

MINUTES OF THE DAVIS CITY COUNCIL  
Meeting of January 9, 2007

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

Roll Call: Councilmembers Present: Ruth Asmundson, Lamar Heystek, Don Saylor, Stephen Souza, Sue Greenwald

Councilmembers Absent: None

Other Officers Present: City Manager Bill Emlen, Assistant City Attorney Kara Ueda, City Clerk Margaret Roberts

Approval of Agenda S. Souza moved, seconded by R. Asmundson, approval of the City Council agenda as submitted. Motion passed unanimously.

Ceremonial Presentations: A proclamation in recognition of January 15, 2007 as Martin Luther King, Jr. Day was presented to Tim Malone, John Pamperin, Anne Evans, John Dixon and Cecelia Greenwald.

Brief Communications Long Range Calendar:  
R. Asmundson and S. Greenwald will be a subcommittee to work with the City Manager on the February meeting dates.

L. Heystek proposed April 12, 2007 as the joint meeting with the ASUCD and by consensus, it was agreed.

L. Heystek is to work with city staff regarding a resolution of support for the increase in fees for Unitrans.

AB1234 Reporting:  
None

Public Comment Comments and concerns expressed by citizens:

- R. McNear, Manager of the Farmers Market, thanked the City Council for their support of the Market. They are beginning their 31<sup>st</sup> year of the Farmers Market.
- J. Troidl second letter to the editor regarding lighting in Davis is in today's newspaper. There has been progress, but there still needs to be work done to get the lights working. He has received some communication from PG&E stating they are willing to work on the problem.
- M. Harrington is beginning a new business in Davis and he invited to a presentation at the Library tomorrow and a fund-raiser on Saturday regarding an orphanage in Burma. All proceeds go to an orphanage.
- A. Evans spoke to the Eleanor Roosevelt facility housing requirement. In Davis you have to be age 62 to be eligible for housing and in other communities the age is 55 if disabled.

Consent Calendar Resolution 07-001 accepting the bid of \$29,113.19 from Municipal Maintenance Equipment, Inc., for one police parking enforcement vehicle  
Approved

City-UCD Student Liaison Commission minutes from the regular meeting of November 8, 2006  
Informational

Historical Resources Management Commission minutes from the regular meeting of November 20, 2006  
Informational

Human Relations Commission minutes from the regular meeting of November 9, 2006  
Informational

Open Space and Habitat Commission minutes from the regular meeting of November 6, 2006  
Informational

Planning Commission minutes from the regular meetings of October 11 and November 8, 2006  
Informational

Senior Citizens Commission minutes from the regular meetings of September 21 and November 9, 2006, and joint meeting with the Social Services Commission of October 10, 2006  
Informational

Recreation and Park Commission minutes from the regular meeting of November 1 and December 14, 2006  
Informational with the following action items from the meeting of December 14:

- Approved appointment of Cyril Juanitas as Inter-Commission Liaison to the Finance and Budget Commission
- Approved the 2007 Recreation and Park Commission Goals

City Council minutes from the regular meeting of December 5, 2006  
Approved

Letter of support for the Yolo County Grasslands Regional Park Habitat Enhancement Project  
Authorized the Mayor to execute letter of support

Draft Yolo County Agricultural Conservation Easement Program  
Forward comments on the draft ordinance establishing the Easement Program to Yolo County

R. Asmundson moved, seconded by D. Saylor, approval of the consent calendar as listed above. The motion passed by the following vote:

AYES: Asmundson, Heystek, Saylor, Souza, Greenwald  
NOES: None

Items pulled from the Consent Calendar

The following item was removed from the consent calendar:  
Report on outcome of November 7, 2006 Election Measures H and I relating to SMUD Annexation and electric service provision and next steps in development of a long range energy strategy

S. Souza moved, seconded by R. Asmundson to direct staff to return to the Council with a process and work plan to develop a long-range energy strategy. Motion passed by the following vote:

AYES: Asmundson, Heystek, Saylor, Souza, Greenwald  
NOES: None

Public Hearing:  
Wildhorse Golf Course Clubhouse at 2323 Rockwell Drive – Zoning

S. Souza advised that he resides within 500 feet of the Clubhouse and he left the Chambers.

The Golf Course has requested that the item be held over as they are working with the neighbors to reach an agreement.

