Romero, Hall, Kalman, Mungas, Steidlmayer, Wise

NOES: None

ABSENT: Wolf, Templeton, Toney

M. Braly moved, seconded by G. Hague, to approve the agenda. Motion passed by the following vote:

AYES: Braly, Boschken, Essex, Hague, Inns, Choudhuri

NOES: None

ABSENT: Hofmann, Hanson

3. Staff and Commissioner Comments

None

4. Public Communications

None

5. Business Item

A. Housing Element 2013 – 2021, Update and Status

Community Development Administrator, Katherine Hess: Housing Element part of General Plan, traditionally 5-year cycle, looking now at 8-year cycle. Minor technical update to bring plan into compliance with State law, address changes in the law since last update, address current housing needs allocation (RHNA). In process of taking draft Housing Element to City Council, afterwards will return with public hearing and adoption.

Housing & Human Services Superintendent, Danielle Foster: Over past 7 years, changes to code sections, including Senate Bill 2, to include definitions of supportive housing, transitional housing, single room occupancy and emergency housing. Include in zoning. Adopted reasonable accommodation ordinance. Built different types of housing, Eleanor Roosevelt Circle, Cesar Chavez Plaza, rehab at Homestead, New Harmony. Adopted a required checklist ordinance; provide to developers and interested buyers allowing option to opt in or out of accessible features in homes. Modifications to affordable housing ordinance. Change incorporated into draft Housing Element.

Planner & Historical Resource Manager, Ike Njoku: Summarized current Housing Element. Have added two amendments to the policies. In Section 7, the sequence was amended. In 2009, not all areas able to be accomplished due to time constraints so these have been extended to 2015. On those accomplished, listed those as “ongoing process” since work can still be done before being finalized.

Jennifer Gastelum, PMC Consultant: In 2008 plan, building permits for 2006-2007 were incorporated into RHNA numbers. City did good job of building of units then. Current RHNA starts Jan 1, 2013, so not a lot done yet. Need to consolidate programs, what is realistic in terms of funding available. The City did everything for qualifying for the streamline process, as far as what is new that will include the land inventory, census information, new housing costs; those are major pieces of the document.

G. Hague: Would like to make tighter connection between universal design, population characteristics and housing requirements. Trend among population in Davis is residents who want to age in place. My question, is there a way to add population characteristics, and help justify your universal design? No sanctions in place for failure to comply.

D. Foster: Section 3 will include more housing needs assessment. Updated info on persons with disabilities and income levels; information is required and will be included in HE. There will be enforcement language as part of Ordinance, but not in the policies of the Housing Element.

C. Essex: Planning Commission made recommendations to Council in May on affordable housing ordinance. Would like to receive update.

K. Hess: City Council approved changes, allowing credit for units. One change was in-lieu fees will be paid by Developers.

D. Inns: Questioned University data. Question about page 5A-13, define a living group? Appears they met their goal in 2008. On our projected goals, what are we doing with the University?

I. Njoku: Policy carried from 1987, never updated by City, negotiations between UCD and City resulted in adopted MOU. Should we strikethrough this or keep it as an ongoing? This would allow for future discussion between UCD and City. Projections for housing based on old numbers, decided to err on side of caution to keep it as ongoing.

A. Choudhuri: Would like more definitive descriptions—actual numbers or percentages, not generic descriptions.

D. Kalman: Coordination with Yolo County Housing. Questioned activities.

D. Foster: Local housing throughout County; farmworker units, section 8 voucher programs, etc. Partner with many housing projects.

M. Romero: What about underutilized sites? What is anticipated if projects like the Cannery are not approved?

I. Njoku: If we can't meet RHNA with existing zoned sites, within 3 years we must then identify sites to accommodate needs.

Public comment:

Lisa Meyer, Legal Services of Northern Ca. Housing Alliance, Sacramento area Rep.: Accessory dwelling units, opposed to crediting toward affordable requirements. Want program to track and monitor accessory. Carlton Plaza—least expensive unit is \$2,795 for studio, not affordable, should not be used to meet affordable density requirements.

K. Hess: Low income is granted by right to projects that have more than 35 units.

D. Kalman: On housing 3.4: Housing remaining affordable permanently; how often do units become no longer permanently affordable?

D. Foster: We have not had a circumstance where units have not stayed affordable. In last Housing Element, we became owners (Pacifico Project) of property where foreclosure was imminent, and the city had to force affordability so we did not lose the site.

M. Romero: Would like information on guidelines and what other jurisdictions are counting re affordable based on number of units.

K. Hess: Tracking of ADUs will be fairly easy. More difficult to determine who is living in units and what rent is being paid.

M. Braly: Energy conservation. Would prefer language stress that cost of living in homes should be reduced through more efficient use of energy.

K. Hess: Want to meet HCD schedule. Understand question about Carleton Plaza. Suggest staff gather information, talk to SACOG about other jurisdictions, bring information to Council with options and staff analysis.

A. Choudhuri: Should go back to Social Services Commission to make sure questions are answered before final document proceeding to Planning Commission for recommendation.

D. Foster: Can go back to Social Services Commission on 9/16.

6. Staff and Commissioner Comments (continued as needed)

Community Development Administrator, Katherine Hess: Mission Residences-B Street was approved last night by City Council by a 4/1 vote.

7. Informational Item (Planning Commission)

K. Hess: Next Planning Commission meeting: September 11, 2013. Joint meeting with City Council scheduled for October.

M. Romero: Next Social Services Commission meeting: September 16, 2013

K. Hess: Application for Cannery. Workshop Sept. 11th, Formal Sept 25

A large packet will be received. No recommendations until Sept. 25th.

A. Choudhuri: Is that the final EIR vote?

K. Hess: Yes.

8. Adjournment

The meeting was adjourned at 8:19 p.m.

Lisa K. Kemmer
Assistant City Clerk