

STAFF REPORT

DATE: November 15, 2022
TO: City Council
FROM: Planning Commission
Sherri Metzker, ICommunity Development Director
SUBJECT: Joint Planning Commission/City Council Meeting

Recommendation

On June 28, 2022, the City Council and the Planning Commission held a joint meeting wherein a discussion was started with the intention to help align commission focus and activity with City Council priorities as well serve as a forum for effective communication on areas of mutual interest between the Council and its advisory bodies. Time was limited and therefore the discussion was not completed. Therefore, this joint meeting will serve as completion of the discussion (see Attachment 1.)

Fiscal Impact

This joint meeting has no fiscal impact.

Council Goal(s)

This item relates to Council Goal 6., to Foster Excellence in City Services.

Commission Input

The Planning Commission will not be making a second presentation and is prepared to provide their input verbally during the meeting.

Background and Analysis

The City Council held a Joint Discussion with the Planning Commission at the Council meeting of June 28, 2022. This meeting is a continuation of that discussion

Joint discussions are a chance for the City Council to provide direction to the Commission and share with the Commission thoughts about potential projects/advice the Council wants or needs from the Commission. Specifically, the Planning Commission requests that the focus of this joint discussion be on challenges the Planning Commission has experienced in performing their mission/work and input from Council to enable more productive and consistent recommendations from the Planning Commission to City Council.

The status of the various projects/documents listed in Attachment 1 are shown the Attachment 2.

Current Planning Commission members

- Greg Rowe (Chair)
- Emily Shandy (Vice Chair)
- Cheryl Essex
- Stephen Streeter
- Michelle Weiss
- Darryl Rutherford
- Georgina Valencia

Attachments:

1. Planning Commission Presentation Outline
2. Status of Planning Documents/Projects

ATTACHMENT 1

Planning Commission Presentation Outline
Presented City Council Joint Session June 2022

→ Introduction

- ◆ The Planning Commission (PC) will give a brief (15 minute) presentation
 - Challenges the PC has experienced in performing our mission/work
 - Input this commission seeks from Council to enable more productive and consistent recommendations from PC to City Council.
- ◆ Following this presentation, our hope is to have ample time remaining for an open dialogue with Council

→ Challenges

- ◆ Outdated zoning and policy topics that have come before the PC include:
 - Housing Policy
 - Housing Element
 - Tree Ordinance
 - Urban Forestry Management Plan
 - Circulation Element
 - Downtown Specific Plan
 - General Plan
- ◆ Specific Examples
 - Housing
 - Recent Housing Element was due to HCD in May 2021, and still has yet to be certified
 - Affordable Housing Ordinance 18.05.060
 - ◆ 15% inclusionary percent of 5/5/5
 - ◆ Current “temporary” ordinance was adopted in 2018, extended to 2021, and subsequently extended again
 - Bedrooms vs units as basis for evaluating impacts
 - ◆ Fee calculations
 - ◆ Impacts to water, sewer, and other services
 - ◆ Continued/discontinued use for RHNA calculations
 - Trees
 - Tree Ordinance last updated in 2002, interim recommendations have been developed but not acted on
 - Urban Forestry Management Plan is needed to guide care and maintenance of trees as well as holistic plan for tree canopy and shading
 - Multiple tree removal and solar projects recently
 - ◆ Lack of current policy/ordinance

- ◆ Lack of clear direction on solar vs trees, both broadly and as they relate to parking lot shading
 - Transportation
 - Bicycle Master Plan last updated in 2014
 - No Pedestrian Master Plan
 - Circulation Element of General Plan last updated in 2013
 - Shift in emphasis has continued away from single-occupant vehicles and toward sustainable transportation - bicycling, walking, transit, etc.
 - No clear or formal policy direction to support decision making on projects that reduce parking, provide bicycle/pedestrian connectivity
 - Downtown Specific Plan / General Plan
 - General Plan - dated 2001 with update 2007 and transportation update 2013
 - Next General Plan update is waiting on adoption of the Downtown Specific Plan, with a start date estimated as 2021/2022 (Housing Report from 4.13.22 PC meeting)

- ◆ One of Council's Goals includes housing. If the general plan had been updated to emphasize housing, a recent project on Mace Blvd may have been proposed as possibly a housing or mixed use project as opposed to a car wash.
- ◆ This lack of current guidance means:
 - PC must individually assess projects and make judgment calls that are influenced by the presented information, applicant "campaigning," or personal values

 - PC should be evaluating proposed projects for consistency with updated and adopted policies, code, and General Plan.

→ Our Questions to Council

- ◆ Thinking about these topics, policies, and planning documents that we have touched on:
 - Affordable Housing (Affordable Housing Ordinance and Housing Element)
 - Trees (Tree Ordinance and Urban Forestry Management Plan)
 - Transportation (Bicycle and Pedestrian Master Plans and Circulation Element)
 - Downtown Davis Specific Plan
 - General Plan

- ◆ What are Council's priorities among these items, and how do you envision advancing these items to get them completed and provide guidance to the Planning Commission in a timely fashion?

- ◆ Until these items are completed, how should Planning Commission be proceeding with our work evaluating projects in the absence of updated policy guidance on these topics?

Attachment 2

Status of Planning Documents/Projects

Housing Element	The Housing Element is adopted, but not yet certified. The revised document is in process with HCD for certification.
Downtown Davis Specific Plan	The adoption hearings for the DDSP are eminent.
Affordable Housing Ordinance	The redraft of the ordinance is under way with a grant funded consultant.
Urban Forest Master Plan	The plan is in process and is grant funded. Completion due March 2023.
Tree Ordinance Update	The ordinance (DMC Chapter 37) is on hold pending the master plan completion.
Parking Lot Solar vs. Shade Trees	Will be a part of the Tree Ordinance update. Joint subcommittee efforts have been under way with the Tree Commission and Natural Resources Commission to formulate recommendations.
General Plan Update	Will begin when DDSP is completed pursuant to prior sequencing direction from the City Council.
Circulation Element	Update to be tied of overall General Plan Update.