



THE CITY OF
NOVATO
CALIFORNIA

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Mayor
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Denise Athas
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City Manager
Michael S. Frank

Planning Commission Meeting

Location: Council Room, 901 Sherman Avenue

May 3, 2010

MINUTES

PC Present: Dan Dawson, PC Chair
Peter Tiernan, Vice Chair
Michael Blanchard
Sal Citarella
Jay Strauss
Calvin Willhite

Absent: Elvera Berson

Staff Present: Elizabeth Dunn, Deputy Community Dev. Director
Hans Grunt, Principal Planner
Jessica Woods, Recording Secretary

CALL TO ORDER/ROLL CALL

Chair Dawson called the meeting to order at 7:30 p.m. All Commissioners were present, except Berson.

APPROVAL OF FINAL AGENDA

M/s, Tiernan/Willhite, (passed 6-0-1) to approve the Final Agenda. Berson absent.

PUBLIC COMMENT

League of Women Voters representative announced that on Tuesday, May 11th, from 8-9:30 a.m. there will be a planning breakfast at the Next Key Center sponsored by the Greenbelt Alliance, the League of Women Voters, and the Non-Profit Housing Association of Northern California. Speakers include: Dan Zack, Downtown Development Coordinator for Redwood City; Peter Walker, Principal, Pyatok Architects; and Bob Pendoley, former Planning Director for Corte Madera.

CONSENT CALENDAR - None

PUBLIC HEARINGS

CONTINUED ITEMS - None

NEW ITEMS:

1. HOUSING OPPORTUNITY SITES DISCUSSION AS PART OF THE HOUSING ELEMENT UPDATE

Provide input and direction on a revised inventory housing sites for the Housing Element update, chapter three of the Novato General Plan, and provide input on land use and zoning amendments to allow increased housing densities, that facilitate affordable housing on sites included in the inventory.

Elizabeth Dunn, Deputy Director, provided the Commission with a powerpoint presentation that included the following:

- Purpose of Tonight's Meeting:
 - Discuss how the City can meet the State mandate to provide additional sites for affordable housing in the City of Novato
 - Staff prepared a list and map of sites that address this requirements
 - The City would implement the goal by changing both the General Plan and Zoning designations at these sites
- Criteria Used for Additional Sites:
 - Locate housing opportunity sites outside of the Downtown Area
 - Establish a density of 30 units to the acre
 - Locate housing near or on existing bus routes
 - Adjacent to existing retail services and schools
- Proposed List of Additional Affordable Housing Sites:
 - Thirteen sites in the City are proposed
 - Sites at least one acre in size
 - Smaller sites are more difficult to develop:
 - Not as competitive for State or federal funding
 - Some larger sites may have a portion of the site at a higher density
 - Some small sites may have all of the site designated at a higher density
 - A delicate balancing act:
 - Fewer sites with more housing or more sites with fewer units
 - Staff will have to justify why a density level is below the threshold of 30 units to the acre
- Existing or Proposed Higher Density Developments in Novato:
 - Hill Valley Apartments: 26 units to the acre
 - Wyndover: 26 units to the acre
 - Warner Creek Senior Housing: 26 units to the acre
 - These higher density sites are adjacent to existing single-family units
- Next Steps:
 - Prepare the goals and policies and environmental document
 - Present this information to the General Plan Steering Committee

- Prepare the draft Housing Element
- Present the draft Housing Element to the Planning Commission and City Council
- Submit the draft Housing Element to HCD
- Bring final Housing Element with HCD comments to the City Council
- Submit final Housing Element for certification to HCD

Commissioner Willhite appreciated staff's efforts. However, he believed it is worthwhile to point out that the City is going to lose at least two people in the room this evening as a result of the budget cuts. He pointed out that the community cannot possibly expect the same level of service or responsiveness from the City due to the reduction of service. Deputy Director Dunn noted that in order to close the gap of \$465,000, some positions were removed. There are two staff planners that will be leaving the City as of July 1st along with the recording secretary due to the budget cuts.

