

SUMMARY MINUTES

City of Davis
General Plan/ Housing Element Update Steering Committee
Davis Joint Unified School District East Conference Room
January 10, 2008
7:00 P.M.

Committee Members: Lucas Frerichs, Jay Gerber (entered at item 5), Eileen Samitz, Ellen Shields, Mark Siegler (Vice Chair), Maynard Skinner, Mark Spencer, Norma Turner, Bob Traverso (entered at item 3), Luke Watkins, Donna Lott, Kristin Stoneking (entered at item 4), Kevin Wolf (Chair).

Absent: Pam Gunnell, Mike Harrington.

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

Consultant: Jeff Baird.

Public: Lydia Delis-Schlosser, Steve Hicks, Gregg Herrington, Landon Scarlett, Matt Williams, Jeanne Jones, Ken Topper, Walter Whitman, Wanda Whitman, Masud Monfared, Cecilia Escamilla-Greenwald.

1. Call to Order.

Chair Kevin Wolf called the meeting to order at 7:04 p.m.

2. Approval of Agenda.

Maynard Skinner moved that the agenda be approved and Donna Lott seconded his motion. Kevin Wolf asked that the Committee remove item 11 - Check-in and Preparation for Future Agendas, and consider it on a future agenda, the rest of the Committee agreed and they unanimously approved the agenda.

3. Approval of Summary Minutes.

For this agenda item the Committee had both the November 29, 2007 and December 10, 2007 minutes to review. Lucas Frerichs moved that the November 29, 2007 minutes be approved and Luke Watkins seconded the motion. Eileen Samitz noted that there was an error in the November 29, 2007 minutes under Item 6 and she requested an amendment be made to the minutes. The Committee unanimously approved the November 29, 2007 minutes with the correction. Donna Lott and Norma Turner abstained from voting due to their absence from the meeting. Maynard Skinner moved approval of the December 10,

2007 minutes, seconded by Kevin Wolf. The Committee unanimously approved the December 10, 2007 minutes with abstentions from Lucas Frerichs, Jay Gerber, Ellen Shields and Kristin Stoneking who were absent from the meeting.

4. Public Comment.

Wanda and Walter Winton asked the Committee to consider development of more senior housing in Davis because the city's current senior living facilities do not offer a variety of housing types nor are they affordable to seniors at all income brackets.

Ken Topper, Director of Community Development for Lewis Planned Communities, gave the Steering Committee an update on their current plan for the proposed Cannery Park development which was submitted to city staff in December. He briefly discussed a reorganization of the proposed land uses with additional business park/ office area and open space area for the multi-use drainage and detention system. He also clarified that the revised plan includes no change to the total residential units (610) or the residential density range (8.5-22 du/ac) from the previous proposal.

Jeanne Jones, representative of the Davis Chamber of Commerce, stated that she had read the staff report update to the City Council. She requested that staff include information on future site lists regarding a site's projected provision of workforce/middle income housing. Ms. Jones also questioned the feasibility of some sites that ranked high on the potential housing sites list and asked if there would be a "reality check" on their likelihood for development.

5. Summary of Housing Needs Report.

A representative from Bay Area Economics presented an overview of the "Housing Needs Assessment and Background Report" that was prepared as part of the city's Housing Element Update. Some key areas of information within the report that were presented include:

- City Demographic, Employment, & Housing Characteristics- characteristics were compared from 2000 to 2006 and between the City and its surrounding region
- Housing Affordability Analysis- rental vs. ownership affordability and based on varying household incomes in Davis
- Key Special Needs Findings- special needs groups represented in Davis and demand for preferred types of housing
- Sample One-Percent Growth Packages- housing types and tenures to address local housing needs

6. Preliminary List of Sites to Count Toward Regional Housing Needs Allocation (RHNA) in Housing Element.

For this item the Steering Committee reviewed the most recent draft list of sites that staff had prepared to fulfill the city's requirement.

