MINUTES OF THE DAVIS CITY COUNCIL
Meeting of November 14, 2017

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 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, Assistant City Attorney Ethan Walsh, City Clerk Zoe Mirabile

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

Closed Session
City Council convened a closed session pursuant to Government Code §54954.5 to discuss the following:
A. Conference with Real Property Negotiators:
   1. Property: APN 070-251-17
      (City and Successor Agency to the Redevelopment Agency)
      Agency Negotiators: City Attorney Harriet Steiner, City Manager Dirk Brazil, Assistant City Manager Mike Webb, Assistant City Manager Kelly Stachowicz, Media & Communications Officer Stacey Winton, Property Management Coordinator Tracie Reynolds
      Under Negotiation: Price and terms of payment

B. Conference with Labor Negotiators.
   Agency Designated Representatives: City Manager Dirk Brazil; Assistant City Manager Kelly Stachowicz; Assistant City Manager Mike Webb; Human Resources Administrator Janet Emmett; Patrick Clark, Patrick Clark Consulting
   Employee Groups/Organizations (under discussion): Davis City Employees Association; Firefighters Local 3494; Fire Management; General Management; Police Management; Program, Administrative and Support Employees Association

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

City Manager Announcements
D. Brazil: Renters ordinance has gone into effect, letters distributed to all landlords.
Introduced Fire Chief Daryl Arbuthnott, interested in presenting challenges and concerns of the Fire Department, future action plan.

R. Davis: Will work with City Manager to schedule towards new year

City Council Announcements

R. Davis: Attended Finance and Budget Commission, discussion included analysis of leased properties throughout the city. May want presentation to come to Council at some point, possibly during budget season.

Public Comments

- Tia Will; Carrie Beaman; Steve Tracy, Old North Davis Neighborhood Association; and Dorte Jensen spoke regarding regular calendar item—Trackside Project. Comments included: Oppose project. Does not conform to existing design guidelines. Concern regarding increased traffic. Council should insist on a collaborative process.
- Stephanie Parerra, Will Kelly, Ashley, Parens Swanland, Elizabeth Mattias, Francesca Wright, Dean Johansson, Matt Zwyer, Connor Gorman, Carole Standingelk, Tawney Sweeney, and Skyler Blakesley spoke regarding the Police Department and Picnic Day 5 incident. Comments included: Council should hold Police Chief and officers involved in the incident accountable and provide restitution for the 5 individuals. Want to see independent investigation report. Support police oversight.
- Alan Pryor: Thank Council for action to ban neonicotinoid and phase out use of glyphosate and staff efforts in constructing the Integrated Pest Management Policy.
- Abe Ramey: Working with graphic designers to develop a series of options for city flags. Set up website to determine which flag best represents community.
- Louanne Nueva: Nishi housing project proposal—should not to build in that location. Prospect of children with autism born to women who live within 1,000 feet of a freeway. Dorms are geared toward youth, women of child bearing range.
- Adam Hontafee: Regular item—Support Trackside project. Need more housing. Housing prices will continue to grow if not address issue of growth.
- Mason: Should focus on issue of use of undercover officers on Picnic Day—officers should be highly visible.

Consent Calendar

Side Letter Between the City of Davis and the Davis Police Officers Association (DPOA) Effective July 1, 2010 to December 31, 2015 to Comply with California Public Employee Retirement System (PERS) Regulations
Approved Resolution No. 17-149 - Approving Side Letter Amending the Memorandum of Understanding with DPOA

Memorandum of Understanding Between the City of Davis and Davis Police Officers’ Association Effective July 1, 2017 to June 30, 2019
1. Approved Resolution No. 17-150 - Adopting a Memorandum of Understanding with Davis Police Officers’ Association
2. Authorized City Manager to approve budget adjustments as necessary to implement the MOU

Covell Greenbelt #3 and Putah Creek Playground Equipment
Waived the competitive bid requirement for the procurement of the Covell Greenbelt #3 and Putah Creek Park playgrounds equipment from Gametime, Inc.

Open Space & Habitat Commission Minutes from the Meeting of October 2, 2017
Informational

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

City Council recessed at 7:39 p.m. and reconvened at 7:46 p.m.

Public Hearing: Trackside Center Mixed-Use Project at 901-919 3rd Street; Planning Application #15-41

Assistant Director Community Development & Sustainability Ash Feeney: Transit oriented development project on infill site between existing neighborhood and downtown core area. Project consistent with city policies. Design Guidelines are intended to provide flexibility—staff finds project consistent with design guidelines. Fulfills opportunity site principle.

Planner Eric Lee: Transition zone, existing site contains two commercial buildings. Undergoing planning review for over 2 years.

Applicant presentation:
- Kemble Pope, Trackside Center LLC: Over 40 local investors. Goal to create sustainable urban living with diversity of unit sizes. Summarized changes to project over time, decrease in units and number of bedrooms, height and total project area. Other changes agreed to after negotiations with neighbors. Environmentally sustainable components. Will contribute to downtown vitality and transportation network.
- Steve Greenfield: One-way alley re-configuration, safe conditions for all modes of travel. Project proposes amount of residential and commercial space to make project feasible.

