

MINUTES OF THE DAVIS CITY COUNCIL
Meeting of August 25, 2015

The City Council of the City of Davis met in regular session beginning at 6:30 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

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

Ceremonial Presentation Proclamation Honoring Honza Rejmanek for His Participation in the X-Alps was presented by Mayor Wolk.

City Manager Announcements None

Public Comments

- Judith MacBrine: Request Council create a Capital Improvement Project to purchase and install a Portland loo at G Street Plaza and E Street Parking Lot to provide public restroom facilities downtown.
- Louise Walker, Jim Leonard, Susan Ranier, Alan Pryor, Barbara King, Joseph Senegal, Steve Hayes, Alan Hirsch, Eileen Samitz, Rodney Robinson, John Johnston, Peggy Hayes, and Mia Bulough: Request Council extend the public comment period for the Mace Ranch Innovation Center Environmental Impact Report for an additional 45 days.
- Rhonda Reed, Old East Davis Neighborhood Association, and Alan Miller: Oppose Trackside Center Development proposal as currently designed.
- Dan Carson: Consent calendar item—Support legislative efforts to address infrastructure funding: Support proposed resolution; possibility of legislative actions as early as September to raise as much as \$6 billion statewide.
- Dorte Jensen: Regular calendar item—Proposed Embassy Hotel and Conference Center: Hotel is too big, doesn't fit in with Davis. Traffic on Richards is already congested.
- Matt Williams: Council should consider ways to solicit more community input regarding changes to land use in the city.
- Mario Solano: Support proposed Nishi project; natural extension of downtown area.

Consent Calendar

School Crossing Guard Contract

1. Approved Resolution No. 15-120 - Authorizing the City of Davis to Enter Into a Contract with American Guard Services, Inc., for Operating the School Crossing Guard Program
2. Approved Resolution No. 15-121 - Authorizing the City of Davis to Enter Into a Memorandum of Agreement with Davis Joint Unified School District to Share Expenses of the School Crossing Guard Program

Support Efforts to Address Critical Funding Needs for State and Local Transportation Infrastructure

Approved Resolution No. 15-122 - Urging the State to Provide New Sustainable Funding for State and Local Transportation Infrastructure

Proposed 90-Minute Parking – West Side of Anderson Road South of Chavez Elementary School

Introduced Ordinance Amending Section 22.08.285 of the Davis Municipal Code Relating to Ninety-Minute Parking

Second Reading: Ordinance Amending Section 22.08.310 of the Davis Municipal Code Relating to Parking Prohibited At All Times (L Street, between Second and Third Street, both sides)

Adopted Ordinance No. 2456 (Introduced 06/30/2015)

California Office of Traffic Safety Selective Traffic Enforcement “STEP” Grant Approved Budget Adjustment #4 (\$114,495) – Appropriating grant funds for staff overtime, replacement radar for patrol cars and a computerized traffic collision reconstruction/calculations system

Commission/Board Meeting Minutes:

1. Historical Resources Management Commission Meetings of November 17, 2014, and January 26, February 23, March 16, May 18 and June 30, 2015
2. Human Relations Commission Meetings of March 26, April 23, May 28 and June 25, 2015
3. Natural Resources Commission Meetings of April 28, May 28, June 23, July 28, September 22 and October 27, 2014
4. Recreation & Park Commission Meetings of January 15, March 19, April 16 and May 21, 2015
5. Social Services Commission Meetings of May 18 and June 15, 2015
6. Woodland-Davis Clean Water Agency Board Meeting of March 19, 2015

Informational

R. Davis moved, R. Swanson seconded, to approve consent calendar as listed above. Motion passed unanimously.

Removed from Consent Calendar

Item removed by D. Wolk.

dar: Amit Powell, PG&E Government Representative: Education citizens and customers about service—call 2 working days prior to digging and utility providers will come out and mark lines.

Proclamation Naming September as Safe Digging Month in Davis R. Davis moved, R. Swanson seconded, to approve proclamation. Approved unanimously.

Proposed Issuance of Revocable Street Use Permits to Allow Basketball Hoops on Certain City Streets Item removed by D. Wolk.

