

MINUTES OF THE DAVIS CITY COUNCIL
Meeting of February 6, 2007

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 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, City Attorney Harriet Steiner, City Clerk Margaret Roberts

Closed Session The Council went into closed session at 5:30 p.m. for Public Employee Performance Evaluation – City Manager and conference with Real Property Negotiator for approximately 1 acre portion of parcel APN 071-130-01 for bicycle undercrossing. The Council returned to open session at 6:35 with no reportable action.

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

Brief Communications Members of the City Council made various announcements:
D. Saylor advised that the County is having a public hearing today on the preferred alternatives for the EIR for their General Plan. He explained parts of the recommendation by staff to the board of Supervisors that would affect Davis. It was suggested that the item be agendized at a future meeting for discussion.

S. Souza advised that he will be bringing an item forward to establish a Green Ribbon Commission regarding climate change.

Long Range Calendar:
L. Heystek: Proclamation 03/06/07 to proclaim the week of 03/11-17 be Sunshine Week to celebrate open government.

R. Asmundson: Council self evaluation in March, the City Manger is to coordinate this for approximately two hours of time to be allowed. Consensus of the Council to hold on a night other than a regular Council meeting night.

03/07 – 5:00 – 7:00 CM performance evaluation
03/11 – Annual performance evaluation

L. Heystek moved, seconded by R. Asmundson to accept the long range calendar.

Public Comment There were none.

Consent Calendar Resolution 07-007 accepting bid of \$111,505.08 from M-B Companies, Inc. of Oregon for one (1) roadway striping machine
Approved

Resolution 07-008 authorizing the City Manager to enter into agreement with the Area 4 Agency on Aging for re-designation of the Davis Senior Center as a community focal point for senior services in Yolo County and to submit the designation application to A4AA
Approved

Resolution 07-009 authorizing the City Manager to execute all agreements and documents to

implement the Restoration Project funded by the State Department of Corrections and Rehabilitation to enhance riparian habitat values at the South Fork Preserve, Los Rios Unit

Recommendation:

Accepted use of restoration funding to enhance riparian habitat values

Approved Resolution

Resolution 07-010 supporting West Coast Amateur Athletic Union Junior Olympic Games locating in Davis

Approved

Resolution 07-011 authorizing the City Manager to enter into a lease with Knockout Automotive to lease city land adjacent to the West Olive Drive bike path connection to Putah Creek on a month to month Basis

Approved

Resolution 07-012 authorizing the City Manager to enter into an agreement for water service from North Davis Meadows County Service Area (County) for Davis Municipal Golf Course and amend the lease agreement with Davis Golf Course Inc.

Approved

Budget Adjustment #55 (\$17,000) – allocating funds for extending the water line to the North Davis Meadows Community Services Area Water System

Approved

Resolution 07-013 awarding contract of \$39,900 to Engell Construction for Depot Restroom Remodel, CIP No. 8148

Approved plans and specification for depot restroom remodel

Approved resolution and budget adjustment #56 (\$11,250) – allocating construction tax funds

Budget adjustment #57 (\$17,887.51) – allocating reimbursement of Federal and State asset seizure funds

Approved

Bicycle Advisory Commission regular meeting of November 20, 2006

Informational

Finance and Budget Commission special meeting of December 11, 2006

Informational

Historical Resources Management Commission regular meeting of December 18, 2006

Informational

Natural Resources Commission regular meeting of October 23, 2006

Informational

Safety Advisory Commission regular meeting of November 2, 2006

Informational

Recreation and Park Commission minutes from the Regular Meeting of October 19, 2006

Received Minutes as informational except the Central Park Garden Project action items listed below:

- Approved the Yolo County Master Gardener project to renovate and maintain demonstration gardens in Central Park's Public Gardens, including completing previously approved, but unfunded elements of the original Master Plan per the project description
- Approved conversion of a small portion of the existing turf area of the Public

- Gardens to permanent perennial grasses and bulbs creating an ornamental meadow area linking the two sections of the garden with a continuous pathway
- Approved the planting of certain edible plants, in consultation with Parks staff, for use in educational demonstrations as described in the project description
- Approved the development of a maintenance agreement (MOU) to confirm the roles and responsibilities of the Master Gardeners and the City of Davis
- Explore opportunities to support the project with City resources when appropriate and feasible