Mayor Davis opened the public hearing.
• Craig Zimmerman; Darryl Rutherford, Sacramento Housing Alliance; Kevin Duney and Lewis, House Sacramento; Carson Wilcox; Mitch Sui; Daniel; George; Namone; Eric Johnson; Neal Denow; Eric Level; Jeff Kessler; Andrew Kim; Aaron Ladda; Brett Hewett; Nicole Donley; Nicole Hutchinson; Joy Cohan; Susan Kirby, Chamber of Commerce; Linda Mathew; Parens Swanland; Emily Jones; Darryl; and Elaine Roberts-Musser spoke in support of the Trackside project. Comments included: Need to make progressive decisions and change the way we have historically viewed development. Trackside project meets many community needs, especially for empty nesters and young professionals. Infill projects alleviate pressure to build on agricultural land. Long-term economic benefit from project. Densification through infill with mixed-use design utilizes existing space and provides options that may not be available with existing housing supply. Developers have tried to work with neighbors on concerns, and have scaled back project to no higher than already existing buildings.

• Todd Galleston; Susan Ranier; Robert Canning, Cathy Forkas, Mark Grote, Larry Guenther, and Rhonda Reed, Old East Davis Neighborhood Association; Valerie Jones; Timothy Oldman; Ashley Hill; Steve Sherman; Tom Arreadonch; Daniel Dewlessky; Mary Kaltenbach; Susan Pelican; Ron Glick; Connor Gorman; Dan Ray; Pam Gunnell; Lois Sherman; Elsa Risaguaran; Eileen Samitz; Alan Miller; Patricia Krueger; Alex Jureau; Maryjean Burdick; Rain Watson; David Krueger; Connor Bent; Kyriakus Kyriakou; Dennis Smith; Nancy Price; Doreen Pashadi; Alicia Berg and Ken Gebhart spoke in opposition to the Trackside Project. Comments included: Project does not comply with zoning ordinance or design guidelines. Reconfiguring units could increase density without increasing building envelope. Infill should be respectful of existing neighborhood. Historical Resources Management Commission voted against project. Traffic impacts in alley. Application includes property leased from Union Pacific; should not include UP property in consideration of the application. Project not affordable and not large enough to address housing issues.

• Eric Gudz: How do we improve process of community engagement to meet needs? Community is becoming less sustainable over time. Must begin to prioritize and lead region in environmental design.

• Linda Deos: Community wants to see a vibrant downtown and more housing. Would like to see affordability by design and more solar. Concerned about lease with railroad. Consider guidelines a living document.

• Samik Balta, Elizabeth Mattias, Marta Larosa and Sean Raycraft: City is in a housing crisis. Many live in substandard conditions. Davis students are large part of community, but many have to find housing elsewhere
due to lack of affordability. Students have repetitively requested UCD build more. Consider rent control.

During the comment portion of the public hearing, City Council took a recess at 9:49 p.m. and reconvened at 9:59 p.m.

Mayor Davis closed the public hearing.

R. Swanson moved, seconded by W. Arnold, to approve Resolution No. 17-151 - Making Findings and Adopting a Sustainable Communities Environmental Assessment/Initial Study (SCEA/IS #4-17) and Mitigation Monitoring and Reporting Program Pursuant to the California Environmental Quality Act for the Trackside Center Mixed Use Project Located at 901-919 3rd Street (APN 070-324-002). Motion passed unanimously.

R. Davis: Parking is one issue that has not been resolved. Request staff return to Council with parking discussion. Council consensus.

W. Arnold moved, seconded by L. Frerichs, as follows:
1. Approve Resolution No. 17-152 - to Amend the Core Area Specific Plan to Allow Increased Density Related to the Trackside Center Project in the Core Retail with Offices Designation (#2-15)
2. Introduce Rezoning/Preliminary Planned Development Zoning Ordinance Amending Chapter 40 of the Davis Municipal Code, Rezoning the Project Site, Consisting of Approximately 0.525 Acres Located at 901-919 Third Street and 0.167 Acres of Leased Area of Adjacent Railroad Right-of-Way, from Mixed-Use (M-U) to Preliminary Planned Development (PD) #04-15
3. Approve the planning applications for a Final Planned Development (#5-15), Design Review (#5-15) and Demolition (#5-15) based on the Findings and subject to the Conditions of Approval.

Motion passed by the following vote:
AYES: Arnold, Frerichs, Swanson, Davis
NOES: Lee

City Council
Brief Communications
None

Tentative Meeting Schedule
B. Lee: Bicycling, Transportation, and Street Safety Commission request regarding support of AB1103.
L. Frerichs: Council subcommittee on legislation working on it

Adjournment
Meeting was adjourned at 12:17 a.m.

Zoe Mirabile
City Clerk