

SUMMARY MINUTES

City of Davis
General Plan/ Housing Element Update Steering Committee
Davis Joint Unified School District East Conference Room
March 6, 2008
7:00 P.M.

Committee Members: Lucas Frerichs, Pam Gunnell (left during item 9), Eileen Samitz, Mark Siegler (Vice Chair), Maynard Skinner (left during item 7), Mark Spencer, Kristin Stoneking, Bob Traverso (left during item 6), Norma Turner, Luke Watkins, Donna Lott, Kevin Wolf (Chair).

Absent: Jay Gerber, Ellen Shields.

Staff: Bob Wolcott, Danielle Foster, Jesse Henkin.

Consultant: Jeff Baird.

Public: Joe Whitcombe, Pam Neiberg, Jeanne Jones, Steve Hicks, Ken Topper, Lydia Delis-Schlosser, Natalie Yubeta, Masud Monfared, Gregg Herrington, Matt Williams, Landon Scarlett.

-
- 1. Call to Order.**
Chair Kevin Wolf called the meeting to order at approximately 7 PM.
 - 2. Approval of Agenda.**
Donna Lott made a motion to approve the agenda, Mark Siegler seconded the motion and the Steering Committee unanimously approved it.
 - 3. Approval of Summary Minutes.**
Lucas Frerichs made a motion to approve the February 21, 2008 minutes and Eileen Samitz seconded the motion. Staff presented revised minutes language related to the discussion on Site 21 under Item 6. Mark Siegler stated that he did not think that the second italicized correction correctly captured the comments made by the Steering Committee. He suggested it be re-worded to say “it was agreed to discuss the possibility of a joint planning agreement at the next meeting” and the Committee agreed by consensus to the suggested change. With that correction the Committee unanimously approved the minutes with the exception of Norma Turner who abstained due to her absence from the meeting.

4. Public Comments.

Gregg Herrington, representative of Oeste Ranch, presented a cooperation letter from the Northwest owners and provided it to staff. He stated that the owners are willing to work together and plan their sites cooperatively.

Ken Topper, from Lewis Developments, stated his support of the Committee's changes to the Site 21 summary in the February 21, 2008 minutes. Mr. Topper also stated that the Non-Residential Feasibility Analysis would soon start for Site 21.

5. Brief Presentation of Fire/ Medical Emergency Response Issues.

Rose Conroy, Fire Chief for the City of Davis provided the Steering Committee with a brief summary of the fire and medical response issues in the city and what potential new impacts housing would have on response times. The Steering Committee then had questions and discussion related to the number of medical calls vs. other emergencies and discussed the current locations of city fire stations.

6. Final Review of Draft Housing Element.

Eileen Samitz raised issue with Housing Policy 1.5 of the Draft Housing Element. She felt that the language was not strong enough in encouraging the University to build on-campus student housing. Donna Lott suggested that the wording be changed in order to make it less confusing. Kevin Wolf, with Committee support, directed staff to work with Eileen Samitz and Donna Lott on updated language for the Housing Policy, including an additional Action item for the policy and additional information in Appendix Q of the Housing Element. Review of this item was continued to the March 13, 2008 meeting.

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

The Committee provided staff with suggestions for changes on the Draft Report to Planning Commission and City Council. During this meeting the Steering Committee was able to review the draft site summary sheets for Sites 22-30. Changes agreed to by consensus of the Steering Committee are not included in these minutes and were incorporated into the draft staff report directly. Official actions taken by motions of the Committee were as follows:

Site 24- NE Corner of Mace and Cowell: Many members of the Committee raised their concerns about whether or not this site is truly suitable for housing. Members thought this site could be better suited for light industrial or commercial and several members suggested it be removed off the list altogether. Luke Watkins made a motion to eliminate this site from the list of potential housing units and Pam Gunnell seconded the motion. Staff suggested that instead of removing the site from the list the Committee suggest changing the site to mixed use and designate a new category in the General Plan for it. Mark Siegler said that he liked this idea because if they did not, the site would remain categorized as an auto center and would not be used to its full potential. Mark Siegler made a motion to designate the area for community retail with ancillary units and Donna Lott seconded the motion. All Committee members were in favor of the motion with the exception of Norma Turner.

Site 25- Nishi Property:

Mark Spencer suggested that the Committee remove this site from the list believing that they should not undermine the preferred option (Site 17). Mark Siegler also commented that traffic would be a serious issue for the site if the only access were on Olive Drive. Kevin Wolf echoed his concerns and made a motion to change the wording from “only” to “via” Olive Drive. Luke Watkins seconded the motion and added a friendly amendment that they bolster the language by stating that this option should not be considered until the site 17 option is fully evaluated. Mark Spencer made a counter-motion to remove the site completely and Eileen Samitz seconded the motion. The motion failed with only Donna Lott, Mark Spencer, Mark Siegler, Pam Gunnell and Eileen Samitz in support of the motion. They next voted on Kevin Wolf’s motion, which passed unanimously. Mark Spencer then made another motion, proposing that they move Site 25 to the bottom of the medium category and Mark Siegler seconded the motion. The motion failed with only Mark Spencer, Mark Siegler, and Eileen Samitz in favor.

Site 27- Wildhorse: Maynard Skinner informed the Committee that the neighborhood is in opposition to high density housing being built. Masud Monfared, local developer said that the neighborhood suggested that no more than 200 new units be built. Mark Siegler made a motion that the Committee make their recommendation 190 to 230 units and Kevin Wolf seconded the motion and it passed by a majority vote. Eileen Samitz opposed the motion and Maynard Skinner chose to abstain from the vote. The Committee also asked that something be written in countering views pertaining to the original agreement made to leave the area as open space.

8. Written Communications.

- a. Newspaper article of February 21, 2008 regarding the Nugget Fields site.
- b. Letter dated March 6, 2008, from Davis Waste Removal (DWR) detailing their concern of the possible residential development of Site 20- 2726 E. Fifth Street, East of “Konditorei” and potential conflicts of residential uses on this site with DWR uses of their site.

9. Check-in and Preparation for Future Agendas.

The Steering Committee agreed to continue the meeting to March 13, 2008.

10. Adjournment.

Kevin Wolf made a motion to continue the meeting to March 13, 2008 and Donna Lott seconded the motion and the Committee approved it unanimously.