Resolution 07-014 authorizing the Mayor to sign a Memorandum of Understanding with Friends of Central Park Gardens to improve and maintain a portion of Central Park
Approved

Resolution 07-015 Approving an Amendment to Contract Between the Board of Administration of the Public Employees' Retirement System (PERS) and the City Council of the City of Davis / Ordinance Amending the Contract Between California PERS and the City of Davis to Provide Section 21454.4 (2.5% @ 55 Full and Modified Formula) for Local Miscellaneous Members
Approved Resolution
Introduced Ordinance with the second reading and consideration for adoption scheduled March 6, 2007

City Council Minutes from the Regular Meetings of January 9, 16 and 23, 2007
Approved

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

Second Reading: Ordinance 2275 amending the planned development #3-89 for the Wildhorse project to allow special events and extended operating hours as a conditional use for the Wildhorse Golf Course Clubhouse located at 2323 Rockwell Drive
Adopted (Introduced 01/09/2007)

R. Asmundson moved, seconded by D. Saylor, approval of Ordinance 2275. The motion passed by the following vote:

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

Items pulled from
 Consent Calendar

Status report on Downtown to UC Davis Campus Connections concepts and implementation efforts
Informational

S. Greenwald announced that she resides within 500 feet of this project and therefore left the Community Chambers.

S. Souza moved, seconded by L. H acceptance of the item. Motion passed by the following vote:

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

Resolution to Approve Summarily Vacating the Public Right of Way on the South Side of the Properties Located at 1424 Banyan Place and 1427 Nutmeg Lane

Colin Clark and Mike Webb gave the background on the item.

D. Hudson spoke to the request.

R. Asmundson moved, seconded by D. Saylor, Resolution 07-016 authorizing Vacation of Right-of-Way #1-06 and determined that the proposed vacation of right of way is consistent with the General Plan, sufficient room exists, and that no existing public utilities in use are adversely affected. The motion passed by the following vote:

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

Public Hearing: Resolution Establishing the T Permit Preferential Parking District in a Portion of the Old East Davis Neighborhood

R. Namazi gave the background on the item including the Safety Advisory Commission's approval of the item.

The public hearing was opened.

Alan Miller advised he has been working on this for two years. He spoke to the item pointing out the number of spaces in the depot lot as well as the overflow lot. There has been a lot of compromising on this item.

Ordinance Amending Section 22.08.280 of the Municipal Code Relating to Time Parking Zones

Todd Donaldson spoke to the residents with corner lots that have no driveways.

With no further comments the public hearing was closed.

L. Heystek moved, seconded by S. Souza, approval Resolution 07-017 establishing the T Permit Preferential Parking District in a portion of the Old East Davis Neighborhood and introducing the ordinance. The motion passed by the following vote:

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

Public Hearing: Ordinance Amending the Zoning Code to Establish a Conditional Use Permit Requirement for an Addition, a Conversion or New Construction that Results in Six or More Bedrooms in a Dwelling Unit on Lots in the Residential One Family (R-1), Residential One and Two-Family (R-2), Residential Restricted (R-R) and Similar Planned Development Districts Within the City Limits

Cathy Camacho and Mike Webb gave the background on the item and explained how the urgency ordinance that has been in place addressing this issue has been extremely effective. The differences between the urgency ordinance and the ordinance before the Council were explained.

The public hearing was opened and with not comments the public hearing was closed.

D. Saylor moved, seconded by R. Asmundson, adopting Negative Declaration #08-06 determining that the proposed zoning code amendment would have no significant impact on the environment and to remove the exemption for lots over 15,000 square feet. The motion passed by the following vote:

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

Resolution to Release a Request for Proposals (RFP) on the Oakshade East Land Dedication Site and a Request for Qualifications (RFQ) on the Woodbridge Land Dedication Site

J. Cochran and D. Foster gave the information on the two sites.

C. Wellbourne a resident on Hackberry is concerned about the density of the proposed project and the impacts on the neighborhood that it could cause. He requested that the project consist of eight (8) units.

J. Brennan a resident on Hackberry discussed the egress and ingress of the project. There are a lot of children on La Paz Drive and Hackberry Place and is concerned with the density of the project.

S. Serna resident on La Paz supports affordable housing, but is concerned with the challenges of the site. With the greenbelt and tot lot near the project site, there are a large numbers of children and adults and she is fearful for the safety.

