

MINUTES OF THE DAVIS CITY COUNCIL
Meeting of January 20, 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:

1. 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

2. Conference with Legal Counsel: Anticipated Litigation: Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (1 case)

City Council returned to open session at 6:36 p.m. with no reportable action.

Approval of Agenda R. Swanson moved, seconded by L. Frerichs, to approve the agenda. Motion passed unanimously.

City Manager Announcements/ Communications D. Brazil: B Street parking facilitated discussion on January 27 at Veterans Memorial Center.

Environmental Recognition award nominations due by February 13, 2015.

Public Comments

- Rodney Robinson: Suggest the Mayor's State of the City presentation to the Chamber of Commerce be presented to the community at large.
- Larry Kieny: Retired city employee; request investigation of alleged violation of the Personnel Rules.

Consent Calendar	<p>Extension of Time to Record Subdivision Maps and Subdivision Agreements for The Cannery Phase 1 Small Lot Final Maps <u>Approved Resolution No. 15-006</u> - Approving First Extension of Time for Performance of Certain Acts Required by Resolution No. 14-162, Series 2014, which Approved the Small Lot Final Maps for the Cannery, Subdivision Map Nos. 5052, 5053, 5054, 5055, 5056, and 5057</p> <p>Second Reading: 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 <u>Adopt Ordinance No. 2443 (Introduced 01/13/2015)</u></p> <p><u>Proclamation Recognizing 2015 as the Year of Justice in Davis Approved</u></p> <p>R. Swanson moved, seconded by B. Lee, to approve the consent calendar as listed above. Motion passed unanimously.</p>
Removed from Consent Calendar:	<p>Item removed by B. Lee.</p> <p>Public comment: Sid England, UCD: Thank city staff for their efforts. Agreements will be signed and official by spring.</p>
Surface Water Delivery and Pipeline Agreements with UC Davis	<p>L. Frerichs moved, seconded by R. Swanson, to approve <u>Resolution No. 15-007</u> - Approving a Master Water Supply Pipeline Agreement, Durable Encroachment Agreement, and Work Agreement for University Pipeline between the City and the Regents of the University of California. Motion passed unanimously.</p>
Continued Public Hearing: 216 W. 8th Street / Demolition of Existing Single-Family Dwelling; Merger and Re-Subdivision of Two Existing Lots; Construction of a New Single-Family Dwelling on Each Lot: Planning Application #14-14	<p>Planner Cathy Camacho: Summarize project proposal; consistent with residential neighborhood. Planning Commission recommended Council approve project. Correction to Condition of Approval #34, specifying that both units will be visible from W. 8th Street.</p> <p>Brad Lawson, applicant: Large lot, currently property is in disrepair. Proposed project designed to mitigate impact to neighbors.</p> <p>Mayor Wolk opened the public hearing.</p> <p>Andy Carlisle and Cynthia Choy: Neighbors, support project.</p> <p>Mayor Wolk closed the public hearing.</p> <p>L. Frerichs moved, R. Swanson seconded, as follows: 1. Determine that Mitigated Negative Declaration #2-14 prepared for this project adequately addresses the environmental impacts associated with the pro-</p>

- posed project and adopt the Mitigated Negative Declaration
2. Introduce Ordinance Amending Chapter 40 of the Davis Municipal Code, Rezoning the Parcel Located at 216 W. Eighth Street (APN #70-034-03), Consisting of Approximately 0.291 Acres, From r-1-8 (One-Family Residential) to Planned Development #2-14
 3. Approve the following entitlement applications, based on the findings and subject to the conditions of approval:
 - A. Final Planned Development to establish development standards for the project, including building setbacks, building heights, lot coverage, floor area ratio, parking, and usable open space
 - B. Design Review of the site plan and architecture
 - C. Tentative Parcel Map to merge and re-subdivide existing property to reconfigure two existing lots
 - D. Demolition of the existing single-family dwelling
- Motion passed unanimously.

