



City of Davis
Planning Commission Minutes
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Wednesday, January 14, 2015
7:00 P.M.

Commissioners: Herman Boschken, Cheryl Essex, Rob Hofmann (Chair), Cristina Ramirez, Stephen Streeter, Marq Truscott (alternate)

Absent: Marilee Hansen, George Hague

Staff: Principal Planner Bob Wolcott; Community Development Administrator Katherine Hess

1. Call to Order

Chair Hofmann called the meeting to order at 7:01 p.m.

2. Approval of Agenda

H. Boschken moved, seconded by C. Essex moved, to approve the agenda.

Motion passed by the following vote:

AYES: Boschken, Essex, Hague, Ramirez, Streeter, Truscott, Hofmann

NOES: None

ABSENT: Hanson, Hague

3 Staff and Commissioner Comments

By consensus, item moved to end of meeting.

4. Public Communications

None

5. Consent Calendar

A. Minutes of May 28, 2014

B. Minutes of June 25, 2014

C. Essex: Minutes of June 25 –Del Rio Live/Work comment in opposition was later retracted, request revision to reflect in minutes.

6. Public Hearings

A. Amendment to Housing Element 2013-2021; Planning Application #14-49, General Plan Amendment #05-14

Marq Truscott recused himself from the item due to ownership of property within project areas affected by item.

Community Development Administrator Katherine Hess: The City Council adopted the current Housing Element on February 25, 2014, which was submitted to the State Department of Housing and Community Development (HCD) for its review. HCD concluded that the adopted element required revisions to comply with State housing element law, particularly in the area of the analysis of sites. Specific comments were made with respect to The Cannery, the B and 3rd corridor and Mission Residences, and accessory dwelling units. The recommended revisions are slightly different from those delivered to the Commission in November 2014. After consultation with the owner of two downtown properties, staff identified additional underutilized sites to substitute for the two properties originally identified.

City is required to show land available to accommodate housing available, via Regional Housing Needs Assessment (RHNA). Amendment to Site Inventory Section 4; land capacity analysis. Must demonstrate sites available to meet need for housing at all income levels. Accommodations for very-low and low-income units; dedicated affordable housing rent-restricted and income-restricted, market analysis demonstrating that housing will be affordable, default density land zoned at 30 units/acre. Requirement in Davis for 442 very-low and low- income units by 2022 that could be accommodated.

Proposed Revisions

City staff has worked with HCD representatives to draft modifications to the Element and its sites inventory. The scope of revisions is based on the comments in HCD's review letter. All proposed changes are in Section 4.0, the Sites Inventory. Specific changes include:

1. Removal of the Mission Residences property as a site zoned for 30 units or more and therefore eligible as a site to accommodate low-income housing based on the default density provisions of Government Code Section 65583.2(c)(3)(B);
2. Reduction in the anticipated number of accessory dwelling units (ADUs) that will be available to low-income households, to fifty percent of the anticipated ADUs in The Cannery and elsewhere in Davis.
3. Identification of additional downtown (C-C and M-U zoned) sites zoned for 30 units or more and therefore eligible as a site to accommodate low-income housing based on the default density provisions of GC Section 65583.2(c)(3)(B); and
4. Minor edits, retabulations, and restructuring for internal consistency and clarity.

Staff recommends the City Council approve General Plan Amendment #05-14 for the 2013-2021 Housing Element to incorporate adjustments pursuant to comments received from State Housing and Community Development.

Chair Hofmann opened the public hearing.

Alysa Meyer, Legal representative for Sacramento Housing Alliance: Concerned adopted Housing Element fails to identify adequate sites. City relies on underutilized sites to meet the Regional Housing Needs Assessment for low-income categories, sites include long established businesses; existing use of sites potentially impedes future residential development. Lack of public participation of diverse economic segments in review process. Draft for HCD was not released until after it was submitted. Process in

violation of housing element laws, request not approve and conduct site-by-site analysis. HCD memo spoke specifically to underutilized sites; analysis was incomplete; recent development trends; market conditions. Finances benefit current use versus residential use; agency proposed incentives for redeveloping sites.

Chair Hofmann closed the public hearing.

Commissioner comments included:

- R. Hofmann: Conceptually meeting statutory requirement to meet obligations. Council actions support trend to increase affordable housing in central zoning district.
- H. Boschken: Concern over banking sites parking spaces, setbacks, restrictions; voiced concerns previously that Core Specific Plan does not address related concerns.
- C. Essex: Favor City working to increase affordable housing; beneficial for City to increase affordable housing in downtown area.

K. Hess: Density; zoning must allow 30units/acre; unit capacity is based on 20units/acre; lesser setbacks within CC zoning district. There is an existing business, could determine if there is a market incentive for the property owner to do something different with the site.

C. Essex moved, seconded by S. Streeter, to recommend that the City Council approve General Plan Amendment #05-14 for the 2013-2021 Housing Element to incorporate adjustments pursuant to comments received from State Housing and Community Development.

Motion passed by the following vote:

AYES: Essex, Boschken, Ramirez, Streeter
NOES: None
ABSTAIN: Hofmann
ABSENT: Hague, Hanson, Truscott

7. Informational Item

Schedule of Upcoming Meeting Dates (*Principal Planner Bob Wolcott*)

B. Wolcott: Review extra goals sheet. Paso Fino scheduled to go to City Council February 3rd. Council and commission joint meeting to be determined, potentially March.

- January 28 – Hillel Conditional Use Permit / 328 A Street. Secondary dwelling units code amendments.
- February 11 – Informational item: Annual Housing Element progress report. City residential development report may be moved to February 25th.
- February 25 – Richards Boulevard Hotel Conference Center (tentative).

8. Staff and Commissioner Comments (continued as needed)

S. Streeter: Attended Annual Planning Commissioners Conference. Provided summary of topics covered at conference, overview new laws. Recommend attendance next year.

K. Hess: Update regarding Nishi Gateway Innovation District. Council approved initiating EIR process, scope for EIR in February; release for Public review this summer; analysis of sustainability plan to go to Natural Resources Commission, tentatively scheduled for end of the year.

9. Adjournment.

Meeting was adjourned at 7:57 p.m.