Commissioner Willhite discussed mixed-use designation on page 3 of the staff report and it appears arbitrary as presented. There is some elusion of a dance that goes on with the State and it appears that much of the promise would be with the mixed-use on the future Redwood development. He then asked staff how that can be dismissed. Deputy Director Dunn responded that HCD is looking for a level of certainty. Designated sites have a greater potential for housing to be created and mixed-use does not have that greater level of certainty.

Commissioner Willhite asked staff if this was a theoretical exercise or are these real. All Real Estate professionals he has contacted do not expect recovery for the next three years, so he asked staff how realistic is this to expect such numbers with that kind of a real estate market. Deputy Director Dunn explained that the requirements come from the State. The numbers are formulated by ABAG based upon trends, availability of land and infill sites, which all goes into the formula. Staff takes this as very real. They need to have this discussion and plan for additional affordable housing.

Commissioner Tiernan wanted to see information around mobile home parks, and whether they could be made to fit into the equation. Deputy Director Dunn noted that the mobile home parks already exist and they must look at setting the stage for the next development opportunity and staff cannot count what already exists.

Commissioner Tiernan discussed Wyndover Apartments and asked staff if there are other apartment units that can be converted. Hans Grunt, Principal Planner, noted that Wyndover Apartments had a tax credit the owners applied to qualify for funding for that project and renovation including some rent restrictions that effectively are in perpetuity. That form could be applied to renovations or other restoration projects in the City, but staff is not certain how that would be measured in regards to the fair share allocation. Staff is projecting the additional need in the community and it would not be a one-for-one credit.

Commissioner Tiernan discussed the March 10th property owner meeting and pointed out that the staff report was very vague in regard to the outcome and asked staff if progress was made. Deputy Director Dunn responded that property owners were informed to understand the rational, revisions came about and then staff sent out a mailed notice and only two members of the public

were in attendance. One represented an existing commercial shopping center, and they were very enthusiastic.

Commissioner Citarella discussed the criteria for density and pointed out that no examples reach 30-units per acre, so they are planning on a denser development than what presently exists in Novato. Deputy Director Dunn responded in the affirmative. Also, HCD maybe 25 or 26-units per acre at some locations. On average, HCD is looking at 30-units per acre. The closest examples were provided to the Commission for their consideration. Principal Planner Grunt noted that in light of senior housing projects in regard to Warner Creek, environmental impacts lead to setback criteria. The net number of units, even at a higher density designation, may not be achievable based on site-specific conditions. All sites were reviewed for logistical capacity and achieving the actual number is a real recognizable success target.

Commissioner Strauss discussed the North Redwood Corridor and mixed-use development in regard to working on a specific mixed-use classification that speaks of urban village and expected that will be included by the State. Deputy Director Dunn anticipates if this mixed-use and housing is constructed in the downtown area, then the City will take credit.

Commissioner Strauss clarified with staff that there is a 4-acre parcel on the west side of the North Redwood Corridor pending that proposes housing that has already been credited in the City's favor in reducing the number ABAG assigned. Deputy Director Dunn responded in the affirmative.

Commissioner Strauss noted that State law determines a housing element and this process by which housing requirements are allocated to various communities. ABAG decides how many housing units Novato is required to have, so Novato must have those in order for the General Plan to be valid and in compliance with State law. There are various downsides to not being in compliance. The General Plan could be deemed out of compliance and subject to both private and public lawsuits. However, in the City's allocation, they have 1,200 units and 676 units counted for in this process. There is criteria mentioned used by staff to identify the potential 676 units and asked what policy decisions were made at the staff level that determined which properties were selected. Deputy Director Dunn responded that staff looked outside of downtown, density, proximity to bus routes and looked at sites large enough to accommodate this potential as well as sites that had no structures and fewer buildings on a larger piece of property. Hill Road property has 9.4-acres, which is a large site that can accommodate greater development potential. For all sites on the list, staff looked at location to transit, services and could the site realistically accommodate development. Also, this by no means indicates that the uses present now have to go away. This process is meant to set the stage and look at it from a comprehensive standpoint on where development can occur on sites large enough to allow for it and change zoning on those sites for the potential of additional housing. Principal Planner Grunt discussed the list of sites where some are sizable, and on Hill Road staff is looking at dual zoning where a percentage of the site would be designated at a higher density designation. The Junior High School site is over 21-acres and staff suggested that 5-acres be designated 30-units to the acre or more. Relative to housing in the downtown vs. other sites outside of the downtown, this is one planning cycle in a series of more. As they work through planning efforts in the downtown, staff anticipates that area will be ramped up in terms of opportunity to meet future