City Manager Dirk Brazil: Two parts to ordinance—address need for revocable street permit as well as basketball hoops. Staff recommends removing language regarding hoops, to return at a future date.

R. Swanson moved, seconded by R. Davis, to introduce Ordinance Amending Article 35.01 of the Davis Municipal Code to Allow the Police Chief to Issue Revocable Street Use Permits.

City Attorney Harriet Steiner: Ordinance will be amended to delete the term basketball hoop.

Public comment:

- Jennifer Chapman: Thank staff for trying to come up with a feasible solution.

D. Brazil: Staff will discuss next steps to address basketball issue.

Motion passed unanimously.

Public Hearing: 1111 Richards Boulevard Embassy Suites Hotel & Conference Center; Planning Application #14-18: Mitigated Negative Declaration #4-14, Specific Plan Amendment #1-14, Conditional Use Permit #2-14, Design Review #9-14 Community Development Administrator Katherine Hess and Bob Grandy, Fehr and Peers, traffic consultant: Summarized proposed project.

Mayor Wolk opened the public hearing:

- Ashok Patel, developer: Look forward to being able to provide more business and employment for community.
- Chuck Cunningham, development team: Location is constrained, but has advantages. Proposed median on Richards will provide safety for corridor, especially for bicycle travel.
- Michael Harrington: Oppose proceeding with negative declaration; traffic issues and historic nature were not truly evaluated.
- Matt Yancy, Chamber of Commerce: Support proposal; advocate rapid entitlement and construction.
- John Natsolous: Project is visionary; provides needed space for cultural events.
- Alan Pryor: Need more traffic analysis; not enough parking provided. Project should be reviewed by Finance & Budget and Natural Resources Commissions.

- John Johnston: Oppose negative declaration. Project will generate 50% more greenhouse gas than existing use; no mitigation proposed for GHG.
- Chris Granger, Cool Davis: Goal should be to get to net zero for community when adding new construction.
- Sean Raycraft, Davis Citizens for Living Wage: Many staff will have no medical benefits and receive poverty wages.
- Jenny Amaya, Francisco Garcia, Chris Ratkin: Members of Unite Here Local 49. Union contracts provide protections to ensure safety, fair wages and health insurance.
- Ty Hudson, Local 49: Workers should have a fair chance to organize and negotiate something other than minimum wage.
- Barbara King: Sustainability features should be increased; current traffic conditions already bad. Project should be reviewed by Natural Resources and Bicycling, Transportation & Street Safety Commissions.
- Reed Youmans: Support project; will provide meeting space for large groups and create jobs.
- Alan Hirsch: Economic growth at cost of living wage is not appropriate for community. Should perform financial risk analysis. Support review by Commissions.
- Matt Williams: Need to perform additional work if there are flaws in GHG and traffic analysis, but shouldn't change project mid-stream.
- Rodney Robinson: Oppose project.
- Elaine Roberts-Musser: Have worked with Bob Grandy on Transportation Advisory Committee. Great deal of integrity.
- Michael Bisch, Davis Downtown: Many stakeholders have participated in project development for years. Davis Downtown is a long-time supporter. High cost benefit ratio.
- Ron Glick: Unionization of hotel workers occurs all across the state. Need decent wage for lowest paid workers.

Mayor Wolk closed the public hearing.

City Council recessed at 8:54 p.m. and reconvened at 9:06 p.m.

D. Wolk moved as follows:

1. Certify Mitigated Negative Declaration #4-14 as adequately assessing the potential impacts of the project
2. Introduce Ordinance Amending the Zoning and Design Guidelines of the Gateway/Olive Drive Specific Plan Regarding Hotel Uses in the West Olive Drive Commercial Service Area
3. Approve Conditional Use Permit application #21-14 for the hotel conference facility operation
4. Approve the site plan and architecture for the project, based on the findings and subject to the conditions
5. Request applicant to hold discussions with Unite Here Local 49 and negotiate in good faith a card check neutrality agreement before the Zoning Ordinance

returns to City Council for a second reading
No second to motion.

