

MINUTES OF THE DAVIS CITY COUNCIL
Meeting of January 13, 2015

The City Council of the City of Davis met in regular session beginning at 5:30 p.m. in the Community Chambers, 23 Russell Boulevard, Davis, California. The meeting was called to order by Mayor Dan Wolk.

Roll Call:

Councilmembers Present: Robb Davis, Lucas Frerichs, Brett Lee, Rochelle Swanson, Dan Wolk

Councilmembers Absent: None

Other Officers Present: City Manager Dirk Brazil, City Attorney Harriet Steiner, City Clerk Zoe Mirabile

Closed Session City Council convened a closed Session pursuant to Government Code §54954.5 to discuss the following: Conference with Labor Negotiators: Agency Designated Representatives: City Manager Dirk Brazil; Assistant City Manager/Administrative Services Director Yvonne Quiring; City Attorney Stacey Sheston; Human Resources Administrator Melissa Chaney
Employee Groups/Organizations (under discussion): Davis City Employees Association; Davis Police Officers Association; Department Heads; Executive and General Management; Firefighters Local 3494; Fire Management; Police Management; Program, Administrative and Support Employees Association

City Council returned to open session at 6:47 p.m. with no reportable action.

Approval of Agenda D. Brazil: Consent calendar item Amendment to PG&E Rebate Program has been removed from the agenda. Staff will return with item at later date.

L. Frerichs moved, seconded by R. Swanson, to approve the agenda as amended. Motion passed unanimously.

City Manager Brief Announcements/Communications D. Brazil: Martin Luther King Jr Celebration will be held January 19 at the Varsity Theatre.

Public Comments

- Rich Rifkin: Allege violation of Brown Act by Human Relations Commission relating to an opinion letter published in the Davis Enterprise. Request investigation
- David Greenwald: Human Relations Commission member. Co-

Chairs discussed/drafted an opinion letter and presented to commission to discuss. Commission decided to publish letter with a few revisions. Staff conferred with City Attorney; no Brown Act violation occurred.

- Matt Yancy, Davis Chamber of Commerce: Open House for Jump Start Davis will be held January 14 and Start monthly networking event on January 21—network of professionals, students, entrepreneurs and business owners focused on local economic initiatives, creating co-working space, hosting monthly startup networking events. On January 17, TEDxUCDavis Salon Event will showcase Davis startups.
- Susan Ranier: Read comments from Nancy Price—development projects should be truly innovative and include advanced technology and sustainable design. Susan—Green innovation economy grows when projects raise the bar.

Consent Calendar Amended Financial and Accounting Services Agreement between the City of Davis and the Woodland-Davis Clean Water Agency
Approved Resolution No. 15-001 - Authorizing the City Manager to Execute the Amended Agreement for Financial and Accounting Services and Office Space Use

Amendment to On-Call Professional Services Agreement with Mark Thomas & Company for the Assessment and Design of the Northstar Park Observation Deck, CIP
Approved Resolution No. 15-002 - Authorizing the City Manager to Execute Task Order No. 5 to Agreement with Mark Thomas & Company for the Northstar Park Observation Deck, in the amount of \$58,000

Purchase of Hydro-Excavation Truck Utilizing the National Joint Powers Alliance (NJPA) Contract
Approved Resolution No. 15-003 - Approving the Purchase of One New Three Axle, Hydro-Excavation Truck Utilizing the NJPA Contract #022014-GRD
Approved Budget Adjustment #75 (\$428,879) – transferring funds from contingency to appropriate operating program

California Air Resources Board Off-Road Diesel Vehicle Regulation/Air Quality Management District's Clean Air Funds Program; Purchase of Tractor Loader Utilizing the California Municipal Award Schedule (CMAS) Contract #4-08-23-0022A
Approved Resolution No. 15-004 - Approving the Purchase of a 2014 John Deere 210K Tractor Loader from Papé Machinery and the Acceptance of the Yolo-Solano Air Quality Management District Clean Air Funds Grant for Fiscal Year 2014/2015
Approved Budget Adjustment #76 (\$12,250) - Appropriating grant funds

Bicycling, Transportation and Street Safety Commission Minutes from the Meetings of November 13 and December 11, 2014
Informational

R. Swanson moved, seconded by B. Lee, to approve the consent calendar as listed above. Motion passed unanimously.

Council Subcommittee on Commissions:

The following individuals introduced themselves as commission applicants:

Finance and Budget Commission: Matt Williams

Appointment to the Finance & Budget, Open Space & Habitat, and Senior Citizens Commissions

Open Space & Habitat Commission: Jason Bone

Council voted to appoint applicants through use of a grid system:

