

MINUTES OF THE DAVIS CITY COUNCIL  
Meeting of January 19, 2016

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, Dan Wolk

Councilmembers Absent: Rochelle Swanson

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

Approval of Agenda L. Frerichs moved, seconded by R. Davis, to approve the agenda. Motion passed by the following vote:

AYES: Davis, Frerichs, Lee, Wolk

NOES: None

ABSENT: Swanson

Closed Session City Council convened a closed Session pursuant to Government Code §54954.5 to discuss the following:

A. Conference with Legal Counsel—Anticipated Litigation: Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (3 cases)

B. Conference with Real Property Negotiators:

Property: APN 69-047-026

Agency Negotiators: City Attorney Harriet Steiner, City Manager Dirk Brazil, Assistant City Manager Kelly Stachowicz, Housing & Human Services Superintendent Danielle Foster

Under Negotiation: Price and terms of payment

City Council returned to open session at 6:34 p.m. with no reportable action.

City Manager Announcements D. Brazil: January 23-Community Workshops Northstar Park & Walnut Park, discuss new play structures

Public Comments

- Alan Hirsch: January 22-Charles Marohn presentation, sustainable cities and neighborhoods.
- David Greenwald, Davis Vanguard: Upcoming events: January 24 in Woodland-Criminalization of Youth of Color. January 30-Nishi discussion, followed by walking tour of site. February 9-Fighting Extremism and Profiling at the Same Time.
- David Musser: National Institute on Drug Abuse states marijuana causes problems, altered senses, impaired development, temporary hallucinations. Should discuss health risks, problems with cultivation, fire hazard, targets for

criminals, second hand smoke, energy hogs.

Consent Calendar

Pacifico Affordable Housing Rehabilitation  
Approved Resolution No. 16-004 - Authorizing Transfer of the Pacifico Affordable Housing Property at 1752 Drew Avenue to Yolo County Housing for Its Ownership and Rehabilitation of the Site, Including Authorization of a \$500,000 Permanent Loan and a \$220,000 Short-Term Bridge Loan to Yolo County Housing for Rehabilitation of the Pacifico Affordable Housing Project

Well 34 Site Improvements, CIP No. 8174 and Conversion of Wells 31 and 33 to Variable Frequency Drive Pumps, Program No. 7522

Approved Resolution No. 16-005 - Awarding Contract of \$1,801,514 to Clyde G. Steagall for Well 34 Site Improvements, CIP No. 8174 and Conversion of Wells 31 and 33 to Variable Frequency Drive Pumps, Program No. 7522

Application for Land and Water Conservation Fund Assistance for Walnut Community Park Enhancing Sport, Picnic and Education Opportunities Project

1. Approved Resolution No. 16-006 - Approving the Application for Land and Water Conservation Fund for the Proposed Walnut Community Park Enhancing Sport, Picnic and Education Opportunities Project
2. Directed staff to make any minor modifications to the proposed project costs, funding and matching sources to facilitate completion of the LWCF grant application by February 3, 2016

Bicycle/Pedestrian Wayfinding Project Funding, CIP 8258

Approved Budget Adjustment #65 (\$384,000) – exchanging General Fund and SACOG Grant Fund revenue between CIP 8257 (Mace Boulevard Improvements) and CIP 8258

Second Reading: Ordinance Amending Section 40.01.010 and Adding Section 40.26.276 to the City of Davis Municipal Code Related to Medical Marijuana Cultivation

Adopted Ordinance No. 2467 (Introduced 01/12/2016)

Marijuana Tax  
Informational

R. Davis moved, seconded by L. Frerichs, to approve the consent calendar as listed above. Motion passed by the following vote:

AYES: Davis, Frerichs, Lee, Wolk

NOES: None

ABSENT: Swanson

Public Hearing:  
Nishi Gateway  
– Planning Ap-

Assistant City Manager Mike Webb: Staff is seeking direction on project phasing, baseline project features and Development Agreement commitments.

plication #14-57: General Plan Amendment #08-14, Rezoning/Preliminary Planned Development #06-14, Annexation #2-14

Tim Ruff, Nishi Gateway Management Partner: Commit to LEED ND certification process, ongoing process throughout development. If not able to reach LEED, will focus on sustainability plan to make sure meet LEED equivalents. Not requesting CFD to finance public improvements, confident that entitlements will fund improvements.

