

# **SUMMARY MINUTES**

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

526 B Street, Davis Joint Unified District Conference Room  
Thursday, November 29, 2007  
7:00 P.M.

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

Absent: Donna Lott, Norma Turner.

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

Consultant: Jeff Baird.

Public: Masud Monfared, Claudia Reid, Bill Reid, Sydney Vergis, John Hodgson, Rhett Beaver, Bill Fitzgerald, Ken Topper, Landon Scarlett, Matt Williams, Karrie Thomas, Mark Rutheiser, Gregg Herrington, Joe Whitcombe, Jeanne Jones, Samantha Malisos, Ethan R. Leavy, Kendra Johnson, Lydia Delis.

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**1. Call to Order.**

Chair Kevin Wolf Called the meeting to order at approximately 7:05 P.M.

**2. Approval of Agenda.**

Jay Gerber made the motion to approve the agenda, Mike Harrington seconded the motion and the committee unanimously approved the agenda.

**3. Approval of Summary Minutes.**

The minutes from the November 15, 2007 meeting were not available and it was agreed that they will be reviewed at the December 10, 2007 meeting.

**4. Public Comment.**

John Hodgson spoke on behalf of Masud Monfared, a local developer and owner of Site H4. He informed the Committee of their goal to master plan the community and to include mixed use and senior housing in their project on site H4, including onsite agricultural mitigation.

Kendra Johnson spoke to the Committee as a representative of California Farm Link, an organization interested in aiding farmers and preserving agricultural land. She informed the Steering Committee that the organization was very interested in the urban/agricultural transition area and the small local farms that certain developer were discussing. She also wanted to let the Steering Committee know that she would be present at future meetings as a representative for the California Farm Link and that additional information about the program was available to them.

Gregg Herrington, representative for the Oeste Ranch Property (Site H6), spoke to the Committee about the importance of master planning the Northwest quadrant, sites H4-H6.

**5. Site Ranking Lists, Goals and principles, and Community Workshop #2.**

Previous to this meeting, staff gathered the “homework assignment” from the Steering Committee members to rank the two categories (small sites and large sites) of housing sites in order of highest to lowest potential. During this item staff presented a summary for both the small sites (smaller than 25 acres) and larger sites (larger than 25 acres) that were the compiled rankings of the Committee. Jeff Baird told the committee that it was the hope of staff that together the committee could make a single final ranking of all sites at the meeting. Mark Sielger and several other committee members asked Jeff Baird why they did not just go home and rank all of the sites together first instead of making two separate lists. Jeff Baird responded that the two groups made the ranking more doable and that by doing the overall ranking exercise together they would be able to engage in a discussion with each other about why they chose to rank certain sites as they did. Jay Gerber and several other committee members felt that ranking them as a group exercise would be counterproductive because all of the committee members would not be able to agree on the order of the sites and Mark Sielger echoed his thoughts.

Kevin Wolf suggested and others agreed that the Committee should attempt to do the exercise to see how it goes and also so that the members would have the ability to discuss what principles were important to them and how they ranked sites. Luke Watkins made the motion that the Committee rank the sites as a simulation and that none of the rankings actually count. Pam Gunnell made the friendly amendment that they stop the ranking simulation by nine p.m. The Steering Committee unanimously approved the motion.

**SIMULATION OF COMBINED SITE RANKING:**

*Note: None of the simulation below resulted in actual changes to the Committee's site ranking.*

**Site F7: DJUSD School District Offices versus Site F6: PG&E Service Center:**

Bob Traverso believed that the school district offices were not good for housing because the area in which they are located was meant to be a civic center complex with all of the local offices (city, school, district and county offices) in one place and by moving the offices they would be counter to that concept. Kevin Wolf countered that by building housing where the school district offices are currently located the impacts associated with driving would be greatly decreased. Mark Spencer stated that the PG&E service center is also within walking distance from downtown and would be a better site because it is larger and more units could be built. When put to a vote the school district headquarters received a higher vote than the PG&E service center site.

**Site D1: Second Units versus Site F6: PG&E Service Center:**

With little discussion the Committee ranked the second units as having higher potential than PG&E service center because there was a bigger possibility of them getting built.

After this second vote there were questions raised as to the value of the simulation, stating that members were focusing on minute details rather than the bigger picture and the overall combination of factors. Jeff suggested that instead of the simulation they could each share about which principles they used and what methods they used in their individual rankings of the two groups of sites. The Committee agreed that this would be a more efficient way use of time and proceeded to follow this method:

Maynard Skinner: He expressed belief that trying to rank all of the sites as one group would not be useful and felt that instead they should each just rank the sites separately in two groups and present the individual rankings to City Council, along with their individual reasoning for how they chose to rank the sites.

