

MINUTES OF THE MEETING OF THE DAVIS CITY COUNCIL
JANUARY 11, 2005

The City Council of the City of Davis met in regular session at 6:30 p.m. in the Community Chambers, 23 Russell Blvd., Davis, California. The meeting was called to order by Mayor Asmundson.

Roll Call: Councilmembers Present: Sue Greenwald (arrived 6:34 p.m.), Ted Puntillo, Don Saylor, Stephen Souza, Ruth Asmundson.

 Councilmembers Absent: None.

 Other Officers Present: City Manager James Antonen, City Attorney Harriet Steiner, Deputy City Clerk Zoe Mirabile.

Approval of Agenda T. Puntillo moved, seconded by D. Saylor, approval of the agenda as submitted. The motion passed by the following vote:

 AYES: PUNTILLO, SAYLOR, SOUZA, ASMUNDSON.
 NOES: NONE.
 ABSENT: GREENWALD.

City Council, City
Manager and City
Attorney Communi-
cations

- A. Local Implications From Proposed California State Budget City Manager Jim Antonen presented an analysis of local impacts from the proposed California State Budget, explaining Proposition 42 transportation funds could be lessened as much as \$500,000 and various state mandated programs will not be reimbursed. In addition, the City is still obligated for another contribution of approximately \$600,000 to the Education Revenue Augmentation Fund.
- B. Yolo County Transportation Board Councilmember Puntillo attended the Yolo County Transportation Board, where discussion included issues of budget deficits due to the proposed State Budget, specifically \$650,000 short for maintenance of Route 42, and provision of a new monthly pass for routes into Cache Creek, with the Cache Creek Casino subsidizing costs of printing.
- C. Finance & Budget Commission Mayor Pro Tem Greenwald attended the Finance and Budget Commission where a Subcommittee was formed to research the Fiscal Analysis of Covell Village.
- D. Social Services Commission Councilmember Saylor attended the Social Services Commission wherein the Commission made recommendations related to affordable housing elements of Covell Village.
- E. Long Range Calendar Covell Village Subcommittee Appointment agendized for January 18, 2005.

 Resolutions Authorizing Formation of Bicycle Commission and Telecommunication Commission to be agendized for a meeting in February or March.

 Covell Village Workshop agendized for Saturday, January 22, 2005.

 Joint City Council/Planning Commission meeting on Covell Village agendized for February 22, 2005.

Public Comment Mitchell Deeds, Solano-Yolo County Veterans Employment Committee, presented a plaque to the City of Davis in appreciation of the veterans preference employment policy.

Consent Calendar Resolution No. 05-01 - Recognition of Dr. Martin Luther King, Jr. Day.
Approved.

Resolution No. 05-02 - Authorizing the City Manager to Award a Sole Source Agreement with Caltest Analytical Laboratory for Laboratory Analyses for the Wastewater and Biosolids Monitoring Program, Program No. 7313.
Approved.

Plans, Specifications and Estimate Approval for Traffic Calming Measures on Lillard Drive East of Drummond Avenue, CIP No. 8783.
Approved Plans and Specifications; authorized bid advertisement.

Proposed Toad Hollow Dog Park Rules and Signage.
Removed by S. Souza for further discussion and separate vote.

Revised Job Specification – Environmental Compliance Coordinator.
Approved.

Development Impact Fee Annual Report - Fiscal Year 2003/04.
Approved.

Status Report on Explorit Science Center Expansion Funding Request.
Informational.

Commission Minutes:

City/UCD Student Liaison Commission Regular Meeting of November 10, 2004.
Informational.

Planning Commission Regular Meetings of July 7 and October 20, 2004.
Informational.

Tree Commission Regular Meeting of December 16, 2004.
Removed by D. Saylor for further discussion and separate vote.

