

SUMMARY MINUTES

City of Davis General Plan/ Housing Element Update Steering Committee

526 B Street, Davis Joint Unified School District Conference Room

Thursday, August 23, 2007

7:00 P.M.

Committee Members: Lucas Frerichs, Pam Gunnell, Jay Gerber, Mike Harrington, Donna Lott, Eileen Samitz, Mark Siegler (Vice Chair), Mark Spencer, Norma Turner, Kristin Stoneking, Ellen Shields, Maynard Skinner, Luke Watkins, Kevin Wolf (Chair).

Absent: Bob Traverso.

Staff: Bob Wolcott, Danielle Foster, Jesse Henkin.

Consultant: Jeff Baird.

Public: Gregg Herrington, Steve Hicks, Jeanne Jones, Ken Topper, Joe Whitcombe

1. Roll Call, Call the Meeting to Order.

Chairman Kevin Wolf called the meeting to order at 7:05 P.M.

2. Approval of Agenda.

Maynard Skinner made the motion to approve the agenda and Mike Harrington seconded the motion. The agenda was approved unanimously.

3. Approval of Summary Minutes.

Chairman Kevin Wolf noted that there was a mistake in item six of the last minutes. The Committee voted 8-5 to delete the H6 site, the minutes state that the vote was 8-5 in favor of keeping the site. The H6 site will remain on the list of potential housing sites because there needed to be a unanimous or near unanimous vote to have a site

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removed. The correction was noted and Maynard Skinner made the motion to approve the minutes from the August 9th meeting, Kevin Wolf seconded the motion. With the minor change, the minutes were approved unanimously.

4. Public Comment.

Jeanne Jones brought a letter to the Steering Committee on behalf of Sherry Puntillo and the Davis Chamber of Commerce. The letter outlined what the Chamber hopes the Committee would consider in their Housing Element Update. They specifically suggested moving seniors who live in large houses, “empty-nesters”, into other housing more suitable for them while also freeing the existing larger lot homes for new families. Chairman Kevin Wolf suggested that she bring the letter and the Chamber’s comments to the next community workshop.

5. Continue the Initial Site Evaluations and Prioritization of Sites.

Jeff Baird restated the process for the initial evaluation and prioritization of each housing site:

- 1) Staff report and committee questions of clarification regarding the site
- 2) Public comment, questions and additional information on the site
- 3) Steering Committee discussion of site:
 - a) Factors in support/opposition to housing on this site
 - b) Should it be considered for housing? (vote)
 - c) Additional information needed from staff (if any)
 - d) Conditions/requirements for development of this site with housing
 - e) Site ranking (vote)
 - f) Preliminary housing unit numbers/density for this site

(Please see attached for worksheets on the Committee’s initial evaluation of each site. Sites include: F19- 2726 Fifth Street, F17- Civic Center Fields, F1- Lewis Cannery)

F1- Lewis Cannery Site: The Steering Committee held discussion of the site and options, as shown in the attached site worksheet. The Committee’s votes on the number of housing units on this potential housing site at this point were as follows: First, a motion was made by Kevin Wolf and seconded by Lucas Frerichs to identify a range of 500 to 800 units. Then, a substitute motion was made by Eileen Samitz and seconded by Michael Harrington to set a maximum of 600 units. The substitute motion failed by the following vote: Yes (4), No (8), and Abstention (1). The initial motion to approve a possible range of 500-800 units was passed by this vote: Yes (8), No (4), and Abstention (1).

6. Written Communications.

In addition to the letter from the Davis Chamber of Commerce submitted during public comment, Committee member Mark Spencer sent an email to the Steering Committee dated August 10, 2007 regarding use of a concept plan process for areas with sites that require a Measure J vote.

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7. Near –Term Schedule and Need for Additional Meetings.

The Committee members discussed whether or not they would be done reviewing the potential sites in time for the next community workshop. Mark Siegler stated that since the Steering Committee wanted community feedback on which sites they felt were good potential housing sites it was unnecessary to have all of the remaining sites reviewed by the Committee. He went on to say that he felt that the public would benefit from not seeing the Steering Committee votes, so they could have their own unbiased opinion. Donna Lott agreed with this statement. Staff strongly recommended however that all sites be initially reviewed prior to the workshop.

Eileen Samitz suggested that additional meetings be added in order to try and finish reviewing all of the sites. Staff suggested instead that they consider extending the time of their already scheduled meetings and make them from 7:00 P.M. to 10:00 P.M. instead of 7:00 P.M to 9:20 P.M. Kevin proposed that the future meetings be extended to 10:00 P.M. and Donna Lott seconded the motion. The Committee approved the extended meeting hours by consensus.

8. Check-in and Preparation for Future Agendas.

Mike Harrington asked that when the Committee evaluates H sites all voter's names be recorded when making the votes on the housing potential of the sites. Kevin Wolf said that they could not do it now because it would be inconsistent with what they had been doing, but that on the second round of site evaluations they would record the voter's names along with the number of votes.

9. Adjournment.

Maynard Skinner moved to adjourn the meeting and Jay Gerber seconded the motion. By unanimous agreement the meeting was adjourned at approximately 9:40 P.M.

INITIAL SITE EVALUATION: F19- 2726 Fifth Street

Factors regarding why the site should or should not be considered for housing:

Why the site SHOULD be considered for housing

Why the site SHOULD NOT be considered for housing

** Will be considered in second round of site review. The Committee felt that the potential housing yield for the property was not large enough to be considered at this time.

Should the site be considered further?

YES (___)

NO (___)

UNCERTAIN (___)

What are other factors related to the consideration of this site for housing?

