

**COMPREHENSIVE PLAN UPDATE**  
**Citizens Advisory Committee**  
**DRAFT ACTION MINUTES AND MEETING SUMMARY**

The Citizens Advisory Committee met on March 15, 2016 in the Rinconada Library – Embarcadero Room

**Present:** Emberling, Filppu, Garber, Glanckopf, Hetterly, Hitchings, Keller, Kleinhaus, Kou, Levy, McDougall, McNair, Moran, Packer, Peschcke-Koedt, Summa, Sung, Uhrbrock, Van Riesen, Wenzlau, Uang

**Absent:** Nadim, Titus, and Fine

**Staff Present:** Hillary Gitelman, Elena Lee, Robin Ellner, Gil Friend and Andrew Hill (consultant)

**Agenda Changes, Additions, and Deletions:** None

**Oral Communications:**

Don Barr – Affordable housing, especially for very low and extremely low income populations and permanent supportive housing, must be addressed in zoning in order to be realized.

Linnea Wickstrom– Mother of a young adult with disabilities. She is requesting support for the creation of affordable housing for people with developmental disabilities. Residents of these types of housing do not typically drive, so a lot parking would not be required. She also requested the City to reduce barriers to the construction of granny units, as they are an affordable and practical solution for independent and supported living.

Jan Stokely – Representing Housing Choices Coalition, urged the CAC to support the creation of affordable, high-density, transit-oriented housing that will be inclusive of people with developmental disabilities.

Pat Saffir – Representing League of Women Voters, discussed the League’s December 15, 2015 letter. The letter expressed their desires to maintain the urban growth boundary, to develop Complete Streets and concern about climate change. They are concerned that language is not strong enough to support housing. They are also concerned that the commercial development cap will discourage the housing that is part of mixed uses. The league requests that the Comp Plan will include language that will encourage mixed use housing and stand-alone housing along transit corridors, commercial zoning districts and the Stanford Research Park.

John Kelly – Housing is a critical issue for the community and he believes that ADUs are part of the solution. ADUs can provide less expensive housing to serve those who need it most, families, seniors and children for a more diverse community. He also supports affordable housing for people with disabilities and charging for parking.

Neil Shea – Does not believe the deep housing shortage can be met with ADUs while maintaining existing height limit. Should consider relaxing height limit in certain areas near transit for taller multi-family units. Need to create more housing to address congestions and for a diverse population. Should also charge for parking to reduce use of single occupancy vehicles.

**Staff Comments**

Hillary Gitelman, Planning and Community Environment Director, provided an update of the February 22<sup>nd</sup> Council meeting on the jobs/housing balance. Director Gitelman also announced upcoming meetings with Council, including March 21<sup>st</sup> on housing, April 18<sup>th</sup> on the SCAP and April 25<sup>th</sup> on the Draft EIR. Feedback and direction from those meetings, as well as CAC comments on the Land Use Element will assist staff in crafting options and recommendations to Council on the 5<sup>th</sup> or Quality of Life scenario. She also requested a delegation of CAC members to attend the February 22<sup>nd</sup> Council meeting

on housing. Director Gitelman reminded the CAC that members can meet in between meetings per Council direction provided that it does not violate the Brown Act either by number or as serial meetings. She also invited CAC to ask questions or provide suggestions or concerns about the process between meetings for a more direct and fruitful conversation. Director Gitelman thanked staff for their help and announced that she would have to leave the meeting after an hour for a Council Finance Committee meeting. Volunteers for the Council meeting on housing were requested by Co-Chair Garber for consideration.

### **Discussion of Land Use & Community Design Element**

Interim Advance Planning Manager Elena Lee stated planning staff has heard concerns raised by the CAC members about the relationship of the S/CAP with the Comp. Plan Update. She stated that Planning staff will continue to work with Gil Friend to ensure consistency between the S/CAP and the Comprehensive Plan Update. There will also be other opportunities for more details with the upcoming Natural Resources Element and at the end of the process when elements are all completed to ensure consistency. Comp Plan consultant Andrew Hill provided a recap of the December 15, 2016 CAC meeting. He summarized that there were several broad points of consensus. They included the use of coordinated area plans as planning tools for targeted areas, the need for regional collaboration on issues such as housing, support for a mix of housing types for a thriving, diverse community. Also identified as important was the protection of historic and cultural resources, mitigation for shade/shadow impacts, new mixed use designation and if office should be excluded, height limits, commercial growth limits and the idea of shifting housing sites. This was reflected in the staff report packet. Members of the Sustainability Subcommittee, Bob Wenzlau, Don McDougall and Shani Kleinhaus then provided a summary of their discussion at the March 9<sup>th</sup> subcommittee meeting. Gil Friend, the Chief Sustainability Officer then provided an update of the S/CAP and reiterated that the goal is to have the S/CAP and Comp Plan be compatible and complementary, but not duplicative. Per CAC member Kleinhaus's question, Director Gitelman stated that the fifth scenario will be compatible and incorporate elements of the S/CAP. Discussion by the CAC then proceeded in two rounds. Following initial comments by the CAC members, the second part of the discussion was focused on the 50-foot height limit and affordable housing. Based on the majority voting via a straw poll, the CAC also decided to move the airport discussion from the Transportation Element to the Land Use Element.

### **Action Minutes**

**Motion:** Committee member Van Riesen moved, second by Committee member Parker, to approve the Action Minutes for February 16, 2016 CAC meeting.

**Motion Passed:** (20-0-2) (Nadim and Titus absent)

### **Feedback for Continuous Improvement**

Co-Chair Garber requested feedback on the process used at this meeting. Committee member Uang recommended discussing with staff and addressing questions raised by staff for a more structured discussion. Committee member Van Riesen requested examples of attainable housing in other cities of comparable size.

### **Future Meetings**

February 22, 2016 City Council Meeting  
April 19, CAC Meeting, Rinconada Library