Main Motion by D. Saylor, seconded by L. Heystek approval of staff recommendation to proceed with the change that Hackberry having a maximum of 13 units.

Substitute Motion by S. Souza, seconded by D. Saylor approval of the staff resolution submitted tonight with the project consisting of 13 affordable housing units aimed to meet the needs of low income households with an emphasis on senior housing.

Substitute Substitute Motion by L. Heystek, seconded by R. Asmundson, Resolution 07-018 directing staff to issue of the RFQ on the 4100 Hackberry site with notation under item 2b of the resolution to read "Aimed to meet the needs of low income households, with an emphasis on households with incomes at 65% and 80% of AMI", and the project will consist of a maximum of 13 affordable units and taking the Woodbridge issue separately. The Substitute Substitute Motion passed by the following vote:

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

D. Saylor moved, seconded by S. Souza staff recommendation of the Oakshade East Land Dedication Site.

Substitute motion by S. Greenwald, seconded by L. Heystek to defer consideration of the Oakshade site until an analysis of data on health risks with housing close to the freeway is completed. The Substitute Motion failed by the following vote:

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

Amendment to the Main Motion, accepted by S. Souza to include the following language: with a design that minimizes the potential health impacts of housing being developed near the freeway.

L. Heystek moved a friendly amendment to indicate in the RFP a desire to maximize the setback and to include that specific language. D. Saylor and S. Souza agreed to the friendly amendment.

The Main Motion amended to the following:

Approval of Resolution 07-019 approval of the Oakshade East Land Dedication site with a design that minimizes the potential health impacts of housing being developed near the freeway and to include language in the RFP to maximize the setback. The Main Motion with the amendments passed by the following vote:

Standards for Affordable Housing Financing and a 10-Year Financing Scenario (FY06-07 to FY14-15)

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

J. Cochran reviewed the 10-year financing scenario being proposed.

H. Benton, L. Alger and J. Miller, board members with Rancho Yolo spoke in favor of the item. Rancho Yolo is the largest senior low income project in Davis and he stated that they are in need of help from the city.

D. Thompson spoke in favor of the proposal before the Council.

S. Souza moved, seconded by D. Saylor staff recommendation 1 approving the projects to be included in the upcoming Housing Bond Agency. The motion passed by the following vote:

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

S. Souza moved, seconded by R. Asmundson, Resolution 07-020 identifying priorities and standards for future projections for affordable housing funding as recommended. The motion passed by the following vote:

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

Resolution Approving Issuance by the Redevelopment Agency of Two Separate Series of Bonds with Respect to the Davis Redevelopment Project of the Agency

R. Asmundson moved, seconded by S. Souza, Resolution 07-021 approving issuance by the Redevelopment Agency of two separate series of bonds with respect to the Davis Redevelopment Project of the Agency. The motion passed by the following vote:

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

Processing Options for Proposed "Cannery Park" (Former Hunt-Wesson Property) Project General Plan Amendment and Application

S. Souza moved, seconded by L. Heystek to hear the following item. Motion passed unanimously.

K. Hess provided information on the various options for the processing of the "Cannery Park" project.

W. Mellerup with Lewis Planned Communities advised that they are in agreement with what staff has presented. Lewis purchased the property in May 1994, and in July 1994 a pre-application was submitted. Their vision was 1/3 each of residential, business park and retail. He further discussed their vision for the property; a green sustainable community.

S. Souza moved staff recommendation option 3 to begin public outreach on the applications now, but defer the EIR process and include in the public outreach discussions with Safety Advisory, Bicycle Advisory, Finance & Budget, Recreation and Park, and Open Space and Habitat Commissions. There was no second to the motion.

Main Motion by S. Greenwald, seconded by L. Heystek, staff recommendation 2 to defer processing the Cannery Park applications until completion of the Housing Element update.

Substitute Motion by S. Souza, seconded by D. Saylor to approve staff recommendation option 3 to begin public outreach on the applications now, but defer the EIR process include public outreach discussions with Safety Advisory, Bicycle Advisory, Finance & Budget, Recreation and Park, and Open Space and Habitat Commissions.

