

SUMMARY MINUTES

City of Davis General Plan/ Housing Element Update Steering Committee

2500 Fifth Street, Police Department Community Room
Monday, December 10, 2007
7:00 P.M.

Committee Members: Mike Harrington, Pam Gunnell, Donna Lott (entered at item 3), Eileen Samitz, Mark Siegler (Vice Chair), Maynard Skinner, Mark Spencer, Bob Traverso, Norma Turner, Luke Watkins (entered at item 3), Kevin Wolf (Chair).

Absent: Lucas Frerichs, Jay Gerber, Ellen Shields, Kristin Stoneking.

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

Consultant: Jeff Baird.

Public: Craig Hoffman, Lydia-Delis Schlosser, Matt Williams, Landon Scarlett, Gregg Herrington, Jeanne Jones, Ken Topper, Steve Hicks.

1. Call to Order.

Chair Kevin Wolf called the meeting to order at approximately 7 P.M.

2. Approval of Agenda.

Eileen Samitz made a motion to approve the agenda, Pam Gunnell seconded the motion and the Steering Committee unanimously approved the agenda.

3. Approval of Summary Minutes.

Mike Harrington made a motion to approve the summary minutes from the November 15, 2007 meeting, Donna Lott seconded the motion and the Steering Committee approved the minutes with the abstention of Bob Traverso who was absent from that meeting.

4. Public Comment.

There were no public comments.

5. Brief Status Report on Sports Park.

Anne Brunette of the Parks and Community Services Department gave the Steering Committee a brief update on the current status of the sports park, including how it may

affect housing developments. Currently the City Council is looking to build a new sports park that would meet the community's existing and future needs for an active use sports park. The City of Davis needs between 50 to 75 acres to meet the existing needs of the City and 150 acres to meet the both the current and future needs of the City. The location the Council is currently envisioning for the sports park is Howatt Ranch, the area on the corner of Road 32A and Road 105. The City hopes to acquire this or another suitable property, process it through land entitlements, and then allow the different sports groups to make the improvements and maintain the land. Once the City Council identifies a site for the sports park, it has been intended that the Civic Center and Little League Fields would be sold and used as a source of funding for the sports park. It is the City's intent that these sites would be sold for the greatest and best use, which may be for the development of housing.

The Steering Committee was concerned about the distance that the field could be from downtown and the possible environmental impacts that would be created. For example, if the field is too far, people would choose to drive rather than bike or walk. There were also stated concerns related to lighting the fields at night and the energy consumption that would require. Anne Brunette noted the balance needed related to proximity of housing when placing a sports park. She said that neighbors are often annoyed by the noise, traffic, and lighting related to a sports park so there needs to be an adequate buffer between it and residential development. Anne Brunette also stated that if none of the fields are lighted, making them available at night, more fields will be needed by the sports groups.

6. Initial Overall Site Rankings by Steering Committee.

Staff presented the Committee with a tabulation of the results of the Steering Committee's rankings. For illustrative purposes, staff also provided a site list that approximated actual development of sites and included a possible cutoff on the site list at which point approximately 2,300 units could be provided to meet the 1% growth requirement as mandated by the General Plan. Bob Wolcott said that staff drafted the illustrative list so that at least 300 new units would be built each year. Mike Harrington suggested that along with having the table that illustrates how their rankings meet the 1% growth guidelines that they also have one that shows how their rankings would meet the Regional Housing Needs Assessment (RHNA) requirements and the other members of the Committee agreed. Staff agreed that the draft RHNA Table would be brought to the January 10, 2007 meeting. Mark Siegler asked that staff add in the standard deviation and median to the overall site rankings summary. Staff agreed to provide him that information.

Mike Harrington proposed that the Committee send letters to the developers and owners of each site, asking them for their updated project proposals. The Steering Committee discussed whether or not to solicit and consider updated concept submittals by developers and property owners prior to formulating final recommendations to the City Council. Bob Traverso believed that considering developer proposals was irrelevant because what the developers would propose would not be binding. He also stated that he previously made a motion not to consider project proposals when ranking sites and that unless the Committee wanted to override the previous motion they should not be discussing this topic further. Chair Kevin Wolf asked staff to review the minutes of previous meetings to check whether a

motion related to this matter had been made. The Committee members agreed that this information was needed, and staff agreed to research the matter.

7. Updated Schedule With List of Tasks.

Kevin Wolf stated that the schedule was too rushed and that the Committee should not have to get the 1% growth requirements done so quickly. Bob Wolcott stated that he understood it was an “ambitious” undertaking but that he was receiving pressure from his supervisors and Council to finish by March. Mark Siegler asked that they add at least one more meeting to review the final report. Kevin agrees that they are going to need to add more meetings or extend the deadline in order to finalize a report for the City Council that is of a quality that reflects the Committee’s year long effort. The Committee members agreed that a second meeting in March, on March 20, 2008, would be an acceptable solution.

8. Approach and Techniques for Community Workshop #2.

The Committee generally approved staff’s open house approach for Community Workshop #2. They supported: the use of a Powerpoint presentation to summarize the process to date and what the Committee’s future plans are; the use of a dot exercise to identify the top three principles and several stations to provide the priorities for sites.

The Committee asked that Staff add a station (Station #2) to provide general information about the 1% and RHNA requirements in order to inform the open house participants of what the Steering Committee took into consideration when ranking sites. They also asked that Station # 6 (Dot exercise) be moved before the top, middle and low priority site stations so that people have their top principles in mind when looking at the different sites. They also asked that at the end there be a new station to address issues such as preferences for types and density of housing, infill versus peripheral development, etc. Lastly they asked that there be illustrative examples of different types of housing, density and growth scenarios.

Kevin Wolf asked that the Committee not hold anymore discussion about the Workshop until the January 10, 2008 meeting. The rest of the members agreed.

9. Written Communications.

Anne Brunette- Parks and Recreation Facilities Master Plan Update Web Survey Flyer.

10. Check-in and Preparation for Future Agendas.

On the January 10, 2008 meeting they will start briefing on macro issues and also finish discussing the lay out of the workshop.

11. Adjournment.

Maynard Skinner moved adjournment, Mike Harrington seconded and the Steering Committee unanimously approved the motion. The meeting was adjourned at approximately 10:15 P.M.