MINUTES OF THE DAVIS CITY COUNCIL
Meetings of September 13, 2016

The City Council of the City of Davis met in special meeting and 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 Davis.

Roll Call:
Councilmembers Present: Will Arnold, Lucas Frerichs, Brett Lee, Rochelle Swan-son, Robb Davis
Councilmembers Absent: None
Other Officers Present: City Manager Dirk Brazil, City Attorney Harriet Steiner

Approval of Agenda – Regular and Special Meeting
W. Arnold moved, seconded by R. Swanson, to approve the agendas. Motion passed unanimously.

Closed Session – Regular and Special Meeting
Public comments:
• Shawn Ervin, Attorney representing Darla Davisson: Ms. Davisson has been a Davis resident since 1973 and has been active in the community. She is the primary caregiver for her adult disabled son, and her adult granddaughter lives with her. Ms. Davisson would like back into her home with a reverse mortgage and would like the City to agree that she can go back into her home.
• Darla Davisson: Hopes the City Council appreciates the situation.

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 Government Code Section 54956.9: 4 cases. (regular meeting agenda)
B. Conference with Legal Counsel — Existing Litigation:
   City of Davis v. Darla Davisson, et al. Yolo Superior Court Case No. PT15-813 (special meeting agenda)

City Council returned to open session at 6:30 p.m. with no reportable action. Special meeting was adjourned.

Ceremonial Presentations
Proclamation Recognizing September 2016 as National Senior Center Month was presented by B. Lee.

Proclamation Recognizing September 2016 as Prostate Cancer Awareness Month. Presented by R. Davis.
Proclamations in Appreciation of Contributions to the 2016 City of Davis 4th of July Community Celebration – Davis Live Music Collective and 2407 Graphics, Pacific Gas & Electric, and Dos Coyotes and the Marketplace were presented by L. Frerichs and W. Arnold.

Proclamation Declaring Andy Jones as the City of Davis Poet Laureate was presented by R. Swanson. Dr. Jones recited a poem entitled *Tomorrow’s Chicken Coop*.

City Manager Announcements

D. Brazil: The City closed escrow on the BerryBridge property last week and work is underway. City offering first Bike with Confidence class on September 15.

City Council Announcements

R. Davis: Attended the water intake celebration for Sacramento River water. Also had opportunity to greet international students coming to UC Davis as they arrive on campus. Finance and Budget Commission discussed parks fees and investment policy, both of which will be coming to Council in a few meetings.

Consent Calendar

Community Choice Energy Project Management Consultant Approved Resolution No. 16-132 - Authorizing the City Manager or His Designee to Contract with Lean Energy for the Purposes of Supporting the Formation and Launch of a Local Community Choice Energy Program

Application for Grant Funds for the California Urban Rivers Grant Program – Russell Boulevard Green Street Demonstration Project and North Davis Channel Restoration Project

1. **Approved Resolution No. 16-133** - Approving the Application for Grant Funds for the California Urban Rivers Grant Program Under the Water Quality, Supply, and Infrastructure Improvement Act of 2014 Russell Boulevard

2. **Approved Resolution No. 16-134** - Approving the Application for Grant Funds for the California Urban Rivers Grant Program Under the Water Quality, Supply, and Infrastructure Improvement Act of 2014 North Davis Channel

Second Reading: Ordinance Amending Section 22.08.380 of the Davis Municipal Code Relating To Timed Parking Zones – Modifying Parking Restrictions on Third Street at the Farmers Market

**Adopted Ordinance No. 2486 (Introduced 08/30/16)**

City Council Minutes from the Meetings of February 23, March 15, and April 5 and 19, 2016

Informational

W. Arnold moved, seconded by L. Frerichs, to approve the consent calendar as listed above. Motion passed unanimously.

Public Comments

- Rebecca Payne, Michael Williams, Rebecca Yamada, Lee J Polanco, Jessica Casterina, and two individuals (names not given) spoke in opposition to North
Dakota Access Pipeline. Comments included: Group of 59 people gathered in Davis to support Native Americans in North Dakota protesting pipeline. Request Council consider resolution opposing pipeline, support protest. Pipeline will pass under Missouri River, aspects of pipeline may pollute water.

- Mont Hubbard, Bike Davis, and Steve Tracey spoke concerning bike lane restriping. Comments: Streets being repaved as part of water project. Street Standards Committee supports restriping the streets according to new street standards, which will help bring down speeds. Locations along B Street and 8th Street, and 5th Street bike lanes are too narrow. Markings on Pole Line by Covell are old design, vehicle lanes are wider than they should be and bike lanes are too narrow. Encourage city to make sure contractor corrects.