Mark Spencer: He suggested they add historic preservation to the list of principles and also recommended that the group considered recommending an agricultural housing concept be added to the city's Land Use Element of the General Plan.

Eileen Samitz: Ms. Samitz voiced support for Mark Spencer's idea of creating a new land use element. She also stated that she thought that turning Site F7: DJUSD School District Offices into housing made the most sense because it is currently underutilized, and that Site F1: Lewis Cannery Park Site also had great potential for housing.

Lucas Frerichs: He stated that he was frustrated that the Committee did not follow staff's agenda for the meeting. He added that he did not want to influence people's choices of the rankings because he feels its based on personal choices.

Jay Gerber: He echoed Lucas's thoughts and said that he was looking forward to doing the combined ranking.

Pam Gunnell: Ms. Gunnell thought that Site H2: Signature Property should take priority because it is close to schools, parks, shopping, etc.

Mark Siegler: He suggested that Site H2: Signature Property take priority because many Davis residents commute to Sacramento and this site is close to the freeway. Development of this site would also finish the greenbelt bike path connection in the city.

Kevin Wolf: Mr. Wolf stated that the main principles he used were "reduces driving and its negative impacts" and "preserves prime farmland". Site F1: Lewis Cannery Park Site has no on-site agricultural mitigation nor is it very close to downtown. He also stated that he rates Site H3: Nishi Property high because it is walkable and also close to campus.

Kristen Stoneking: She said that she used all of the principles and if a site failed to meet some of them, she ranked it low. She also thought that the Committee should look into suggesting diverse housing types and more affordable housing.

Mike Harrington: Mr. Harrington agreed with Kevin Wolf's comments on the environmental damages. He felt that Site H3: Nishi Property is not a good site because it has very poor vehicular access. He also stated that he believes that the larger sites must have on-site agricultural mitigation. He also agreed with Maynard Skinner's earlier point that the Committee should try to finish the rankings as quickly as possible.

Bob Traverso: Mr. Traverso stated that he is prepared to re-rank the sites again, combining both lists this time.

Ellen Shields: She stated that she used the first three principles mostly in doing her site rankings:

1. Promotes compact urban form
2. Promotes overall proximity to existing facilities
3. Promotes proximity to downtown and campus.

Luke Watkins: He stated that his overall method for ranking sites was to rank all infill sites above the peripheral sites.

Mark Siegler suggested that when the Committee executes its assignment that they also add the top six "very high" sites and just rank them all together. Bob Traverso made a motion to add the downtown fire station to the list stating that it should be turned into a mixed-use housing project, relocating the fire station to Site F16: Little League Fields. Eileen seconded the motion and the motion failed with a 2 to 11 vote.

Bob Traverso made a motion to adjourn and Mike Harrington seconded the motion. The Committee voted the motion down by a 4 to 9 vote.

Kevin Wolf revised the staff's principles and changed the syntax so that all principles would be uniform he also added the goals that were discussed at the previous meeting. He made the motion to approve 1-14 and number 16 as principles and Kristen Stoneking seconded the motion. Eileen Samitz stated that she would support the motion if it only included 1-13. Mark Siegler stated that number 14 should be kept as well. Mark Siegler suggested that they still use the original ten principles but just keep in mind this longer list. The Committee puts the motion to a vote to keep numbers 1-13 and 16. The motion passes 7 to 6. Bob Traverso made a motion to add number 15 to the list and Lucas Frerichs seconded the motion, he then made an amendment to the motion that the Committee not discuss these issues now but keep using the original ten principles. They can decide which other principles of Kevin Wolf's list to approve at a later date, the friendly amendment was accepted and the motion passed.

Next Luke Watkins made a motion to remove agricultural-related housing from their list of sites to rank because it does not follow many of their principles and it could result in producing large homes on large lots. Pam Gunnell seconded the motion. There were 9 votes in support of the motion and 4 opposed, the motion passed. Lastly Kevin Wolf made a motion that if any of the members did not fully complete the ranking or left any areas blank, then their ranking sheet would not be considered. Lucas Frerichs seconded the motion and the Committee unanimously agreed.

**6. Written Communications.**

- News article from Mike Harrington: Elphinstone, J.W. "Home Prices fall by 4.5%," SFGate.com, November 27, 2007.
- Kevin Wolf: a revised list of "Housing Location Principles."

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

No changes were made, except a request from the Steering Committee that in future months staff brings back "other ideas" that have been mentioned by members throughout their meetings that could be discussed and considered for potential additional recommendations to Council.

**8. Adjournment.**

Maynard made a motion to adjourn the meeting, Bob Traverso seconded the motion and the Steering Committee unanimously approved. The meeting was adjourned at approximately 9:40 P.M.