Long Range
Calendar

D. Brazil: Mace 25 Acres moved to February 17; Water revenue bonds removed from long range. Habitat JPA moved to March 3.

R. Davis: Groundwater Sustainability agenda item for March 3; include presentation by Tim O'Halleran, Water Resources Association?

D. Brazil: Yes

H. Steiner: AB1234 ethics training tentatively scheduled February 24.

City Council
Brief Communications

R. Swanson: Celebration of Abraham to be held January 25 at St. James Church

R. Davis: Police Forum on Community Policing to be held January 21

R. Davis: Suicide by participant in West Sacramento Bridge to Housing Program; difficult situation for staff and participants.

4100 Hackberry
Place / Wood-
bridge Afford-
able Housing
Land Dedication
Site

Housing & Human Services Superintendent Danielle Foster: Staff issued a Request for Proposals in October; 3 applicants presented proposals to neighborhood. Staff recommends BerryBridge Partners proposal; summarized project.

Public comments:

- John Brennan: Safety concerns related to pedestrians on sidewalks, traffic/parking impact, driveway maintenance, and garbage bins on street.
- Don Fouts: Respondent to RFP. Affordable development not viable on this site. If neighbors are concerned with density, willing to amend proposal to 8 units.
- Andrea Clark: Traffic impact to residents. None of the proposals are fully responsive to RFP. Council should spend time considering what is feasible on site. Consider other options to fulfill both city and neighborhood wishes.
- L. Frerichs read public comment submitted by Pat Leary: Neighborhood supports affordable housing project; zoned as affordable lot for 20+ years.

- Jason Taormino: Applicant; proposed moving affordable units from this site to another. Market rate proposals to RFP are both good.
- Mike Corbett: Need for houses in range of \$270,000-\$350,000. Project to include sustainable features such as water recycling and zero net energy for house and electric vehicle.
- Edgar Newman: Support staff recommendation. Project will maintain culture of neighborhood at same time as provide affordable housing.

City Council recessed at 7:35 p.m. and reconvened at 7:45 p.m.

R. Davis moved, seconded by D. Wolk, as follows:

1. To instruct staff to return with a cost and benefit analysis of (a) having the city, as property owner, subdivide the site into 6 lots and authorize basic final planned development standards, and (b) auctioning the property with a price floor based on the assessed value when subdivision and final plan are established.
2. Assure that any affordable units lost from the sale of the Hackberry site are made up at the 2990 5th Street land dedication affordable site.
3. Final decision on use of affordable housing funds from Hackberry site shall be discussed separately.

L. Frerichs moved substitute motion, seconded by B. Lee, to approve Resolution No. 15-008 - Awarding the Affordable Housing Land Dedication Site at 4100 Hackberry Place to the Berrybridge Partners Project for the Development of Eight Affordable Ownership Housing Units and Subject to the Conditions of a Negotiated Disposition and Development Agreement. Motion passed by the following vote:

AYES: Frerichs, Lee, Swanson, Wolk

NOES: Davis

City Council recessed at 8:38 p.m. and reconvened at 8:48 p.m.

Presentation:
Davis Roots Status Update – Current Activities and Future Plans

Davis Roots Founders/Directors Anthony Costello, Andy Hargadon and Joe DiNunzio presented progress overview. Currently 5 companies in-residence, with 5 program alumni. Mission is to find, grow, fund and keep companies in Davis. City provides favorable lease terms for Hunt Boyer Mansion; beneficial to companies and Davis Roots to be located downtown.

Public comment:

Kary Fry: Congratulations to success story of Davis Roots. Looking forward to what's next.

Council comments included:

R. Davis: Invite Davis Roots to provide ideas to how city can contribute in appropriate role.

B. Lee: Suggest start-up companies provide a brief presentation at Council. R. Davis support.

Joe DiNunzio: May want to consider 3 minute stump speeches.

Anthony Costello: Request Council consider need for affordable lab space for medical and life sciences.

Adjournment Meeting was adjourned at 9:27 p.m.

Zoe S. Mirabile
City Clerk