Amendment; Conditional Use Permit; Negative Declaration

D. Saylor moved, seconded by R. Asmundson to continue the item to the January 16, 2007 Council meeting. Motion passed by the following vote:

AYES: Asmundson, Heystek, Saylor, Greenwald  
NOES: None  
ABSENT: Souza

The public hearing was opened and continued to January 16, 2007.

Appeal of November 16, 2006 Tree Commission Decision Regarding Street Tree Removal Request at 2429 Temple Drive

R. Cain advised the Council that the Tree Commission denied the tree removal due to the tree being healthy and it was not blocking access to the new garage.

K. Hess advised that the carport being proposed in the drawings would not be approved by the Planning Division because it exceeds the amount of paving allowed in a front yard.

V. Davis, the appellant, discussed her concerns and advised she already has a building permit for the carport. The tree does not provide shade to the house. She has concerns with the hackberry tree which drops berries and "sticky gunk" causing a hazard to pedestrians. She requested that the City Council allow her to remove the tree.

K. Hess advised that Community Development has met with the applicant regarding the amount of paving to the front of the house.

V. Davis stated that staff's statement is incorrect.

R. Asmundson moved, seconded by D. Saylor, to uphold the Tree Commissions decision to retain the street tree.

The primary grounds for bringing the appeal is that the tree is blocking a driveway; there is no current driveway being blocked and a new driveway is not approved. D. Saylor would like to hear from the Tree Commission regarding citizens feeling "captured" by the hackberry trees. The request was made to cut the tree back even further. If the tree is infested it is incumbent on the staff to treat the tree.

The motion passed by the following vote:

AYES: Asmundson, Heystek, Saylor, Souza, Greenwald  
NOES: None

Council Goal Setting Follow-Up

B. Emlen discussed the process that took place at the goal setting session on December 13, 2006. K. Stachowicz built upon the documents provided by the facilitator. There have been a few items added, such as the 2004-06 goals. There were some specific recommendations made with department head input. Staff is recommending that the goals be two-year goals and not three-year goals as briefly discussed by the facilitator in order to give each Council ownership over the goals they would like to see the city work on during their time on the Council.

D. Saylor moved, seconded by R. Asmundson to accept the list of accomplishments for the 2004-2006 goals and to post them on the city website. Motion passed by a unanimous vote.

D. Saylor moved, seconded by L. Heystek, to set two-year goals (2006-2008), by this Council. Motion passed by a unanimous vote.

S. Souza moved, seconded by R. Asmundson to approve the Two-Year Goal: Maintain and Improve the Infrastructure with the Update on the Parks and Facilities Master Plan objective and the Surface Water objective pulled for further discussion. Motion passed unanimously.

Main motion by S. Souza, seconded by D. Saylor to approve the objective on surface water.

Substitute motion by S. Greenwald, seconded by L. Heystek to continue to evaluate the most cost effective manner, with outside experts brought in for opinions. Motion failed by the following vote:

AYES: Heystek, Greenwald  
NOES: Asmundson, Saylor, Souza

The vote on the main motion passed by the following vote:

AYES: Asmundson, Saylor, Souza  
NOES: Heystek, Greenwald

Main motion by S. Souza, second by R. Asmundson to approve the objective to update the Parks and Facilities Master Plan.

Substitute motion by S. Greenwald, seconded by L. Heystek not to approve a \$75,000 expenditure for a consultant to update the Parks and Facilities Master Plan and to provide a staff evaluation of the unmet needs in the current Parks and Facilities Master Plan. The motion failed by the following vote:

AYES: Heystek, Greenwald  
NOES: Asmundson, Saylor, Souza

The main motion passed by the following vote:

AYES: Asmundson, Heystek, Saylor, Souza, Greenwald  
NOES: None

R. Asmundson moved, seconded by S. Souza, approval of the two-year goal to achieve long-term financial stability. Motion approved unanimously.