housing needs. The expected build out is 20 to 30 years in the making. This set of sites is an appropriate step to take at this planning period. These are appropriate sites for housing. Proximity to services is a reality and size and configuration is good for housing. Staff is extremely sympathetic to existing neighborhood conditions and will certainly be dealing with more of that in time if decisions are made to keep all or some of these sites in design and design criteria with subsequent development with any of these sites.

Commissioner Willhite asked staff if a scoring system was used in making a determination in regard to these sites. He asked staff if there was some quantitative measure. Principal Planner Grunt responded that commonsense was used as well as tax credit. Commissioner Willhite noted that the empty strip mall site on Nave Drive next to the bus stop has been empty for several years. Yet it did not make it on the list and wondered about the materials, methods and the scoring system. Deputy Director Dunn responded that proximity to transit and location to services were considered in making a determination. When reviewing the sites proposed last year, several were commercial land use designation and staff decided as much as possible to leave commercial alone. Commissioner Willhite desired some rational for why certain sites are in or out in order to understand the logic and urged staff to provide such information to the Commission.

Commissioner Citarella discussed the Fireman Fund site and why it is not on the list. Principal Planner Grunt explained that those numbers are extracted from the fair share allocation, so the Fireman Fund site is included. Staff can subtract proposed, approved or in construction sites, so since the Fireman Fund site is proposed it comes off the list.

Chair Dawson opened the public hearing on this item.

Juanita Court resident discussed the Junior High school site, which her property abuts. It is a designated wetland and serves as a major runoff from Mt. Burdell. When it rains, her property floods even with the culvert provided. Additional development for that property, housing or commercial, will add to the flooding situation, which must be addressed. She also expressed concern for any development being built on a wetland.

Novato Boulevard resident is not clear if the City will identify these parcels or rezone. Chair Dawson noted that if a site is identified in the Housing Element, then the City would need to take action to make development feasible on that site. It would need to be zoned so that appropriate level of development can occur. The City has a certain amount of time to enact those changes. Level of development contemplated must occur without unreasonable impediments. Zoning must be in place. Novato Boulevard resident asked the Commission if this would preclude that property owner from building a single-family residence. Chair Dawson stated generally no, but if the City were to adopt minimum density standards then the question could arise. Generally, with an existing use it does not preclude that use from continuing, but it depends on the current designation. Principal Planner Grunt noted that it must meet the minimum density standard. Less some exceptions, that would potentially be precluded from occurring. Chair Dawson noted it could not be subdivided. Deputy Director Dunn indicated that it would be a legal nonconforming grandfather use, so what is present now can remain.

Novato Boulevard resident believed a lot of this would disrupt the least part of the community if affordable housing were built into the new portion of Redwood Corridor.

Commissioner Strauss assumed that if they have a vacant lot, the rezoning would allow up to 30-units per acre on that parcel, but is it possible to zone in a way that the owner could build a single-family residence on that parcel that is acceptable. Deputy Director Dunn stated that the General Plan designation has density ranges. They are identifying sites and changing the General Plan and zoning. They are having this discussion in order to identify sites for potential higher density and allowing fewer units on the site is achieving the outcome.

Maria Court resident discussed the Junior High School site that is presently owned by the School District, so if this plan goes through would the School District turn the property over to the City. Deputy Director Dunn responded that the outcome of the process is to identify sites and in the future change the General Plan and zoning. The City will not be involved in the construction, development, owning or operating the housing. If the School District worked with a developer then that private sale happens between two willing parties.

Maria Court resident wanted to know the type of buildings proposed on the Junior High School site. Deputy Director Dunn indicated that it would be multifamily. Principal Planner Grunt stated that the school site is 21-acres and they look at amending approximately 5-acres of the total site. Higher density development could buffer the larger development of the site. Deputy Director Dunn noted that currently it is a medium density designation and it could be developed now.