Finance & Budget Commission - 4 Vacancies								
1 Alternate & 3 Regular (9/30/18)								
Commission Applicants		RD	LF	BL	RS	DW	TOTAL	APPOINT
Miller	Jeff	X	X	X	X	X	5	Regular
Zhu	Jack		X	X		X	3	Alternate
Boone	Jeffrey	X			X		2	
Granda	Sara						0	
Parrella	Daniel						0	
Rios Jr.	Luis	X					1	
Williams	Matthew	X	X	X	X	X	5	Regular
Wood	Bill		X	X	X	X	4	Regular

Open Space & Habitat Commission - 4 Vacancies								
1 Alternate & 3 Regular (9/30/18)								
Commission Applicants		RD	LF	BL	RS	DW	TOTAL	APPOINT
Aptekar	Rachel	X	X	X	X	X	5	Runoff
Hoshovsky	Marc	X	X	X	X	X	5	
Rossier	Colleen	X	X	X	X	X	5	
Bone	Jason	X	X	X	X	X	5	
Sweha	Leanna						0	

OSCH Runoff vote: R. Davis moved, seconded by L. Frerichs to appoint Jason Bone as the alternate member and Rachel Aptekar, March Hoshovsky and Colleen Rossier as regular members. Motion passed unanimously.

Senior Citizens Commission - 4 Vacancies								
1 Alternate & 3 Regular (9/30/18)								
Commission Applicants		RD	LF	BL	RS	DW	TOTAL	APPOINT
Mendez	Evelyn	X	X	X	X	X	5	Runoff
Powers	Tom	X	X	X	X	X	5	
Quinn	Patricia	X	X	X	X	X	5	
Patterson	Todd						0	
Martinez	Joan	X	X	X	X	X	5	Runoff
Wallace	Gail						0	

SCC Runoff vote: B. Lee moved, seconded by L. Frerichs to appoint Joan Martinez as the alternate member and Evelyn Mendez, Tom Powers and Patricia Quinn as regular members. Motion passed unanimously.

Public Hearing:
Affordable Housing Ordinance Revisions

Housing & Human Services Superintendent Danielle Foster: Initial phase of amendments to ordinance based on direction from Council. Further amendments will return at a later date.
Mayor Wolk opened the public hearing.

Darryl Rutherford, Sacramento Housing Alliance: Affordable housing is a regional issue. Strong progressive Housing Element that includes an Affordable Housing Ordinance is beneficial. Offered to work with staff on further amendments to ordinance.

Alyssa Meyer, Legal Services of Northern California: Supports proposed revisions related to inclusionary housing. Agrees that Accessory Dwelling Units are needed housing types, but should not be used as provision of affordable housing.

Mayor Wolk closed the public hearing.

R. Davis moved, seconded by L. Frerichs, as follows:

1. Introduce Ordinance Amending Davis Municipal Code Article 18.05 to Remove Option to Provide Unrestricted Accessory Dwelling Units as Affordable Housing and to Allow for Option of Purchase of Existing Units to Meet Affordable Housing Requirements
2. Direct staff to begin continued conversations with housing experts as well as potentially university on issue of student housing

R. Swanson proposed a friendly amendment that the Ordinance become effective June 1, 2015. Accepted by mover and second.

Motion passed by the following vote:

AYES: Frerichs, Krovoza, Swanson, Wolk

NOES: Lee

City Council recessed at 7:56 p.m. and reconvened at 8:08 p.m.

Public Hearing:
Appeal of Staff
Determination
Regarding Park-
ing for Profes-
sional Office Use
at 717 7th Street:
Planning Applica-
tion #14-64, Ap-
peal #3-14

Planner Cathy Camacho: Presented brief summary of project.

Mayor Wolk opened the public hearing, and after no comments, closed the public hearing.

R. Davis moved, seconded by L. Frerichs, to deny the appeal application on the grounds that staff did not make an error in determining that the on-site parking requirements for the conditionally permitted professional office use at 717 7th Street have been met as enumerated in the staff report, in that: a) an accessible parking space is not required; and b) the number and location of required parking spaces are in conformance with the zoning. Motion passed unanimously.

Public Hearing:
216 W. 8th Street/
Merge and Re-
Subdivide Two
Existing Lots

Mayor Wolk opened and continued to January 20, 2015 the public hearing for the following: 216 W. 8th Street / Merge and Re-Subdivide Two Existing Lots, Demolition of Existing Single-Family Dwelling and Construction of New Single-Family Dwellings on Two Reconfigured Lots: Planning Application #14-14.

City-University
Mixed-Use Inno-
vation District –
Nishi Gateway
Public Outreach
and Sustainability
Efforts

Community Development Administrator Katherine Hess: Summarized project including Environmental Impact Report alternatives and next steps.

Bob Segar, Assistant Vice Chancellor for Campus Planning UCD: Align goals of City and University and meet objectives related to housing, economic development, and research opportunities. Studying multiple scenarios for development on campus during growth plan process, scheduled to begin in spring.