Mayor Wolk opened the public hearing.

- Michael Bisch, Davis Downtown; Emily Ziser, Chamber of Commerce; Neil Ruud; Kemble Pope; Alan Pryor; Emily Messa; and Mario spoke in support of the project. Comments included: 45 acres on campus border, next to downtown and Arboretum, transit oriented infill. Strong ratio of housing to business. Improve Richards Olive Corridor. Provide space for research. Generate tax revenue, broaden tax base, expand employment opportunities. Provide options for students and young professionals. Good fit for Davis. Cooperative effort between city, university, county, land owner.
- Alan Hirsch: Nishi Working Group has been meeting for over 12 months. Details still to be worked out, financial, transportation, environmental. Cautiously optimistic that issues can be resolved.
- Jim Zanetto, project architect: Support LEED neighborhood design certification process. Neighborhood design has 2 steps, planning stage and built project stage to monitor what is actually constructed.
- Dan Carson: Reviewed economic analysis, strong positive economic impact. Direct fiscal impact to city could be as much as net \$2 million.
- Jeff Miller: Finance and Budget Commission reviewed project; recommend Council not move forward until all questions answered. Address 20 year build out, understand from fiscal standpoint. Discuss fund after project is developed.
- Stephen Souza: Submitted letter on behalf of 9 former elected. Project is strong and worthy to bring before voters, should place on June 2016 ballot. Years of collaboration.
- Eileen Samitz: Concerns about Nishi project. No development agreement yet. Should address FBC concerns. 2 major infrastructure costs not included in analysis, parking structure and Putah Creek Parkway Bridge. Sales tax and property tax overstated. UCD has to approve and access actually be built. Student housing should be on campus.
- Chris Granger, Cool Davis: Need to make sure to get most of sustainability plan into structure of accountability. Missing method to value mitigation of greenhouse gases. What is list of greenhouse gas emission items? What does fund look like? How value? Use cap and trade fund? Use corporate?
- Ken Wagstaff: Key to getting public to accept project will be connection to university. Community will come out against project if voters cannot be sure that access for motorized vehicles is built. Show not have any more pressure on Richards tunnel.
- Matt Williams: Developer commitment to no occupancy until tight diamond and Richards Blvd. improvement completed. Occupancy won't occur until 2022.

- Nancy Price: Fiscal analysis is crucial, in form that public can understand.
- Steve Wheeler: City needs to better coordinate sustainability with community development. Development Agreement and baseline project features not sufficient. Parking needs to be strengthened. Need broad verifiable package of sustainability.
- Louise: Should take more time to process. Put on ballot later.

Mayor Wolk closed the public hearing.

Council comments/direction to staff:

Phasing

B. Lee: No access to Olive Drive unless Richard Blvd interchange improvements occur. Emergency vehicle only.

R. Davis/L. Frerichs: Allow public transportation. B. Lee concur.

Community Development Administrator Katherine Hess clarify: Nothing on site until UCD connection is built. No access to Olive Drive other than emergency vehicles and public transportation until completion of Richards interchange and bridge over Putah Creek. Bridge happens to allow emergency vehicles and buses. No private vehicles until Richards.

Affordability

In lieu fee/contribution to affordable housing trust fund. Bring back more information on unit sizes and affordability by design elements.

Economic Analysis

FBC Chair & Vice Chair confer with staff and economic consultants

Parking

Hard cap on vehicle trips.

R. Davis: Request one more discussion on reducing parking. As low as reasonably possible. Concur.

LEED Certification

LEED ND, possibly platinum level, in baseline features

Tim Ruff: Agree to LEED ND in baseline

Staff will continue discussions with County on tax sharing and UCD on connections, etc.

City Council  
Brief Commu-  
nications      None

Long Range  
Calendar

D. Brazil: February 2—Revenue Update. Staff will discuss what items can be postponed.

R. Davis: Schedule February 9 meeting?

D. Wolk: conflict. R. Swanson: conflict.

R. Davis: Postpone as many as possible to February 23

D. Brazil: Staff will confer

Adjournment

Meeting was adjourned at 9:14 p.m.

Zoe S. Mirabile  
City Clerk