B. Lee moved, seconded by L. Frerichs, to postpone a decision on the project and continue the item to September 15, and to request staff draft recommendations related to mitigation suggestions to improve the current traffic conditions on Olive Drive.

R. Swanson moved substitute motion, seconded by L. Frerichs, as follows:

1. Certify Mitigated Negative Declaration #4-14 as adequately assessing the potential impacts of the project
2. Introduce Ordinance Amending the Zoning and Design Guidelines of the Gateway/Olive Drive Specific Plan Regarding Hotel Uses in the West Olive Drive Commercial Service Area
3. Approve Conditional Use Permit application #21-14 for the hotel conference facility operation
4. Approve the site plan and architecture for the project, based on the findings and subject to the conditions
5. Direct staff to return to City Council, no later than the time of second reading of the Zoning Ordinance, with a sketch/outline of the Transportation Management Plan to set expectations related to traffic issues to be addressed

L. Frerichs proposed a friendly amendment to include additional details and recommendations related to sustainability issues, and to encourage the developer to hold meetings and discussions with Unite Here Local 49. Accepted by mover.

Motion passed unanimously.

City Council recessed at 10:53 p.m. and reconvened at 11:04 p.m.

Developer Selection Process for the Mace Ranch III Affordable Housing Land Dedication Site - 2990 Fifth Street

Housing & Human Services Superintendent Danielle Foster: Provided background and summarized staff recommendation to prioritize affordability and special needs components.

Public Comments:

- Dan Claudia, RCD Housing: 13-year track record developing low and extremely low income homes; support Council undertaking thoughtful process.
- Dan Calmucchi, Carpenters Local 46: Hope to work with development teams on construction; should evaluate whether applicant will be working with local contractors with local hiring policies, including utilizing apprenticeships.
- Elaine Roberts-Musser: Questioned selection process, specifically regarding not prioritizing senior citizen and veteran needs. Council should rethink priorities for limited affordable housing stock.
- Bill Pride, Davis Community Meals: Support priorities and selection process.
- David Thompson: Read comments from Bill Power, Davis Senior Housing—regret that proposal was not included in finalists, but understand criteria.

Would like to work with Council in the future.

D. Wolk moved, seconded by L. Frerichs, as follows:

1. Confirm the greatest priorities of the City Council for the land dedication site at 2990 Fifth Street as the following policy objectives:
 - a. Maximize project affordability
 - b. Serve individuals with special needs, with a focus on mental health, physical disabilities, and substance abuse challenges, who are homeless or at-risk of homelessness
2. Based on the criteria stated above, confirm that the top three candidates for further City Council consideration (in alphabetical order) are:
 - a. Creekside Courts- Davis Community Meals, Neighborhood Partners, John Stewart Company (DCM)
 - b. Meta Housing (Meta)
 - c. Resources for Community Development (RCD)
3. Direct staff and the Council Subcommittee to work with the applicants of the identified top three applications to further refine their proposals using the criteria above, City Council comments, the process criteria, and a focus on the project's ability to be developed and its long-term sustainability, including quality construction, adequate project reserves, low city subsidy, project design, and long-term ownership of the project
4. Once these proposals are further refined, return to the City Council for final selection between these top candidates

Motion passed by the following vote:

AYES: Davis, Frerichs, Lee, Swanson, Wolk

NOES: None

B. Lee: Request update on tenant selection process

L. Frerichs: Request discussion of status/future of GAMAT affordable homes and inclusionary housing Ordinance

City Council
Brief Commu-
nications

R. Davis: Traveled to Boulder, Colorado; citizens have request Boulder Council to remove road diet previously installed.

Long Range
Calendar

D. Brazil: September 15—Internet rentals B&B and water conservation update. October 13—UCD Presentation: Long Range Development Plan.

R. Swanson: B Street Crossing at 4th Street. Possibly won't be attending October 13, will participate via teleconference.

R. Davis: Council Goals update.

B. Lee: Request agenda for next meeting a discussion of possibly extending the comment period for the Mace Ranch Draft EIR.

Adjournment Meeting was adjourned at 11:39 p.m.

Zoe S. Mirabile
City Clerk