

SUMMARY MINUTES

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

March 13, 2008

(Continued from the March 6, 2008 Meeting)

7:00 P.M.

Committee Members: Lucas Frerichs, Jay Gerber, Eileen Samitz, Ellen Shields, Mark Siegler (Vice Chair), Maynard Skinner (left during item 7), Mark Spencer, Norma Turner, Luke Watkins, Donna Lott, Kevin Wolf (Chair).

Absent: Pam Gunnell, Kristin Stoneking, Bob Traverso.

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

Consultant: Jeff Baird.

Public: Charlotte Sobeck, Lydia Delis-Schlosser, Robert Chason, Janice Graham-Welsh, Joe Whitcombe, Ken Topper, John Tallman, Randy Yackzan, Steve Hicks, Matt Williams, Landon Scarlett, Jeanne Jones.

1. Call to Order.

At approximately 7:05 P.M. Chair Kevin Wolf called for the continuation of the meeting that began on March 6, 2008.

2. Approval of Agenda.

The meeting was a continuation of the March 6, 2008 meeting.

3. Approval of Summary Minutes.

No minutes to be reviewed.

4. Public Comment.

Robert Chason, with the UC Davis Medical Center, implored the Committee to consider the need for a variety of types of senior housing with medical services in the near future.

Janice Graham-Walsh, a retired nurse who currently works with older adults, said that her clients have expressed interest in the Covell Village site.

Charlotte Sobeck, a Davis resident, reiterated the need for senior housing and stated that many seniors currently occupying single family residences would move out if there were more affordable senior options available. She stated support for Site 32, the Covell Village site.

Ken Topper of Lewis Planned Communities stated his proposed new language for Letter D of the Special Site Strategies Recommendations of the draft Steering Committee report entitled, "Coordinate the planning of Lewis Cannery and Covell Village sites." He explained that his recommended language was consistent with the Committee's action regarding the summary sheet for Site 21- Lewis Cannery in the draft report.

Matt Williams asked that he be able to present his suggestions for the specific site strategies during the Item 7. The Committee agreed to allow for public comment during that item, when discussed.

5. Final Review of Draft Housing Element.

The Steering Committee provided final comments and corrections on the Draft Housing Element to staff and reviewed the changes as recommended by staff, with input and preparation assistance from Eileen Samitz and Donna Lott. Staff recommendation, with Committee changes, was unanimously approved. The changes and updated materials will be incorporated into the final Draft Housing Element for the City Council review.

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

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 31- Covell Village Site (South half only, developed with Lewis Site): Eileen Samitz made a motion to remove this site from the list of potential housing sites and Norma Turner seconded the motion. They felt that it was not feasible to split the parcels of two different developers in half. Also this planning option would link the two sites, making the combined project subject to a Measure J vote. Kevin Wolf made a motion to discuss the site further after discussion of Site 32. This motion was seconded by Donna Lott and the motion failed by a 5 to 6 vote. After much discussion, the original motion to remove Site 31 passed by a 9 to 3 vote, with Kevin Wolf, Jay Gerber and Maynard Skinner in opposition.

Site 32- Covell Village: Luke Watkins made a motion to designate density with a range of 750-1150 units and Lucas Frerichs seconded the motion. The two stated that they believed the higher density could accommodate the potential senior care facility or other types of additional housing on the site to serve the community. The motion passed 8 to 2, with Eileen Samitz and Mark Spencer in opposition. Jay Gerber was absent from this vote.

Site List: Category Headings

Mark Spencer provided Staff and the Committee with new proposed heading names for the headings in the draft report. Staff provided a handout with four options to the Committee and the Committee voted on which they thought was most appropriate. Lucas Frerichs made a motion that they accept the column entitled "Heading in the draft report" as originally proposed by staff. Donna Lott seconded the motion and added a friendly amendment that green light, yellow light and red light be entered into the category titles. The amendment was accepted by Lucas Frerichs.

Mark Siegler made a substitute motion, seconded by Mark Spencer that the headings column entitled, "Revised heading change suggested by staff after Mark's suggestions" be used, with revisions, for the columns to read as follows:

- Primary Sites (Currently Planned and Zoned Sites)
- Secondary Sites – To Be Considered for Housing (aka "Green Light")
- Alternate Sites – To Be Considered Only If Needed Prior to 2013 (aka "Yellow Light")
- Sites Not Needed Prior to 2013 – Tabled Indefinitely (aka "Red Light")

This motion passed 6 to 5, with Eileen Samitz, Mark Siegler, Ellen Shields, Mark Spencer, Norma Turner, and Kevin Wolf voting in favor of the motion.

Special Site Strategies Recommendations:

Mark Siegler made a motion to change Recommendation #2A to read that the City should "Re-examine the Little League Fields Site, Fire Department Head Quarters and the Location of Other Fire Stations." Norma Turner seconded this motion and it was unanimously supported. The Committee asked Mark Siegler to draft other language for the issue, strategy, and rationale as needed to incorporate this change.