Substitute Substitute Motion by R. Asmundson, seconded by S. Souza to defer the processing Cannery Park application until the completion of the housing element update and the selection of a preferred alternative by July or August of 2007 and then proceed with public outreach as outlined in option 3

All motions were withdrawn.

R. Asmundson moved, seconded by S. Souza, to defer the processing of the Cannery Park application until the selection of a preferred alternative for the Housing Element and if that alternative says that Cannery Park is to be one of the locations begin public outreach but defer the EIR process. The motion passed unanimously.

Preferred Alternative information

This site would be one of the parcels considered as part of the current Housing Element. This would allow the community and the City Council to evaluate the range of potential development sites, and choose those most appropriate for the 2006-2013 period. The preferred alternative for the Housing Element could make an assumption about number and type of units that could be accommodated on the Lewis parcel, which would then be incorporated into the General Plan EIR. Project-specific review of Cannery Park could be undertaken concurrently with the GP EIR or later. The Housing Element update would also provide guidance on the assumed uses for land in the remainder of the North Central Sub-area, at least through 2013.

Public Outreach

Initial steps of outreach to the greater Davis community on the proposal would be pursued. Any consultant services used to assist in the public outreach would be charged to the Cannery Park applicants. Main questions that should be addressed include:

- Whether the site should be considered for residential development, and to what extent;
- Whether the remainder of the North Central area should be assumed as agricultural through (and possibly beyond) 2013 and if not, what uses should be assumed? (This would likely entail a concept plan for the area);
- What assumptions should be made about how the Lewis site connects to the roadway and bicycle circulation system, such as whether there will be vehicular access to Pole Line Road or bicycle access to F Street?

Adjournment

The meeting adjourned at 12:55 a.m.

Margaret Roberts, CMC
City Clerk

MINUTES OF THE DAVIS REDEVELOPMENT AGENCY
Meeting of February 6, 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

Public Comments There were none.

Consent Calendar Redevelopment Agency Minutes from the Regular Meetings of January 9, 2007
Approved

R. Asmundson 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

Standards for Affordable Housing Financing and a 10-Year Financing Scenario (FY06-07 to FY14-15)

J. Cochran reviewed the 10-year financing scenario being proposed.

H. Benton, L. Alger and J. Miller, board members with Rancho Yolo spoke in favor of the item. Rancho Yolo is the largest senior low income project in Davis and are in need of help from the agency.

D. Thompson spoke in favor of the proposal before the Board.

Direct staff to complete further analysis and prepare a recommendation regarding the Agency serving as the primary lender for the potential DACHA refinancing and for the Woodbridge Accessible Housing project

S. Souza moved, seconded by D. Saylor staff recommendation 1 approving the projects to be included in the upcoming Housing Bond Agency. The motion passed by the following vote:

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

S. Souza moved, seconded by R. Asmundson, approval RDA Resolution 1191 identifying priorities and standards for future projections for affordable housing funding. The motion passed by the following vote:

AYES: Asmundson, Heystek, Saylor, Souza, Greenwald

NOES: None

D. Saylor moved, seconded by S. Souza, directed staff to complete further analysis and prepare a recommendation regarding the Agency serving as the primary lender for the potential DACHA refinancing and for the Woodbridge Accessible Housing project and the potential Rancho Yolo property. The motion passed unanimously:

R. Asmundson moved, seconded by S. Greenwald to direct staff to initiate discussions with Rancho Yolo Home Owners Association to analyze various options for financing and managing the proposed purchase of Rancho Yolo. The motion passed by the following vote:

AYES: Asmundson, Heystek, Saylor, Souza, Greenwald

NOES: None

Redevelopment
Agency Bond Issuance: 2007 Tax Allocation Refunding Bonds (2000 Bonds) and 2007 Taxable Housing Tax Allocation Bonds

S. Souza moved, seconded by D. Saylor, approval RDA Resolution 1192 authorizing two separate issues of bonds with respect to the Davis Redevelopment Project, approving and authorizing and directing execution of an indenture of trust and a second supplement to indenture of trust relating thereto, authorizing sale of such bonds at public sale, approving official statement and official notice of sale and providing other matters property relating thereto. The motion passed by the following vote:

AYES: Asmundson, Saylor, Souza, Greenwald

NOES: None

ABSTAIN: Heystek

Adjournment

The meeting adjourned at 12:55 a.m.

Margaret Roberts, CMC
Agency Clerk