Carmel Drive resident believed this is a farce. She noted that no one could read from the beautiful big screen due to the font size. She also expressed concern for the fact that not enough material is presented at the meetings. She recommended that all parties concerned should get together as a group and go after the ABAG representatives to deal with ABAG. She expressed concern for being able to supply water for all this new development. Residents are being asked to conserve water, so the City can build out the downtown neighborhoods. She added that there is too much government in their lives. She desired a workshop. She believed the Commission is doing a good job in answering questions. She believed the topography must be considered. The hillside ordinance must be addressed as well relative to the parcels on the list. She then wondered how this could get done before the General Plan on Redwood Corridor. She further noted that determining housing before setting up the General Plan stinks.

Nonprofit Housing Association representative stated that the City is trending toward more and more expensive housing that will continue. Tonight they are looking at finding enough places where multifamily housing can be built for a small fraction of the nation and overall development includes affordable units. Places zoned to allow for multifamily housing and what happens on these sites is up to the property owners. They must go through environmental review and SMART locations. 13 sites identified score very well in terms of access to transit and services. These sites maximize those to walk and bike to services. Affordable housing is less than \$62,000 per year and many are less likely to own vehicles placed near transit. Novato Shopping Center is not close to a lot of services, but it is a mixed-use opportunity that should be explored carefully. In regard to the Commissary Triangle at Hamilton, there is an interest in creating affordable

housing at that location. Staff has done a great job of identifying the housing sites for multifamily. He further noted that Novato must have places where the workforce can live.

Novato Housing Coalition representative acknowledged that staff has worked very closely with several groups and they scored these sites for tax credit application in terms of the Collaborative letter submitted. It is an incredibly important funding mechanism with a wide range of income from \$90,000 to \$30,000. They felt it was important to analyze the sites. They shared the analysis with staff, and to a large extent, staff was interested in that analysis and reflected in the list provided. There was a lot of work done and a mathematical formula is used for location criteria. Most received 15 points. Their letter attached their version of the list and the highlighted portions show their changes. They support the list and felt staff has worked long and hard in identifying sites with the most potential. They are more or less feasible than any other sites. Department of Housing and Community Development will be impressed that an effort went into analyzing these sites.

Commissioner Willhite stated it would be helpful if there was a brief abstract of the system used in scoring to help understand the methods used. Also, he asked what discussions went on about Redwood Corridor. NHC representative noted that the groups have been actively promoting affordable housing. More water can go over the dam or under the bridge to work on it. Also, the issue is whether or not housing is required as part of the mixed-use designation. The devil is in the detail. It will come to the Planning Commission as to whether housing is required with retail. If housing were required as part of that designation, HCD would be fine with it as including as a housing opportunity site.

Del Mar Avenue resident stated that from the June 15th meeting, Commissioner Blanchard stated that the City would suffer no penalty if housing is not developed and desired an explanation. In regard to putting in new housing, more police must be hired until new housing can be placed. She lives near the Wyndover Apartment complex, which was constructed without the residents' knowledge and has not been positive. There is much more crime, drugs are sold on the corner and it has changed the area completely. The thought of another space similar to that near the middle school is appalling. Commissioner Willhite stated that it would assist the Commission if members of the public can bring the crime statistics in order to substantiate the position. Otherwise, it is hard to tell. He believed the numbers will speak for themselves. Del Mar Avenue resident noted that Diablo and Center is not a safe place to walk since low and very low-income housing moved into the neighborhood.

Meadow Lark Court resident read a letter on behalf of his wife expressing concern for the Novato Square Shopping Center site, which she felt is not an appropriate housing site. This was a thriving Center at one point in time and there is no reason why this Center cannot become a great place to shop again. Many households in the area will be affected if this Center disappears. Having this site as a housing site, will discourage any potential commercial development in the area.