Don Saylor, Yolo County Supervisor: County involved in discussions for 3+ years. Interested in establishing common purpose for city, county, UCD and community at large.

Public Comments:

- Alan Hirsch: Consider reducing floor area ratio and commercial parking provisions to reduce carbon footprint, suggest mitigation by requiring developer to fund alternative transportation projects.
- Stewart Savage, Davis Downtown: Support project, will foster environment of innovation. Opportunities for economic growth.
- Matt Yancy, Chamber of Commerce: Support staff recommendation, specifically project and EIR alternatives; tremendous economic poten-

tial.

- David Fehy: Oppose project as planned at this time. Should wait until after improvements to I-80 overcrossing on Richards.
- Rodney Robinson: Only 6 acres dedicated to research and development, total surface parking 13+ acres. Almost 1/3 of parcel taken up with parking along with roadway surfaces. Would like to see on-site sewage treatment. CUP should be minimum for occupation of buildings.

R. Swanson: Continue innovation park subcommittee (Davis/Swanson) to discuss Nishi?

Community Development Director Mike Webb: Suggest Council subcommittee of Davis/Swanson continue to discuss tax sharing agreements and other common issues for all projects. Staff will draft scope and return to Council.

L. Frerichs moved, seconded by R. Davis seconded, as follows:

1. Approve Resolution 15-005 - Approving the Project Description, Project Objectives, and EIR Alternatives for the Purpose of Initiating the Environmental Impact Report for the Nishi Gateway Project
2. Direct staff to schedule periodic updates for Council to provide progress reports concurrent with those for the Innovation Center applications

Motion passed unanimously.

City Council recessed at 9:31 p.m. and reconvened at 9:39 p.m.

Downtown Parking Management Plan: Phase 1 Status Update

Transportation Planner Brian Abbanat: Provided overview of phase 1 implementation of Downtown Parking Management Plan.

Budget Manager Kelly Fletcher: Ongoing costs of project are processing citations, annual hardware and service maintenance agreements, built in future replacement costs.

Public Comments:

- Stewart Savage, Davis Downtown: Parking downtown continues to be a problem for businesses. Proposed improvements include more aggressive timeline for restricting deliveries and elimination of on-street green waste. Suggest expanding x-permit eligible parking for employees.
- Doby Fleeman: Need to ensure accessible supply of free parking. Consider in-lieu fee concept and/or short term inter-fund loan to purchase necessary parking enforcement equipment.
- Matt Williams: Should consider increasing fines above regional average and testing out high tech parking meters.
- Alan Hirsch: Unitrans should be included in traffic demand conversation.

R. Davis moved, seconded by B. Lee, to direct staff to return to Council with a plan for a pilot project to test paid parking on a limited one block segment, to include a provision that revenue will be utilized to address downtown parking. Motion failed by the following vote:

AYES: Davis, Lee

NOES: Frerichs, Swanson, Wolk

City Council
Brief Communi-
cations

R. Davis:

- Request from Water Resources Association for city to support WRA & Farm Bureau as the designated lead agency for groundwater sustainability agency development. Will provide proposed resolution to City Manager.
- Attended City-County 2x2 meeting, discussed possible shared governance and JPA structures.
 - D. Brazil: Discussion in progress amongst City Managers in the County.
- Attended Yolo County Housing meeting, received presentation on Bridge to Housing program in West Sacramento
- Attended life sciences angel investment group meeting. Community and regional energy around developing local funding.

D. Wolk: Press conference to be held January 14 at City Hall related to the Georgetown Energy Prize. Also will be providing welcome at UCD Mars Symposium.

Long Range Cal-
endar

D. Brazil: Solid Waste Agreement moved to February 17. Yolo Broadband moved to March 3.

B. Lee: Consider combining ceremonial activities to one meeting in February, instead of two.

B. Lee: Request agendaize discussion of innovation park development proposal timelines. Would like to discuss full range of possibilities. R. Davis and L. Frerichs support.

Dirk: Staff can come back with an item discussing potential to combine timelines for processing the proposals as well as holding the elections.

B. Lee: Consider scheduling several joint meetings with commission on one date.

H. Steiner: Staff can bring item back or send information to Council related to previous Council direction and subsequent staff efforts.

L. Frerichs: Consider scheduling on an on-call Council meeting date or 5th Tuesday.

H. Steiner: AB1234 ethics training will include update on new FPPC regulations related to conflict of interests, real property, investments, gifts,

travel, and behested contributions. Consider scheduling either a 2-hour block on an on-call Council meeting date or 5th Tuesday.
R. Davis and R. Swanson: prefer on call night.

Adjournment Meeting was adjourned at 10:57 p.m.

Zoe S. Mirabile
City Clerk