Ordinance No. 2196 - Amending Section 40.01.090 of Chapter 40 of the City of Davis Municipal Code to Rezone Approximately 0.8 Acres of the Parcels Located at 433 and 435 Russell Boulevard from Residential Restricted (R-R) and Planned Development (P-D) #13-80 (R-1) to Planned Development (P-D) #11-03 (R-R): Cal Aggie Christian Housing.
Removed by S. Greenwald for further discussion and separate vote.

Budget Adjustment #29 (\$89,435) – Appropriate Funds from Equipment Replacement to Equipment Purchasing as Part of Fire Replacement Apparatus.
Approved.

Resolution Nos. 05-03 and 05-04 - Appreciation to **Jesus Hernandez** and **William Muller** for Services to the Community of Davis While Serving as Davis Firefighters.
Approved.

Resolution No. 05-05 - Appreciation to **Vicki Crescitelli** for Services to the Community of Davis.
Approved.

City Council Minutes from the Regular Meeting of November 16, 2004.
Approved.

T. Puntillo moved, seconded by S. Souza, approval of the Consent Calendar as amended. The motion passed by the following vote:

AYES: GREENWALD, PUNTILLO, SAYLOR, SOUZA, ASMUNDSON.
NOES: NONE.

Proposed Toad Hollow Dog Park Rules and Signage

Following discussion, S. Souza moved, seconded by T. Puntillo, approval of proposed Toad Hollow Dog Park rules and signage. The motion passed by the following vote:

AYES: GREENWALD, PUNTILLO, SAYLOR, SOUZA, ASMUNDSON.
NOES: NONE.

Tree Commission Minutes from the Regular Meeting of December 16, 2004

Following discussion, D. Saylor moved, seconded by S. Souza, approval of minutes from the Tree Commission regular meeting of December 16, 2004, and commission recommendations related to tree removal requests, with the provision of additional consideration given to tree removal request #6 as determined by City Arborist. The motion passed by the following vote:

AYES: GREENWALD, PUNTILLO, SAYLOR, SOUZA, ASMUNDSON.
NOES: NONE.

Ordinance No. 2196 - Amending Section 40.01.090 of Chapter 40 of the Davis Municipal Code to Rezone Parcels Located at 433 and 435 Russell Boulevard: Cal Aggie Christian Housing

Following discussion, D. Saylor moved, seconded by T. Puntillo, adoption of Ordinance No. 2196 - Amending Section 40.01.090 of Chapter 40 of the City of Davis Municipal Code to Rezone Approximately 0.8 Acres of the Parcels Located at 433 and 435 Russell Boulevard from Residential Restricted (R-R) and Planned Development (P-D) #13-80 (R-1) to Planned Development (P-D) #11-03 (R-R): Cal Aggie Christian Housing. The motion passed by the following vote:

AYES: PUNTILLO, SAYLOR, SOUZA, ASMUNDSON.
NOES: GREENWALD.

Growth Management Council Subcommittee Report

Community Development Director Bill Emlen explained Councilmembers Puntillo and Souza were appointed to a Subcommittee on growth management and were charged to recommend a model for growth and growth management through 2015 and mechanisms for housing allocation, along with exploring the need for an urgency ordinance to require allocations for smaller developments currently exempt and whether certain proposed projects should be postponed in order to ensure credit towards the next housing element interim and planning period. The Subcommittee determined that the existing General Plan growth management section and the Phased Allocation Ordinance need to be revised, and developed preliminary concepts and recommendations as follows:

1. Establish a growth parameter of 1% of the existing number of housing units including a dwelling unit equivalent for living groups. State the number of units that would be allocated in each of the next five years, such as 264 units in year 2005, 266 units in 2006, 269 units in 2007, 272 units in 2008, and 274 units in 2009.
2. Continuously maintain data on the status of residential developments in the City.
3. Provide an annual report to Council on the status of residential developments including what units have been built; what units have been approved and are likely to receive building permits in the next year; what units are likely to be approved and issued permits in the next four years; and what are potential additional units

to year 2015. The report shall analyze how past, present and future residential units related to the City's residential growth needs and goals.