FACTORS IN SUPPORT OF HOUSING ON THIS SITE

FACTORS IN OPPOSITION OF HOUSING ON THIS SITE

WHAT ADDITIONAL INFORMATION IS NEEDED FOR THIS SITE?

CONDITIONS / REQUIREMENTS FOR THE DEVELOPMENT OF THIS SITE (Mixed-Use, Special Planning Requirements, etc)

After discussion and in light of the above requirements, how would you RANK THIS SITE as a future location for housing?

HIGH (___)

Most Important Factors

MEDIUM (___)

Most Important Factors

LOW (___)

Most Important Factors

UNCERTAIN (___)

Most Important Factors

NO (___)

Most Important Factors

The following members abstained from voting:

What do you think should be the preliminary range of HOUSING UNITS and DENSITY for housing on this site?

RANGE OF HOUSING UNITS / RANGE OF DENSITY: 6-8 units

On August 23, 2007, the Steering Committee did not make an initial finding on this site. The housing potential was considered too small and at this time the Committee felt that it would not be advantageous to spend time reviewing this site when they had so many other large potential housing sites left to review. This site will be considered during the second review of the sites.

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INITIAL SITE EVALUATION: F17- Civic Center Fields

Factors regarding why the site should or should not be considered for housing:

Why the site SHOULD be considered for housing

- + Meets all existing housing criteria
- + UCD across Street
- + Close to Downtown employers
- + Less driving, close to downtown
- + Good infill site (transit, jobs, shopping, etc.)
- + Good for high density housing
- + Underutilized fields/ condition of fields
- + Efficiency w/ school district property as park (opportunity)

Why the site SHOULD NOT be considered for housing

- Need green space with high density housing in downtown
- Don't assume residents can use UCD parks for recreation, for students only
- Residents use this green space
- This site is held in public trust, it was meant for civic use
- Park/ high school/ pool complex (contiguous public uses)
- Underutilization can change
- City Hall expansion?

Should the site be considered further?

YES (7)

NO (6)

UNCERTAIN (1)

What are other factors related to the consideration of this site for housing?

FACTORS IN SUPPORT OF HOUSING ON THIS SITE

- Meets all existing housing criteria

FACTORS IN OPPOSITION OF HOUSING ON THIS SITE

- Will there be enough parking when there is already a shortage Downtown?

WHAT ADDITIONAL INFORMATION IS NEEDED FOR THIS SITE?

The school board's opinion on their site: what is the future of the school district site?

CONDITIONS / REQUIREMENTS FOR THE DEVELOPMENT OF THIS SITE (Mixed-Use, Special Planning Requirements, etc)

- Compatible design with existing development.
- Senior Housing? (discussion of flats, need 2 & 3 bedroom units and elevator)
- Needs adequate parking

After discussion and in light of the above requirements, how would you RANK THIS SITE as a future location for housing?

HIGH (5)

Most Important Factors

MEDIUM (2)

Most Important Factors

LOW (0)

Most Important Factors

UNCERTAIN (1)

Most Important Factors

NO (6)

Most Important Factors

The following members abstained from voting:

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What do you think should be the preliminary range of HOUSING UNITS and DENSITY for housing on this site?

RANGE OF HOUSING UNITS / RANGE OF DENSITY: medium to medium high, 43-72 units, 12-20 du/ac

INITIAL SITE EVALUATION: F1- Lewis Cannery

Factors regarding why the site should or should not be considered for housing:

Why the site SHOULD be considered for housing

- + Within City limits
- + Infill site
- + It's currently sitting dormant as industrial land
- + Not a good site for industrial, size and location

Why the site SHOULD NOT be considered for housing

- Need to preserve industrial land/ jobs
- Larger contiguous acreage ideal for industrial
- Not close to downtown, not infill
- Poor access/ traffic impacts (possibly only 1 main road out to Covell)

Should the site be considered further?

YES (9)

NO (2)

UNCERTAIN (3)

What are other factors related to the consideration of this site for housing?

- Homeless on site

FACTORS IN SUPPORT OF HOUSING ON THIS SITE

- Near public transit and schools
- Large parcel, could add parks and greenbelts in the development
- Lesser impacts compared to other sites because it is further out

FACTORS IN OPPOSITION OF HOUSING ON THIS SITE

WHAT ADDITIONAL INFORMATION IS NEEDED FOR THIS SITE?

- What percentage of land in Davis is undeveloped industrial land in the city? Answer: 50% (10-15% light industrial) 160 acres in inventory, this site is about 100 acres.
- Is there a need for industrial land?
- What is the fiscal impact?
- What is the impact on City services?

CONDITIONS / REQUIREMENTS FOR THE DEVELOPMENT OF THIS SITE (Mixed-Use, Special Planning Requirements, etc)

- Legal aspects of doing an area plan that includes Covell Village site. Does this trigger a measure J vote?
- Need to look at an integrated plan with Covell, not two separate ones (many Committee members did not agree)
- Possibly designate Covell area as an urban reserve? Consider the potential delay of Lewis if planned together.
- Negotiate agricultural mitigation and open space.
- Need to address site drainage
- Define affordability of housing.

After discussion and in light of the above requirements, how would you RANK THIS SITE as a future location for housing?

HIGH (8)

Most Important Factors

MEDIUM (1)

Most Important Factors

LOW (1)

Most Important Factors

UNCERTAIN (3)

Most Important Factors

NO (1)

Most Important Factors

The following members abstained from voting:

What do you think should be the preliminary range of HOUSING UNITS and DENSITY for housing on this site?

RANGE OF HOUSING UNITS / RANGE OF DENSITY: 500-800 units (mix of housing types), 8.5- 22 du/ac. (15 du/ac. Average)

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