

Minutes of ONDNA Meeting of January 4, 2024

Meeting convened at 6:30 p.m. via Zoom

Board Members Present: Dave DeYoung, Angela Willson, Karen Gellen, Marnelle Gleason, Gerrit Mulholland, Melody Boyer

Unable to Attend: Elma Gardner

Others Present: Jenny Figueroa, Lou Fox

Review and Approval of Agenda: Dave DeYoung made the motion to add an agenda item; motion seconded. Agenda was unanimously approved.

Minutes: Minutes of ONDNA meeting of December 7, 2023 unanimously approved.

Treasurer's Report: No change since the last meeting.

Police Department Community Advisory Board: Angela Willson made the inquiry regarding how often we can expect the parking officer to monitor our neighborhood parking areas. She was told there are only two people responsible for monitoring illegal parking for the entire city. Supposedly state and federal parameters for issuing tickets are limiting. Many parking violations are not being cited due to the amount of required paperwork that now must be filed.

Angela also noted that a new speed sign (25mph) has been installed between 520 and 526 B street.

Dave DeYoung noted that Ryan Chapman, the city's traffic engineer, will be attending our February meeting and we could discuss with him our specific traffic and parking concerns.

Neighborhood Projects:

- City proposal to update general plan and Housing Element, including changing density of DJUSD property

Dave noted there has not been much movement since the city council meeting regarding the school district property. At the last council meeting, the decision was made the property should be designated as medium-high density. The Housing Element is being reviewed by the state.

Subcommittee Report on Revising OND Parking District:

Gerrit reported that the subcommittee took a survey of the number of habitable units in OND by walking our neighborhood. They counted approximately 220 units in OND and 180 "N" parking spots. Therefore, there is a deficit of 40 "N" spots for our parking district. Gerrit said the unknown was how the city counts habitable units; the ordinance states that a single-family dwelling and/or duplex is eligible for being designated an "N" parking spot.

The subcommittee will take our concerns to the city to discuss what our perceived deficits are for the OND parking district. It was noted there are several "N" spots on G street between 5th and 6th streets. The subcommittee believes that G street and Sweetbriar should be considered differently.

Discussion:

There are concerns about structures that may not have addresses for various reasons, such as backyard ADUs. Emergency services, if needed, may have problems locating these structures.

A suggestion was made that many people may not be aware of the OND neighborhood and perhaps an Op-ed in the Davis Enterprise would be helpful. A member asked if the city had copies of the book on OND, written by former resident John Lofland. There was more discussion about the uniqueness of OND, its history and the people who live in our neighborhood.

Another part of this discussion focused on the housing needs of Davis. Vacancy rates right now are moderately high. It appears that many students are opting to use the new housing being provided by UCD. Members agreed that moving into a brand-new housing unit would be more appealing than renting an older and sometimes outdated unit.

A question was raised about having an exclusive parking district for OND. Dave stated that the city prefers to have accessibility for residents who live outside OND for events occurring in Central Park and downtown Davis. Dave mentioned that all these issues will be discussed with Ryan Chapman.

Developing Sense of Pride/Community in OND:

The subcommittee has met twice and developed two areas of focus: the general condition of peoples' properties and the condition of our alleys.

Donna Neville, our District 3 representative to the city council, and the subcommittee walked the neighborhood and looked at alley conditions, especially taking note of whether the alleys provided access to emergency vehicles. Also noticed was the number of ADUs facing alleys that have no address numbers. Many alleys need clean up. One option to address this issue was to have a group effort of OND residents for alley clean-up. The question was raised about who is responsible for alley upkeep. Homeowners are responsible for any overgrowth of landscaping infringing on alley access. Another question posed is whether code enforcement can be employed more as a tool to get homeowners to clean up their sections of the alley, considering sighted accumulations of trash, discarded household items, etc.

Angela mentioned that she will follow up on her idea about a community garden in the area behind the Lyda Williams Memorial Garden on E street. She needs to check with the residents on both sides of the property whether they would have any objections.

Additional Agenda Item:

Dave received an email from a staff member with the city planning department about a proposed ADU at 522 F street. The plan is to replace the existing garage and add a second story ADU. The proposal submitted complies with the state's ADU laws for height and setback, but the staff member has solicited ONDNA's input regarding the design, especially the flat roof.

Discussion:

Mention was made that the sheer face design was not appealing and there should be some architectural interest. Another comment was that the ADU design have more continuity with the design of the main house.

Discussion-continued:

It was suggested that the design of the ADU follow the guidelines of the main house design. There were concerns that visually it appeared as a box on top of a box. Also, there is a possibility the flat roof does not comply with the roof not having any slope. In addition, there was a question about how many parking spots will be designated for the house and the new ADU.

Dave will bring the concerns of ONDNA to the city planning staff member.

Revise OND Facebook page and website:

Jenny Figueroa stated that Stephanie Dukes has been working on redesigning both the Facebook page and the website.

Discussion:

There was a question about using the program WordPress to build the website and Facebook page. Stephanie will reach out to Angela and Dave to discuss the type and style of both these sites. Mention was made that Old East Davis has a website that also works on a mobile device.

Discussion was resumed about the importance of writing an Op-ed to make people in Davis aware of our neighborhood and the unique history of our houses and people. Especially important would be to write about the challenges OND faces because of its location to downtown and central Davis. Also, it was suggested to mention the new infill projects and the impact of such projects on our neighborhood.

Pending Items:

Tabled until the next meeting and when time allows.

Meeting adjourned at 7:53 p.m.

Next meeting is February 1, 2024.

Minutes submitted by Melody Boyer, Secretary.