4. Council would adopt an annual resolution determining locations to consider for residential growth in coming years, without presuming approval or denial of these projects.
5. Process planning applications for those projects deemed appropriate for consideration in accordance with the annual resolution.
6. Implement "metering out" allocations for all approved projects just prior to building permits. The metered allocations would be precisely gauged to provide the number of units in the General Plan growth parameter.
7. Repeal and replace the existing allocation ordinance with provisions to: limit the categories of exempted uses; establish clear provisions on how long allocations shall be in effect; provide Council with the ability to grant allocations for an infill project with extraordinary circumstances and which provides for particular community needs with extraordinary community benefits, even if the annual growth parameter would be exceeded. In such an event, however, the growth parameter would be met over a five year period.

Complete, finalized Subcommittee recommendations will return to Council for consideration in February 2005.

Public Hearing: Affordable Housing Ordinance Update

Housing Coordinator Danielle Foster explained that the Affordable Housing Ordinance is a mechanism by which affordable housing units are made available; the proposed update makes provisions for sustained affordability of all future ownership units. The Affordable Housing Taskforce was established in fall 2001 to update the City's Affordable Housing Ordinance, which was reviewed and recommended for adoption by the Social Services and Planning Commissions. The update has been based on major policy directions and requests for providing sustained affordability, long-term oversight of affordable ownership units upon resale, detailed tenant/owner selection requirements and allowance of greater public input in an effort to address local housing needs and social services.

Mayor Asmundson opened the public hearing.

David Thompson, Davis Area Cooperative Housing Association, requested special consideration for limited equity cooperatives, such as not requiring a lottery for projects with less than 20 units and exemption provisions related to affordable ownership housing cost calculations. Additionally, Thompson expressed support for Project Individualized Plans, as outlined in the City's existing ordinance.

Chuck Roe spoke in support of Project Individualized Plans as currently implemented and requested Council consider a downtown affordable housing plan.

John Gianola, Affordable Housing Task Force, stated Project Individualized Plans have been widely used due to the non usability of the standardized portion of the existing Affordable Housing Ordinance; the proposed update creates a workable solution while still allowing for exceptional projects that merit special consideration to apply as Project Individualized Plans.

John Ott spoke in support of Project Individualized Plans which have allowed for more creativity; the current proposal is to have Project Individualized Plans generate more affordability than the standard provisions as a justification for going outside of the standard requirements.

Donna Lott requested downtown affordable housing be viable for seniors as ownership units, not rental.

Mayor Asmundson closed the public hearing.

T. Puntillo moved, seconded by D. Saylor, approval of formation of an Affordable Housing Council Subcommittee consisting of S. Greenwald and S. Souza.

Following discussion, consensus approval of formation of an Affordable Housing Council Subcommittee consisting of R. Asmundson and S. Souza.

D. Saylor moved, seconded by S. Souza, approval of continuing the public hearing to February 15, 2005 and discussion items for the Affordable Housing Council Subcommittee as follows:

1. Project Individualized Plans
2. Small projects in downtown redevelopment area
3. Number of beds allowed in the definition of small projects
4. Exemption provisions
5. Size of projects subject to lottery during tenant/owner selection
6. Calculation of assets into income qualification
7. Percentage of household income designated for ownership housing costs

The motion passed by the following vote:

AYES: GREENWALD, PUNTILLO, SAYLOR, SOUZA, ASMUNDSON.

NOES: NONE.

Written Communications

Correspondence from Maureen Jackson regarding proposed Target development. Referred to Community Development Department.

Correspondence from Norm Zack regarding West Campus Neighborhood and housing options for students. Referred to Community Development Department.

Correspondence from Michael Harrington regarding taking a position on Governor's Environment California solar power efforts. Informational.

Adjournment

The meeting adjourned at 10:00 p.m. to the next regularly scheduled meeting.

Respectfully submitted,

ZOE S. MIRABILE
Deputy City Clerk