

SUMMARY MINUTES

City of Davis General Plan/ Housing Element Update Steering Committee Davis Joint Unified School District East Conference Room

February 21, 2008

7:00 P.M.

Committee Members: Lucas Frerichs, Jay Gerber (entered during Item 6), Pam Gunnell, Eileen Samitz, Ellen Shields, Mark Siegler (Vice Chair), Maynard Skinner (left during Item 6), Mark Spencer, Kristin Stoneking (left during Item 6), Bob Traverso (entered during Item 5), Norma Turner, Luke Watkins (entered during Item 5), Donna Lott, Kevin Wolf (Chair).

Absent: Norma Turner.

Staff: Bob Wolcott, Danielle Foster, Jesse Henkin.

Consultant: Jeff Baird.

Public: Masud Monfared, Joe Whitcombe, Gregg Herrington, Jeanne Jones, Ken Topper, Pam Nieberg, Landon Scarlett, Matt Williams, Lydia Delis-Schlosser.

1. Call to Order.

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

2. Approval of Agenda.

Maynard Skinner made a motion to approve the agenda, Donna Lott seconded the motion and it was unanimously approved by the Committee.

3. Approval of Summary Minutes.

The Committee reviewed both the revised January 10, 2008 and the February 7, 2008 meeting minutes.

Lucas Frerichs made a motion to approve the revised January 10, 2008 minutes, Maynard Skinner seconded the motion and the Committee unanimously approved the minutes.

Lucas Frerichs also made a motion to approve the February 7, 2008 minutes and Ellen Shields seconded the motion. Staff notified the Committee that the original minutes provided in the packet had a supplement, which was emailed and provided in hard copy, inserting an action not listed in the previous set. The minutes, with supplement, were unanimously approved by the Committee.

4. Public Comments.

There were no public comments.

5. Review Second Sections of Draft Housing Element.

Staff presented the Committee with sections 5, 6, and 7 of the Draft Housing Element and provided a brief summary of each section. Staff also reviewed the recommended actions for the Committee's consideration.

Lucas Frerichs moved and Mark Spencer seconded staff's recommendation 1: That the Committee accepts the Site Inventory List provided to meet the City's Regional Housing Needs Allocation (RHNA) for the period of January 1, 2006 to June 30, 2013, included as Table 37 of the Housing Element. The motion was unanimously approved.

Mark Siegler asked if it was absolutely necessary to include the Bay Area Economics report information within the Housing Element because he felt that it contained some very controversial information in regards to the 1% growth policy. He felt that this policy may not be a permanent one and that the information in the study is too heavily based on the assumption that it will be permanent. Staff replied that some of the data provided in the report related to local demographics, housing costs, housing stock conditions, and special needs groups is required by State Housing Law. Staff added that references to the 1% policy and potential housing packages under the 1% would not be included in the Housing Element, as the Housing Element will only focus on RHNA and State Law requirements. Staff agreed to provide the Committee with an email detailing the sections to be included with revised recommendations for the March 6, 2008 meeting.

Eileen Samitz made a motion to suggest to the City Council to delete the words "within city limits" at the bottom of page 43 from Action (a) of Policy HOUSING 1.6. Her concern was that if the City provided too much aid in developing student housing off-campus that the University would be less motivated to provide on-campus housing and Mark Sielger seconded the motion. Bob Traverso stated that he could only agree to the motion if the university were to design and develop housing that would then be annexed into the city so that the city could receive the benefits of the development. Eileen Samitz stated that she would not add his amendment to her motion because if the city annexed it then could not legally be maintained as student housing nor would it be kept as affordable. She stated that it is imperative that it be kept solely as student housing in order to increase the vacancy of other housing options within the city. Staff stated that no policies in the Draft Housing Element were changed, including this one, based on City Council direction regarding the update. The Committee voted and the motion failed 3 to 9, with P. Gunnell, M. Spencer, and E. Samitz voting in favor of the motion. (Jay Gerber was not present for this vote.)

Donna Lott made a motion to update the data in Policy HOUSING 1.5 on the number of students, the percentage of housing being provided by campus currently and their future projections. Staff stated that the actions reference under this policy could not be updated because they are part of the existing UC Davis-City Student Housing MOU. Kevin Wolf seconded Donna Lott's motion and offered a friendly amendment that the updated information be provided as an Appendix to the Housing Element. This amendment was accepted by the motion maker. The Committee members unanimously approved the motion, with Eileen Samitz abstaining.

After these motions the Committee provided various edits and formatting suggestions.

Lucas Frerichs made a motion to accept the second staff recommendation regarding the Bay Area Economic report and Donna Lott seconded the motion. Mark Siegler said he would abstain from the vote because he had not had ample time to read the entire Draft Housing Element and felt that he could not make a well-informed vote. Other Committee members agreed and further action on the Draft Housing Element was deferred until the March 6, 2008 meeting.

6. Review Draft Sections of Steering Committee Report to City Council.

The Committee provided staff with suggestions for changes on the Draft Report to City Council. During this meeting the Steering Committee was able to review the draft sheets for Sites 1-21. Official actions taken by the Committee were as follows:

- **Site 1 (DJUSD Headquarters):** Kevin Wolf made a motion to change the "Estimated Potential Number of Housing Units" from 44 du/ac to a range of 40-60 du/ac, Lucas Frerichs seconded the motion and it was passed by the Committee unanimously.
- **Site 3 (Grande School Site):** Luke Watkins made a motion to change the "Estimated Number of Housing Units" from 37-42 du/ac to 50-75 du/ac and Lucas Frerichs seconded the motion. Luke Watkins felt that the density level was too low originally and that they should be encouraging denser infill development. Eileen Samitz responded that they should only encourage infill development if it would not compromise the quality of living for both the people in the new development and also the surrounding area. The motion was approved by a vote of 9 to 4. Those in opposition to the motion were Maynard Skinner, Mark Spencer, Bob Traverso and Eileen Samitz.
- **Site 10 (Simmons, E. 8th Street):** Kevin Wolf made a motion to add "a portion" to the second bullet point under "Recommended Land Use and Design Considerations" to have it read "Consider **a portion** of the site for historical preservation, open space and habitat reserve..." Eileen Samitz made a counter motion to leave the point as is and add another point beneath them to include Kevin Wolf's addition. Pam Gunnell stated that the Committee could not do that because then they would be presenting to opposing views. The Committee then suggested adding "The entire site"

as a prefix to the third bullet point in “Countering Views...” to capture Eileen Samitz’s opinion. The motion was voted on and passed unanimously.

- **Site 21 (Lewis Cannery):** Bob Traverso made a motion to remove the last bullet under "Recommended Actions..." which said "Some Steering Committee members recommended that the City do an integrated plan with the Covell Village sites, not two separate plans. Other Steering Committee members disagreed with this recommendation and were concerned with the potential delay to the Lewis project" and add "**Lewis site should be planned, at a minimum with, thoughtful consideration to circulation and land use compatibility with adjacent property.**" Kristin Stoneking seconded the motion and there was much discussion. The Committee eventually decided not to vote on the motion, but agreed by consensus to the new language, as proposed. *It was agreed to discuss the possibility of a joint planning agreement at the next meeting.*

7. Written Communications.

- a. Resolution adopted by City Council on February 12, 2008 regarding the 1% growth guideline with clarifications.

8. Check-in and Preparation for Future Agendas.

There was nothing addressed in this item.

9. Adjournment.

Bob Traverso moved that the meeting be adjourned, Kevin Wolf seconded the motion and the Steering Committee unanimously approved the motion. The meeting was adjourned at 10:00 PM.