VP of Sustainable Novato contributed to the Collaborative letter discussed early and asked that all points be considered. They are aware of the connection between adequate supply of homes and the overall sustainability of the City. She asked the Commission to not think of this as an

exercise in numbers being pushed by ABAG, but remember those that will be effected. Senior population, clerks, elementary school teachers and bank tellers will be affected by the supply of housing to buy or rent in the future. She asked the Commission to ensure a Housing Element that is realistic and achievable. It is arrogant to ask those that make the City work to travel up and down Highway 101 since there are no options they can afford. Also, please remember that density is not always a bad word. Compact developments well designed with shops is key. Compact developments provide many benefits to the overall community such as improving security with more eyes on the street and reducing traffic. Compact development requires less water and energy. Several beautifully designed structures will fit well with the hometown character of Novato. Good design guidelines will ensure great compact development. She further noted that workforce housing is needed for several teachers.

A San Marin Improvement Association (SMIA) representative received a postcard about this meeting and several threw the postcard away. The postcard was not worded appropriately, and if it was, more would have been in attendance. Several are confused and do not understand. They need a workshop because the residents are not informed. San Marin is a quiet sleepy neighborhood with limited bus services and Harvest Market. There are 1,700 homes and the proposal is for 150 units of affordable units on the 21-acre site. She wanted to know the number of units placed in Hamilton, and the impact on the police department and fire department. It was a major impact on City resources. In terms of the school impact, several pulled their kids out of the public school system to private school. She asked how much of the school money was pushed back into that school site and how much was spent to bring that school back up. A lot of resources were spent. In terms of 5-acres for affordable development, she asked what is in it for the developer. She further desired a workshop in order to address the confusion. She further believed more conversation is needed to have better communication.

Clemente Court resident stated that funding structured in the State of California for schools sets Novato at an enormous disadvantage. The funding for schools in Novato is very different than the rest of Marin since Marin County is so unique. They do not have enough room currently in the library for the residents. The parks and fields cannot accommodate the community and without adding facilities, adding more units is not appropriate. Her neighborhood has been impacted by the economy. Without resources to carry forward the magic plan is a case where one arm of the octopus is not listening to the other seven.

Somerset resident appreciates what is in front of the Commission this evening, which are difficult policy choices. He supports the approach staff used. They have a problem they are trying to address between the State and local government. Problems that must be solved must be an inclusive community. Staff provided the criteria, which is near transit, a major thoroughfare and services. Not many sites in Novato fit that criteria. If this does not move forward, then ask staff to plot the affordable housing to understand how this pattern overlays. They are getting pretty fair distribution over all areas of the community. He urged the Commission to endorse, if not, then provide significant criteria used. This is ready to move forward. There are several more steps to go through. Also, when addressing the Redwood Corridor plan, consider mixed-use housing as well, which is appropriate.

North Bay Family Homes President asked the Commission to consider 15-acres on Novato's northeast side. He asked staff and the Commission to consider adding two parcels in Bahia. They conducted an international design contest to come up with ideas for a senior housing development on these two parcels. They understand the implications of the current General Plan and zoning, and asked that affordable housing be considered in Bahia. He further thanked the Commission for their consideration.

Santana Road resident thanked the Commission for taking on this project, which is vital to their neighborhood and asked the Commission to consult with the Bahia Association before adding Bahia to the list.

There being no further public testimony on this item, the Chair closed the public portion and brought the matter back to the Commission for discussion and action.

Deputy Director Dunn responded to public comments and in terms of environmental constraints, GIS was used to recognize these sites. Staff did try to do a best guest estimate on development potential. An example would be Open Door Christian Church. The entire site was not designated for development due to existing constraints. Hill Road has a creek and the entire site could not be built. Also, they took some sites off the inventory from last year due to the constraints. The site off Redwood, south of De Long is a very steep site and would be difficult to develop. When there is a site inventory analysis, the City is prepared to conduct environmental review on all sites. They will look at potential development relative to site constraints. Public safety was not reviewed, but would be reviewed as part of the larger environmental review. In terms of consequences of not meeting this requirement, there are different State agencies that talk. HCD might not have a lot of teeth, but they might inform the Department of Real Estate and maps might not be recorded. Equal concern is that there are other groups that have challenged local jurisdictions about housing elements and staff would be concerned about legal challenges. In terms of the Commissary Triangle site at Hamilton, it was removed and may be positioned for something other than housing. There is another approach in terms of developing that site. Bahia did not meet the criteria and there are site constraints such as the hillside ordinance. In terms of the General Plan and zoning, a very few number of units could be constituted, several were not close to local services and could not meet their standards.

