



Special Meeting Agenda

Meeting Minutes

City of Davis

Downtown Davis Plan Advisory Committee Meeting

Senior Center Activity Room, 646 A Street

Thursday, October 23, 2018

7:00 P.M.

Committee Members: Meg Arnold (Chair), Michelle Byars (Vice Chair), Judy Corbett, Mary DeWall, Chris Granger, Larry Guenther, John Meyer, Eric Roe, Deema Tamimi, Randy Yackzan, Sinisa Novakovic, Sheri Hein (for Josh Chapman)

Liaison Members: Matt Dulcich, Cheryl Essex, Matt Williams (for FBC)

Not Present: Rob White Catherine Brinkley Darren McCaffrey, Justin Goss, Rob Hofmann, Ryan Dodge

City Council Liaisons: Dan Carson

City Staff: Heidi Tschudin, Eric Lee, Kerry Loux, Diane Parro

Please note: The numerical order of items on this agenda is for convenience of reference; items may be taken out of order.

1. Call to Order and Roll Call

Meeting was called to order at 7:00 PM.

2. Approval of Agenda

The agenda was approved by consensus.

3. Approval of Minutes

Approval of the September 20, 2018 minutes.

4. Brief Announcements from Chair, Committee Members, or Staff

Announcement of electrification seminar information.

5. Public Comments on Items Not on the Agenda

None.

6. Economic Suggestions by FBC Representative and Discussion.

Matt Williams, FBC chair and representative, presented the commission's economic suggestions. DPAC discussion and comments included:

- Ground-truthing hypothetical projects;
- Differences between greenfield versus infill development;
- Examining why projects cost what they do downtown, not just what they cost;
- Focusing on plan-level analysis;
- Interest what the mix of downtown uses will be;
- Energizing downtown by bringing people and residents downtown and providing incentives to redevelop;
- Different areas of analysis for 1) market feasibility of different types of structures, 2) city fees, and 3) fiscal impact to city;
- Comments on parking strategies and financial implications.

Motion by Arnold that FBC Suggested Items #2 (feasibility study), #5 (fee analysis), and #6 (fiscal impact model) be prioritized for staff to work quickly and actively with FBC on these items to help inform the specific plan.

Seconded by Guenther. Motion passed unanimously.

Motion by Corbett to prioritize FBC Suggestion Item #3 (analysis of parking strategies). Seconded by Guenther. Motion amended to clarify analysis would focus on plan-wide changes to parking downtown. Project-specific parking costs or proposals would be part of Suggestion Item #2. Analysis of plan-wide fiscal impacts to the City from changes would be deferred to a later phase after the plan is drafted and changes identified.

Seconded by Yackzan. Motion passed unanimously.

7. Sustainability Suggestions by Sustainability Advisory Team and Discussion.

Chris Granger presented the efforts and suggestions developed by the sustainability team which was created to identify sustainability-related priorities and goals for DPAC consideration. Team participants Guenther and Tamimi also spoke. DPAC discussion and comments include:

- Supportive, but concern about potential added cost to projects;
- Need to balance requirements with development incentives;
- Add language to Goal #3 with focus on urban forest and shade trees rather than edible landscaping;
- Make economic development a goal.
- Add language about leveraging expertise on sustainability available at U.C. Davis;
- Sustainability Center can also provide grant information and other kinds of assistance;
- Zero waste goal should include construction waste and commercial waste;
- Add language about maintaining downtown;

Motion by Arnold to forward the goals to the Opticos to consider for integration in the draft plan.

Seconded by Meyer. Motion passed unanimously.

Motion by Arnold to pass a recommendation to Opticos for the City to look at an Economic Development Plan to be informed by all ideas generated by the process as in implementation item.

Seconded by Yackzan. Motion passed unanimously.

8. Housing Affordability Information by Staff and Discussion.

Staff presented information on existing City affordable requirements, status of the update to the City's affordable housing ordinance, and ideas in the BAE memo. DPAC comments included:

- The mixed-use exemption and condominium exemption;
- Setting a goal for housing and affordable housing;
- Good ideas in the BAE memo and option #2 (land-bank) in the memo as a win-win situation;
- Equity issue and expectation for affordable housing downtown versus rest of the city;
- Participation in the development of the affordable housing ordinance by DPAC members;
- Difficulty of making new buildings affordable and need for affordability programs to occur across the community;

Summary comment by Arnold that DPAC notes that affordability is an important issue for the community, but a Form Based Code does not specifically speak to affordable housing and that the City has other efforts currently underway to address the issue. Suggested volunteers to form an affordability strike team from DPAC with the purpose of participating in the affordable housing ordinance process. Byars volunteered to lead with participation by Granger and Guenther.

9. Update on Comments Received from City Commissions.

Verbal summary by staff of comments received from City Commissions. Staff was asked to post online or provide commission comments to DPAC.

10. Working Schedule.

Current working schedule was reviewed. Staff was asked about to inform DPAC about upcoming meeting dates and about expected participation in any other public meetings.

11. Next Scheduled Meeting Date and Adjournment

Next scheduled DPAC meeting is December 13, 2018 for an update on the draft specific plan.

Meeting was adjourned at 10:00 PM.