S. Souza moved, seconded by S. Greenwald, approval of the two-year goal to enhance the vitality of downtown. Motion passed unanimously.

D. Saylor moved, seconded by L. Heystek to add a two-year goal of "Economic Development" to include objectives as listed in the 2004-2006 objectives including Davis Manor Shopping Center, Westgate Shopping Center, Concluding Trader Joes, Implementation of the Second Street Crossing and adding High Tech/Business Park. Motion passed unanimously.

Moved by R. Asmundson, seconded by D. Saylor to approve the two-year goal to provide a mix of high quality housing to meet community needs with the bullet point regarding SACOG fair share growth removed. Motion passed unanimously.

Main Motion by R. Asmundson, seconded by D. Saylor to add bullet point "Address SACOG fair share growth, natural growth and growth to provide internal support for the University."

Substitute motion by L. Heystek, seconded by S. Greenwald to add a bullet point to "work with SACOG to ensure maximum flexibility in meeting housing needs and ensure that housing built meets the needs of Davis". The motion failed by the following vote:

AYES: Heystek, Greenwald  
NOES: Asmundson, Saylor, Souza

The main motion passed by the following vote:

AYES: Asmundson, Saylor, Souza  
NOES: None  
ABSTAIN: Heystek, Greenwald

L. Heystek moved, seconded by R. Asmundson to add to the objective ending in carbon footprint "including banning of polystyrene from food establishments". Motion passed unanimously.

L. Heystek moved, seconded by R. Asmundson the addition of an objective to discuss adoption of water conservation and recycling ordinance. Motion passed unanimously.

L. Heystek moved, seconded by R. Asmundson approval of the two-year goal to conserve natural resources and protect the environment with the above added objectives. Motion carried unanimously.

S. Souza moved, seconded by D. Saylor to approve the two-year goal to ensure top quality fire, police and emergency services as submitted. Motion passed unanimously.

D. Saylor moved, seconded by R. Asmundson to approve the two-year goal to ensure organizational strength as submitted. Motion passed unanimously.

L. Heystek moved, seconded by S. Souza to add an objective to have an ordinance addressing a living wage as they pertain to city contracts. Motion passed unanimously.

S. Greenwald has rental property within 500 feet of King High and also has property within 500 feet of the following item on the Core Area Specific Plan and therefore left the Community Chambers. R. Asmundson took over as the chair for the remainder of the meeting.

Status Update of discussions with School District on King High

B. Emlen gave the background for the item including what needed to be addressed and the discussions that have taken place to date. Issues addressed include the night use of the basketball court, conflicts with the use by the auto shop including potential problems with traffic flow, location of a storm drain, encroachment issues and trees that were removed. There is a draft agreement that has been completed and attorneys for both agencies are reviewing that agreement.

D. Murphy with the Davis Joint Unified School District advised that working together with city staff on this has been refreshing and he looks forward to working with the city. J. Provenza thanked the Council for working on getting this issue ironed out. King High is a very important school for the community.

A neighbor advised that there are a few issues the neighborhood association would like to discuss but feels that the issues can be worked out.

This item will come back to the Council on January 16, 2007 for action by the City Council.

R. Asmundson moved, seconded by D. Saylor, to obtain appraisals on the two properties being considered for the land swap if the cost is reasonable. Motion passed by the following vote:

AYES: Asmundson, Heystek, Saylor, Souza  
NOES: None  
ABSENT: Greenwald

Public Hearing: Resolution Amending the Core Area Specific Plan

E. Lee gave the background on the item.

The public hearing was opened and with no comments the public hearing was closed.