Commissioner Blanchard asked staff how ABAG breaks down this number. Deputy Director Dunn responded that development of potential available land and population trends. Commissioner Blanchard asked staff if the penalties apply to the County as well and would Novato get credit for building in Hamilton, which would help the County. Deputy Director Dunn responded that ABAG is trying to focus housing into San Francisco, Oakland and San Jose due to the variety of transportation facilities. All cities and the county can have penalties assigned to them. They are assigned statewide by local ABAG. Regional planning authority will assign those numbers so this is happening across the State. Principal Planner Grunt added that they exceeded their allocation in some levels in terms of Hamilton. Commissioner Blanchard clarified with staff that they do not receive any credit if they go over the allocation. Principal Planner Grunt stated that the requirement is to set the table to accommodate a range of housing product types. If not constructed within the planning period, there is not a penalty, but the past planning period is not carried over to the future planning period. With respect to overage of housing, an example is the

City of Napa accepted county numbers, which was a prearranged situation with the Housing Element update. They were codified positions between the city and county. In the case of Hamilton, Novato was not given future credit. Chair Dawson noted that the County gets a number applicable to the unincorporated area, so the County must conduct their process separate from the City. Each entity that has land use authority is responsible for its own units. Corte Madera did not have sufficient sites available and they were sued.

Commissioner Blanchard believed there is confusion amongst citizens; the list has owners thinking of eminent domain. If they have a system with a winner and loser, then it is a problem. He assumed they will do what is required by law to have a General Plan, and then decide to get real and discuss a site and then everyone can go crazy. At what point does this end, other than to say they are setting the table and not to worry about it, which is very odd.

Commissioner Strauss asked if the table is set and they approve the list provided, that is a de facto rezoning of those properties. At what point in time do they discuss traffic impacts and environmental issues and all items if a private developer was before the Commission. When or if will the elaborate process occur. Deputy Director Dunn stated that staff would review in a few steps from now. They must prepare the goals and policies and then look at the environmental document to look at the impacts of these sites. Commissioner Strauss asked staff if the Commission did not like the site due to impacts, could it be removed from the list. Deputy Director Dunn responded in the affirmative, but with the reality that another site or sites must be found.

Commissioner Citarella discussed the burden on municipal services and believed additional sites would generate additional services. Homes are assessed and pay property taxes, which would contribute to funding of additional police and fire. Deputy Director Dunn noted that they might want to look at a community facilities district on a site, so consider a condition of approval to establish a community facilities district to offset additional services required for that development.

Commissioner Willhite heard several items this evening and many may want to give the Governor and HCD the finger. Looking forward in time, what they are missing is North Redwood Boulevard, which is a huge development opportunity. In order to get an average, some must be more than 30-units and the submission shows different areas around California and hoped it is attached to the minutes. They are a long ways away to move this forward as presented. He heard public testimony this evening that they are confused and desired a workshop. One huge problem, some come from the North Marin Water. Hamilton was impacted in terms of schools and budgeting. Several Hamilton residents removed their kids and put them in private schools. It is true there were greater calls at Hamilton for police and fire services. There will be greater cuts. It is remiss of this Commission to not consider each factor as a general item. He is not sure if Nave is a viable commercial site and asked how that site got lost when it is next to transit. He further appreciated the suggestions from the President of North Bay Family Homes.

Commissioner Tiernan echoed the workshop idea, but expressed frustration. One year ago they were asked to come up with potential sites. Seniors in this community need housing as well as

the workforce. Moving affordable housing elsewhere is not the answer. As a City, they have come to the conclusion that they need safe affordable housing. They agreed a while ago about urban growth housing and to look at infill. He has no objection with 30-units to the acre and number of sites outlined. The San Marin site needs further examination. He is at a loss. He knows staff does the outreach. He expressed frustration. They have competing demands and issues that must be addressed. There is no question in his mind about the need for affordable housing. The Commissary Triangle site at Hamilton should be on the list to extend a really lovely community. He suggested Indian Valley College, which did not make it on the list. This is pretty close to build out. This is real. The idea to just go through the exercise is an illusion and they must be serious about this process. He appreciated all the public participation and asked staff to schedule a workshop with the community. Deputy Director Dunn agreed to schedule a workshop.

