

# **SUMMARY MINUTES**

## **City of Davis General Plan/ Housing Element Update Steering Committee**

526 B Street, Davis Joint Unified District Conference Room  
Thursday, November 1, 2007  
7:00 P.M.

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

Absent: Ellen Shields.

Staff: Bob Wolcott, Danielle Foster, Rhys Rowland, Jesse Henkin.

Consultant: Jeff Baird.

Public: Sean Buckley, Gretchen Coyle, Lydia Delis-Schlosser, Bill Fitzgerald, Gregg Herrington, Steve Hicks, Mary Jackman, Masud Monfared, Ken Topper, Sidney Virgis, Kathy West.

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### **1. Call to Order.**

Chairman Kevin Wolf Called the meeting to order at approximately 7 P.M.

### **2. Approval of Agenda.**

Mike Harrington moved to approve the agenda and Maynard Skinner seconded the motion. Kevin Wolf made the clarification that the information for B12, E13 and E15 was not ready for the November 1, 2007 meeting and that they would only be discussing F18 in order to provide more time to Item 6. Mark Siegler requested that staff present the Committee with information about UC Davis's West Village project. He believes that it is important for the Committee to know what impact that development would have on the rest of the city. He feels that unless they know this information they cannot do a proper assessment on what types of housing are needed within the city. Staff responded that they could provide that information in the upcoming packet. The agenda was unanimously approved by the Committee.

**3. Approval of Summary Minutes.**

At this meeting the Committee reviewed both the October 11 and 18, 2007 minutes. Bob Traverso moved to approve the October 11, 2007 minutes and Mark Siegler seconded the motion. Bob Traverso then moved that the Committee accept his proposed corrections, as submitted in writing, to his motion to stop consideration of sites H4-H7 during Item 6 of the meeting. Mark Seigler accepted the amendments. The Committee approved the proposed changes unanimously, except for abstentions by Jay Gerber, Pam Gunnell, Kristin Stoneking, and Kevin Wolf who were absent from that meeting.

Jay Gerber moved to approve the October 18, 2007 minutes and Lucas Frerichs seconded the motion. Bob Traverso moved that the Committee accept his proposed corrections, as submitted in writing, regarding the motion he made in regards to how to present Workshop #2 to the public during Item 6 of the meeting. Kevin Wolf seconded the motion and added that they should also include the density levels or ranges of each of the proposed sites. The makers of the motion to approve accepted these amendments and the Committee approved the changes to the minutes unanimously, except for abstentions by Mark Siegler and Mark Spencer who were absent from that meeting.

**4. Public Comment.**

Several members of the public spoke to the Committee about their concerns over the consideration of Sites H4-H7 as potential housing sites. Gretchen Coyle, resident in West Davis, listed four main reasons why these sites should not be developed:

1. Development of site would not contribute to compact urban form.
2. Distance to downtown is too great.
3. Development of sites would involve excessive new infrastructure and an extension of existing infrastructure.
4. Development of these sites would convert prime ag land.

She implored the Committee to remove these sites because they are weighed down by so many negative factors.

Katherine West, a resident in West Davis, brought up the concern of flooding in West Davis. She felt that the developers would not be able to find a way to mitigate this problem. She also asked if the Committee was developer driven because they kept the H Sites that had interested developers and dropped the rest. Mary Jackman another Davis resident echoed many of the same concerns brought up before her.

Lastly, Matt Williams asked the Committee to host their workshop sooner rather than later because it is so important to get the community's feedback on what the Committee is doing. He suggests that they hold it on a Saturday during Farmer's Market so that they optimize their ability to meet as many residents as possible.

**5. Continue Initial Evaluations and Prioritization of the "Other" Categorical Sites.**

*As with the project sites, the "other" sites start with a staff presentation, followed by Committee questions and public comments. Discussions and votes by the Committee are generally recorded, but do not include use of a formal discussion worksheet.*

**INITIAL SITE EVALUATION: Site F 18- Transit Corridor/ Anderson Road.**

Staff proposes that the city slowly convert the single family units located on Anderson Road into blocks with townhouses. Each seven unit block could be redesign and built to accommodate up to thirty units. Although capacity of doing this on Anderson Road from Russell to the 1700 block of Anderson is a net gain of 214 units, staff would estimate only one block being converted in the current planning period. One block would create a net increase of approximately 23 units, the estimate recommended by staff. Bob Traverso stated that he thought this to be a viable option but does not think that it is an attainable goal for 2013. Several members of the Committee asked staff how they plan making such change on Anderson Road. Bob Wolcott replied that this type of change would only be encouraged; the city would not use force, such as eminent domain to make these changes occur.