Mark Siegler proposed that extra language be added to Recommendation #2B into the heading stating that the Steering Committee also considered making the School District Headquarters an extension of Central Park. Other members thought that the site would be better suited as housing, as the top ranked housing site, and that having the extension jump Fifth Street was not a viable option. Donna Lott felt that both the Civic Center Fields Site and School District Site would be better as housing and made a recommendation to remove B as a special site strategies recommendation. Lucas Frerichs seconded the motion. Mark Sielger made a substitute motion that B remain as is but add "with the possibility of extending Central Park onto the School District Headquarters Site." The substitute motion failed by a 4 to 6 vote with Eileen Samitz, Mark Siegler, Mark Spencer, and Norma Turner voting in support. Donna Lott's original motion passed 6-3-1 with Eileen Samitz, Mark Siegler, and Jay Gerber voting against it and Norma Turner abstaining. Maynard Skinner had left prior to this vote.

Recommendation 2D was replaced with the language submitted by Ken Topper, consistent with the site summary sheet for Site 21. This was moved by Eileen Samitz, seconded by Mark Siegler, and agreed to by consensus.

Lucas Frerichs moved and Luke Watkins seconded accepting Recommendation #6 as written by staff. Mark Spencer made a counter motion that Measure J language be incorporated into the recommendation, Eileen Samitz seconded the motion. The counter motion was withdrawn and the Committee agreed that the motion maker could make his motion (if necessary) once the final draft report was released for the next meeting. The original motion passed unanimously.

Lucas Frerichs made a motion to accept Recommendation #7- Work Proactively with SACOG in advance of the Next Housing Element and Ellen Shields seconded the motion. Eileen Samitz made a counter motion to remove this recommendation due to language that SACOG may mandate more growth than is acceptable to the citizens of Davis, and Norma Turner seconded the motion. The counter motion failed with Eileen Samitz, Mark Siegler and Norma Turner voting to approve it. The initial motion passed with Eileen Samitz, Mark Siegler and Norma Turner voting in opposition.

Mark Spencer made a motion that the Steering Committee add a recommendation #8 as follows:

Support the Open Space Commission's Study of an Urban-Agricultural Transition Area (UATA) Community Urban Farms Concept.

Strategy: Support the Open Space Commission's study of an UATA Community Urban Farms Concept, fostering small farms, organic/urban-friendly farm operations with limited ag processing/agricultural "value added" ventures, adjacent to the City. The study would focus on the advisability of providing (clustering) ag housing for small farmers on the periphery as a project component for future peripheral development proposals.

Rationale: The City's ag preservation policies have primarily focused on easement acquisition strategies. Concerns about the viability of local agricultural infrastructure and the viability of small farming operations have not been as comprehensively addressed, and yet they are very important to securing the agricultural future of the land surrounding Davis. Farmers need a place to live that is close to their fields, and the City could benefit from adjacent small organic farm operations that are likely to be less disruptive to adjacent neighborhoods than larger operations.

The Steering Committee unanimously approved the additional recommendation.

Eileen Samitz made recommendations to the Steering Committee for the addition of a Recommendation #9 and #10, related to UC Davis's provision of on-campus student housing, for the Steering Committee staff report.

The recommendations were as follows:

Recommendation #9:

The City should engage in discussions with UC Davis that result in either an updated MOU or an alternative agreement that:

- Ensures UC Davis' provision of on-campus student housing for at least 38% (i.e. UC system wide planned average) of its total student population; and
- Makes all efforts to provide the UC system wide goal of 42% student housing. The housing should consist primarily of core-campus, high-density student apartments that are able to accommodate individual and family student-households for the average term of the student population at UC Davis.

Recommendation #10:

The City should amend the language under Section 2C of the Resolution No. 08-019 adopted by the City Council on February 12, 2008 (related to an annual growth guideline and cap) to encourage UCD to increase student housing as shown below:

2. The City Council hereby directs staff to:

- c. Prepare a joint housing strategy, Memorandum of Understanding, or similar document in cooperation with UCD. Encourage UCD to increase the planned on-campus student housing to meet the UC system wide planned average of 38% of enrollment at a minimum.

The Steering Committee accepted both recommendations as written, for final review with the updated draft report.

8. Written Communications.

- a. "Suggested Site Specific Strategy language for the planning of the F-1 Lewis Cannery Site." March 13, 2008.

9. Check-in and Preparation for Future Agendas.

Final meeting scheduled for March 20, 2008.

10. Adjournment.

Lucas Frerichs made a motion to adjourn the meeting, Kevin Wolf seconded the motion and the meeting was adjourned at approximately 11 P.M.