- Alan Pryor, NRC Hazardous Materials Subcommittee: Requesting a 2x2x2 to investigate pesticide use. Does not believe Council received letter and staff has withheld information. Members have already been appointed by their respective commissions. Request Council agendize the matter.

- Colin Walsh: Request Council agendize Russell Fields item.

Council recessed at 7:22 pm. and reconvened at 7:30 pm.

Informational Workshop: Form-Based Codes

Community Development & Sustainability Assistant Director Ashley Feeney: Form Based Code benefits include more certainty for land use decisions. Objectives of the workshop include:

- Learn more about Form Based Codes
- Understand how Form Based Codes relate to General Plan Update
- Understand how Form Based Codes may serve as a useful tool to consolidate various regulations

Daniel Parolek, Opticos Design: Form-Based Code has played critical role in downtowns (i.e. Petaluma; Mesa AZ; Austin, TX; Cincinnati, OH). Typical issues within zoning codes that are dealt with through Form-Based Code:

- Compress complex zoning code layers to new base zone. Regulate use and size.
- Same Floor Area Ratio or Density in typical zoning can result in radically different thing
- Regulations spread across many different documents or guidelines
- Lack of predictability in typical zoning
- Many zoning codes do not recognize the existing context

Form-Based Code ingredients all located in one place: Form Based Zones, Frontage/Thoroughfare/Civic Space/Building Types

Three-step process:
1. Documentation Analysis
2. Visioning Process
3. Writing code and implementing vision
Questions:
B. Lee: What is likely timeframe to move to form-based code?
Perez: About a year.

R. Swanson: How do you deal with projects in the pipeline? Is this complete replacement of General Plan? How do you determine locations?
Parolek: Create a timeline early in the process. Davis has Core Area Specific Plan, which must be compliant with General Plan, so city can choose to do visioning first and let that inform the land use, or do it the opposite way. Downtown is most logical place in many cities to try Form-Based Code first.

R. Davis: What is an ineffective foundation (base zoning)? What does it mean that density is an output and how create a forum with a growing population? How do you deal with abrupt transitions?
Perez: Disconnect between what the zoning allows/requires and other requirements.
Parolek: Form types can still generate high densities but first focus is on form type not density. Level the playing field for smaller units.

Public Question Cards
How can form-based codes address transportation/transit oriented development?
How does it inform parking?
Parolek: Think about what mobility options exist currently and what is desire to improve or increase mobility options. Worst possible result is auto-dependent density. Comprehensive parking management strategy is critical for visioning process.

How do we ensure the tax base and promote economic activity?
Parolek: Should look at the relationships before deciding.

How historic preservation standards integrate?
Parolek: Use FBC as a tool to support or supplement historic districts.

What is staff’s role?
Needs to be a collaboration but depends on staff capacity.

How do you introduce good architecture?
Parolek: Part of the visioning process but a balance between providing a range of solutions and predictability.

Student of Christopher Alexander?
Understanding of work needs to start with understanding of place.

Public comment:
• Bob Lindley, architect: How well has form-based code worked in other communities to remain vibrant over time? How flexible is it?
Uses may change over time and form may be adjusted over time if needed based on the same system.

Additional questions and answers will be completed and placed on city website.

Staff will compile information and return to Council later in fall with options for General Plan Update process. Will need to determine whether or how Form-Based Code plays a role.

B Lee: Core Area Specific Plan Subcommittee should meet and discuss.

City Council

R. Swanson: AB1234 reporting—Yolo Land Trust Day in the Country ticket purchased by City.

Brief Communications

Dirk Brazil: October 18 meeting will be moved to October 25, to include Bikeshare and Council Goals. General Plan Update moved from September 20 to later date.

Long Range

B Lee: Public Comment Process, Council Outreach and Publication of Agenda to come back on consent.

Calendar

W Arnold: Agendize Russell Field?

D Brazil: LRDP 2x2 discussing

M Webb: Working with campus to schedule open house at Senior Center on October 6 for update on UCD LRDP. Also staff at Farmers Market this Saturday.

Adjournment

R Davis: Meeting with Chancellor covered broadband, general plan update and substance abuse

Meeting was adjourned at 9:16 p.m.

Kelly Stachowicz
Assistant City Manager