



**DRAFT MINUTES
CITY COUNCIL, PLANNING COMMISSION,
AND HOUSING COMMISSION**

Tuesday, May 11, 2021

SPECIAL MEETING

At 6:15 p.m. Mayor Darcy Paul called the Special City Council meeting to order. This was a teleconference meeting with no physical location.

ROLL CALL

City Councilmembers Present: Mayor Darcy Paul, Vice Mayor Liang Chao, and Councilmembers Kitty Moore, Hung Wei, and Jon Robert Willey. Absent: None.

Planning Commission members Present: Chair R “Ray” Wang, Vice Chair Steven Scharf and Commission members Muni Madhhipatla and Vikram Saxena. Absent: Commission member Sanjiv Kapil.

Housing Commission members Present: Chair Connie Cunningham, Vice Chair Tessa Parish, and Commission members Sue Bose (6:20), Govind Tatachari, and Siva Gandikota (8:20). Absent: None.

All Councilmembers and Commission members teleconferenced for the meeting.

In open session, Mayor Paul reported out on the Special Closed Session Meeting held at 5:15 p.m. on May 11, 2021:

1. Subject: Public Employee Performance Evaluation. (Government Code Section 54957(b)). Title: City Manager

No reportable action was taken.

STUDY SESSION

1. Subject: Special joint study session meeting with City Council, Planning Commission, and Housing Commission on the Housing Element update.
Recommended Action: That the City Council, Planning Commission, and Housing Commission receive the report and provide input to staff.

Written communications for this item included a consultant presentation and emails to Council and Commission members.

Community Development Director Ben Fu introduced the item.

Housing Manager Piu Ghosh provided a summary and introduced Paul Peninger and Joshua Abrams, Principals at Baird + Driskell Community Planning, who gave a presentation.

Councilmembers and Commission members asked questions and made comments.

Mayor Paul opened the public comment period and the following people spoke.

Jennifer Griffin was concerned that regional agencies were being influenced by funding sources supporting high density housing bills.

Mayor Paul closed the public comment period.

Council recessed from 8:17 p.m. to 8:23 p.m.

Councilmembers and Commission members continued to ask questions and make comments.

The City Council, Planning Commission, and Housing Commission received the report and provided the following input to staff

- provide information on Southern California cities with recent housing element updates that are in-compliance
- look at having a sliding scale for impact fees based on proposed housing affordability (ex: ELI to market rate)
- look at which sites would be good affordable housing sites and work with non-profits to develop

- upzone R1 to R2 along arterial streets and areas with access to transportation
- look at developing multi-family apartments along main corridors along existing bus routes
- look at adding conditions on major projects to require or incentivize developers to build within three to five years from project approval
- other cities/areas facing same challenges of conflicts when affordable housing meets market-based housing
- tiny homes offer good value for the money to put more units in to help achieve goal and to keep costs to a lower limit
- economically difficult to support taller and denser developments with limited land inventory and feasibility limitations to build up due to construction costs
- concerned about sewage capacity and infrastructure; need environmental analysis for infrastructure
- concerns with meeting the funding necessary to provide the amount of affordable housing development required by RHNA. Estimated required funding is approximately two billion dollars.
- look at removing the General Plan requirement stating that residential and mixed-use zoned properties in non-Housing Element sites require a Conditional Use Permit for residential development
- look at addressing units for residents with disabilities
- working in good faith to try to make the best product possible, achieve good outcomes, in a way that is pragmatic and sustainable

ADJOURNMENT

At 9:32 p.m., Mayor Paul adjourned the meeting.

Kirsten Squarcia, City Clerk