7. Refinement of Initial Overall Site Rankings.

The Steering Committee discussed whether or not developer proposals should influence their decision on how the Committee chooses to rank potential housing sites. They came to the conclusion that they should continue to rank them without the consideration of developer proposals. There was agreement that sites be ranked on the Committee's compiled site ranking list based on the mean of the Committee's voting results. The Committee also discussed the written request from the North Davis Land Company that the Committee combine the two ranked options for the Covell site. The Committee agreed by consensus not to combine the two Covell project types in the ranking list.

8. Confirm Approach and Techniques for Community Workshop #2.

Jeff Baird presented the layout for Workshop #2, discussed each of the proposed workshop stations, and provided examples of the types of maps and visual displays that would be posted. The Steering Committee had several other suggestions for the layout and design of the workshop that included:

- Providing for the public a list of the sites needed for RHNA and an overview/explanation of the RHNA requirement.
- Providing local photographic examples of different housing density types.
- Adding a station with examples of alternative types of housing, and/or an alternative means of getting the public to consider housing types and trade-offs.

Mark Siegler made a motion to include an area at the workshop where the public could give their opinion on the General Plan's current growth guidelines. He suggested that they ask the question in a survey format giving them specific options to choose as follows: During planning guidelines through 2013 should the city develop only as much as RHNA mandates, between RHNA and 1%, at 1%, or more than 1%? Norma Turner seconds the motion and Donna Lott makes a friendly amendment to not only give them the options of RHNA and the 1% growth guidelines but also what the number of units would be for each choice. Kevin Wolf argued that they could not do this because the members of the public attending this workshop would not be a representative sample of the total population. Luke Watkins added that this was not the purpose of the workshop and that asking this question would make the workshop too politicized. With that the Committee voted on the motion. Those who voted in favor were Eileen Samitz, Mark Siegler, Mark Spencer, and Norma Turner. Those who opposed the motion were Jay Gerber, Ellen Shields, Kristin Stoneking, Kevin Wolf, Luke Watkins, Bob Traverso and Donna Lott, Maynard Skinner. Lucas Frerichs chose to abstain from the vote. With a four to eight vote, the motion failed.

The Steering Committee also discussed the value of displaying the flood maps to the public. Staff explained that they did not have the most up-to-date map and that it may be inaccurate. After much deliberation the Committee asked staff to compile the best information available (if possible) and display it at the workshop, avoiding inaccurate information being posted.

9. Special Strategy Ideas.

Due to the lack of time that the Steering Committee chose to move this item from their agenda and to discuss it a later meeting.

10. Written Communications.

- a. Updated schedule with list of tasks.
- b. Letter dated December 20, 2007 from North Davis Land Company with request to combine Option H1-A (to top of Cannery site, 800 units) and Option H1-B (adjacent to south of Lewis site, joint planning, 400 units) and the description to read: "H1, Covell Site, Joint Planning With the Lewis Site, Development to the Top of Lewis Site With 400 to 800 Units."
- c. 2007 Davis Apartment Vacancy and Rental Rate Survey, UC Davis Student Housing.
- d. Letter dated January 5, 2008 from Bob Traverso discussing whether to have a land use or a developer proposal approach to site evaluation.
- e. Memo dated January 10, 2008 from Lewis Planned Communities addressing current status of F-1 Site Lewis Cannery Park.

11. Check in and Preparation for Future Agendas.

Kevin Wolf asked that the Committee use the first part of the next meeting to strategize how they will move through the rest of the Committee meetings and process in finalizing the Committee's recommendation. He also asked that staff provide an updated and more detailed schedule that would show what remaining tasks they have yet to complete. Jeff Baird replied that due to the large amount of time and effort needed to compile workshop data, staff could not be ready with that information by the next meeting. Jeff did agree that staff would create a more comprehensive outline for a future meeting. Bob Traverso informed the Committee that he would be on vacation from January 16, 2008 to February 10, 2008, and would not be attending the Workshop or meetings until after February 10th.

12. Adjournment.

Mark Spencer made a motion to adjourn the meeting, Lucas Frerichs seconded the motion and the Committee unanimously approved the adjournment of the meeting at approximately 10 p.m.