Mike Harrington thought that this would be a good way for Davis to reduce their carbon footprint because students could live right near campus and would be less inclined to use their cars. Other members of the Committee brought up the concern of parking, because even if students do not need to drive to campus they will still need to park somewhere as most have cars. Mike suggests a creative car management strategy and Rhys Rowland states that the development estimates were based on two and three bedroom units with two parking spaces included for each unit.

Mark Siegler asked staff what the mechanism would be used to encourage this type of development. Bob Wolcott explained that development would happen incrementally with maybe one or two blocks at a time. Staff might facilitate finding a group of owners and developers interested in developing the site and then encouraging them to start the planning process.

**Factors in Support of Housing:**

- + Location, services, transit etc
- + Good location for student housing with minimal use of cars
- + Can improve pedestrian safety
- + Improve neighborhood identity

**Factors Not Supporting Housing:**

- Potential disjointed development
- Safety issues, busy street with children and school (Cesar Chavez)
- Could not be built by 2013

**INITIAL VOTES:**

**Should this site be considered further?**

YES (10) NO (3) UNCERTAIN (1)

**After discussion and in light of the requirements how would you rank this site for housing?**

**Option A- 25 du/ac on Anderson Road between Russell Blvd. and Covell.**

High (6) Medium (3) Low (1) No (4) Uncertain (0)

**Option B- 15 du/ac on Anderson Road between Russell Blvd. and West 8<sup>th</sup>.**

High (5) Medium (2) Low (2) No (4) Uncertain (1)

**Option C- 15 du/ac on Anderson Road between Russell Blvd. and Covell.**

High (4) Medium (3) Low (3) No (4) Uncertain (0)

**6. Summary of Initial Findings on Sites, Preliminary Site Groupings and Directions.**

The Steering Committee began the initial grouping of sites. During this meeting they began to group the sites that they felt have “Very High Potential to be Developed by 2013” and also the ones that had “Very High potential but With an Uncertainty of Availability by 2013 or Other Uncertainties”. Their rankings are as follows:

**“Very High” Potential Sites to be Developed by 2013**

- A1-A5
- B1-B11, B13
- E1- Verona, Mace Ranch
- E5- Kennedy Place
- F3- DJUSD, Grande School Site
- F8- Willowbank Church, Mace Blvd
- E6- Sweetbriar Drive
- F11- Willow Ck. Neighborhood Commercial

**“No” Sites**

- H1, Option C- Covell Village, Ag Housing
- H3, Option C- Nishi, Ag Housing
- H5, Option B - Lin, Ag Housing

**7. Written Communications.**

- Letter submitted by Bob Traverso with proposed corrections to the October 11, 2007 and October 18, 2007 minutes.
- Letter submitted by Gretchen Coyle requesting a designation of low priority for Sites H4-H7.
- Memorandum to City Council containing the final RHNA numbers and the updated Steering Committee schedule.
- Letter from Katherine and Jim West requesting a designation of low priority for Sites H4-H7.
- Letter from Mary Jackman stating why the H Sites in West Davis should not be considered for development.
- Letter from Fern O’ Brien requesting that the city not develop Sites H4-H7.
- Letter from Judith Wiatt and the residents of Stonegate outlining why sites H4-H7 are unsuitable for development.
- Letter from John Meyer with a response regarding the potential for participation in creating access from the Nishi Property onto the UC Davis campus if it was to be developed.
- Letter from Bill and Jeanette Vance with comments on the prospective sites.

**7. Check-in and Preparation for Future Agendas.**

Several Committee members stated that the Committee should refresh their memories of what the different sites were and where they are located so that they are better prepared to rank sites for the next meeting. Bob Traverso asked that staff type up and give the Committee and copy of what they have ranked so far. In a future meeting it was requested that a representative from UC Davis discuss the West Village project. In two weeks the Housing Needs Analysis done by the Bay Area Economics was scheduled to be discussed.

**8. Adjournment.**

Maynard Skinner made a motion to adjourn the meeting, Kristen Stoneking seconded the motion and the meeting was adjourned at 10 P.M.