Boundary and Land Use Designation for the Properties on the Block Bounded by Sweetbriar Drive, 8<sup>th</sup> Street, H Street, and G Street; Resolution of Intent to Amend the General Plan Amendment; Negative Declaration

S Souza moved, seconded by L. Heystek, determining that the initial study prepared for the project adequately address potential environmental impacts and adopt Negative Declaration #5-06. The motion passed by the following vote:

AYES: Asmundson, Heystek, Saylor, Souza  
NOES: None  
ABSENT: Greenwald

D. Saylor moved, seconded by L. Heystek, approval of Resolution 07-002 amending the Core Area Specific Plan relating to the Core Area Specific Plan boundary and land use designation for the properties on the block bounded by Sweetbriar Drive, Eighth Street, G Street, and H Street and approval of Resolution 07-003 a Resolution of Intent to amend the General Plan. The motion passed by the following vote:

AYES: Asmundson, Heystek, Saylor, Souza  
NOES: None  
ABSENT: Greenwald

Adjournment

The meeting adjourned at 11:40 p.m.

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Margaret Roberts, CMC  
City Clerk

**MINUTES OF THE DAVIS REDEVELOPMENT AGENCY**  
**Meeting of January 9, 2007**

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

Roll Call: Board members Present: Ruth Asmundson, Lamar Heystek, Don Saylor, Stephen Souza, Sue Greenwald

Board members Absent: None

Other Officers Present: City Manager Bill Emlen, Agency Attorney Harriet Steiner, Agency Clerk Margaret Roberts,

Approval of Agenda S. Souza moved, seconded by R. Asmundson, approval of the Redevelopment Agency agenda as submitted. The motion passed by the following vote:

AYES: Asmundson, Heystek, Saylor, Souza, Greenwald  
NOES: None

Consent Calendar Redevelopment Agency Minutes from the Regular Meetings of November 28, 2006  
Approved

S. Souza moved, seconded by D. Saylor, approval of the consent calendar as listed above and passed by the following vote:

AYES: Asmundson, Heystek, Saylor, Souza, Greenwald  
NOES: None

Oakshade East Subdivision Land Acquisition for Affordable Housing in Conjunction with Yolo Mutual Housing Association and Sacramento Mutual Housing Association J. Cochran and D. Foster provided the history on land acquisition as it relates to this item. Background information on the specific site was provided. The funding source for the project is yet to be determined, but the possibility of a bond is being considered as an option.

R. Berman encouraged the Agency to approve this and to have affordable family housing in Davis. The demand for affordable housing for families is high.

Recommendation:

Resolution Authorizing Loan for the Acquisition of Land at Cowell Boulevard and Drummond Avenue for the Purpose of Construction of Affordable Housing S. Souza moved, seconded by R. Asmundson approval of Resolution RDA 1190 authorizing loan for the acquisition of land at Cowell Boulevard and Drummond Avenue for the purpose of construction of affordable housing. Motion passed by the following vote:

AYES: Asmundson, Heystek, Saylor, Souza  
NOES: None  
ABSTAIN: Greenwald

S. Souza moved, seconded by R. Asmundson to approve staff recommendations 2 and 3 as follows:

Staff recommendation 2:

Require the loan agreement to include a provision that the following issues be satisfactorily analyzed and reviewed by YMHA/SMHA, city staff, and the Planning Commission in the plan, design, and City review of the project:

- a. Project density appropriate for traffic and parking issues in the current neighborhood
- b. Adequate parking for expected residents of the parcels
- c. Appropriate models of permanently affordable housing for the site, including for-sale housing
- d. The impact of the proposed housing development on local schools
- e. Alternative sites for affordable housing development
- f. Impacts of the project on the remaining light industrial/business park parcels along I-80
- g. Traffic impacts from the proposed project

Staff recommendation 3:

Require that any City loan agreement regarding the project include a performance clause that states a deadline for construction commencement and states that the land will revert to the Agency in the case of nonperformance

Motion carried unanimously.

Public Comments

There were none.

Adjournment

The meeting adjourned at 10:31 p.m.

Margaret Roberts, CMC  
Agency Clerk