Commissioner Tiernan noted that the General Plan has been going on for over two years. Dialogue must occur, so workshops are needed. Deputy Director Dunn did not place a timeline on this issue. Until there is consensus on the sites, much of the next steps hinge on the sites. Commissioner Tiernan believed all the more reason to be more careful.

Commissioner Strauss is not ready to move forward tonight and did not have a narrative description from staff as to why certain properties were selected and why certain properties were left off the list. He believed it would be helpful to have that description before another format such as a workshop. The Commission must see a good faith effort by staff to describe to the Commission and public why certain sites are good and others are not. He recommended including all sites. He further believed more analysis is needed on a site-by-site basis and a narrative description would be helpful.

Commissioner Willhite believed procedurally it would be wise to discuss each parcel on the list. Commissioner Strauss agreed. He is very concerned about the public perception that this was decided at staff level without vetting each site and determining it is a good place for housing and can accommodate the units. Commissioner Willhite felt that information would be useful for City Council as well to understand the majority. Commissioner Strauss reiterated his desire for a site-by-site analysis. Deputy Director Dunn cautioned that traffic impacts will involve a lot of upfront work to understand potential impacts before an inventory is not feasible. Commissioner Strauss wanted to know what criteria was applied. Commissioner Tiernan stated that a lot was discussed one year ago. He visited the sites and walked them and understands the impacts. Part of the discussion was bringing forward sites. Commissioner Strauss pointed out that it is not up to the Commission to conduct a survey. He believed staff must make the initial survey in order to move forward. Commissioner Tiernan disagreed.

Chair Dawson noted that there is a limited amount of analysis that can be conducted upfront. There are limitations at this point. He agreed to provide some additional information on these sites to the extent such information exists.

Commissioner Willhite stated this is not an onerous task to summarize advantages and disadvantages. Including the lucky 13 on the list, there were others such as the Hilltop Café and Indian Valley, so it would be useful to explain why those parcels did not make the list, and it is

just as important to understand why a parcel did make the list. A narrative to explain the advantages and disadvantages, then the Commission can sort the priorities.

Deputy Director Dunn noted that the issue is to what detail. Traffic analysis will come but later. Staff is concerned about doing that upfront for logistical reasons. Commissioner Strauss stated that the issue is what criteria was used to determine the 13 best housing sites. He desired a recap of that process. He understands that the traffic study would come later. Just simply provide the thought process in order for the public and Commission to better understand. Principal Planner Grunt agreed staff must establish a more systematic evaluation of the sites and talk through the list of sites. They may have some discovery of other sites through the methodical process. Also, they have the technology to provide aerial imagery to better understand the thinking.

Commissioner Blanchard recommended a larger font in order to better view the information displayed on the large screen. Commissioner Tiernan recommended that every Commissioner walk the sites to better understand. Commissioner Strauss noted that they just received the packet Thursday afternoon, so it was not feasible to walk all the sites.

Commissioner Willhite stated that if they had a requirement for inclusionary housing in the mixed-use development for Redwood, what could be done with that large future development in order to integrate housing to get College Avenue in Berkeley with great apartments with wonderful restaurants and bars. It is a great neighborhood next to single-family homes and near BART. As discussed by the Housing Coalition representative, they must look into what housing HCD likes.

Chair Dawson noted that the Steering Committee came to the similar conclusion that two mixed uses be contemplated for Redwood Corridor. One with a commercial emphasis and the other residential emphasis where commercial would be secondary. There is a General Plan Steering Committee meeting next Wednesday at 6:30 p.m. and residents are encouraged attend.

Deputy Director Dunn agreed to schedule a community workshop and bring this matter back to the Commission in the near future.

GENERAL BUSINESS

Deputy Director Dunn noted there are a series of upcoming Planning Commission meetings. A scoping session is scheduled for May 17th and on June 7th the Commission will discuss the expansion of a church.

UPCOMING AGENDAS AND QORUMS - No discussion.

ADJOURNMENT

By order of the Chair, the meeting adjourned at 9:35 p.m.

Respectfully submitted,
Jessica Woods
Recording Secretary