

MINUTES OF THE DAVIS CITY COUNCIL
Meeting of April 6, 2010

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

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

Councilmembers Absent: None

Other Officers Present: City Manager Bill Emlen, City Attorney Harriet Steiner, City Clerk Zoe Mirabile

Approval of Agenda S. Souza moved, seconded by D. Saylor, to approve the agenda. Motion passed unanimously.

L. Heystek read Council Ground Rules into the record. S. Greenwald stated Council should not craft motions in advance, and instead should remain open minded under after full discussion. R. Asmundson referred the topic to the Council Subcommittee on Ground Rules for their consideration.

Ceremonial Presentations Mayor Asmundson presented the following:
1. Proclamation Recognizing April 11-17, 2010 as National Public Safety Telecommunicators Week.
2. Proclamation Recognizing May 2, 2010 as Arbor Day

Public Comments David Thompson, Neighborhood Partners, requested the city to rescind the foreclosure action on Davis Area Cooperative Housing (DACHA) properties.

Cat Huff, DACHA President, stated DACHA was in agreement with the foreclosure action and requested the city to proceed.

Consent Calendar Resolution No. 10-045 - Authorizing the City Manager to Execute a Sole Source Agreement With PG&E for LED Streetlight Turnkey Replacement Service, CIP No. 8212
Approved

Resolution No. 10-046 - Declaring Weeds Growing Upon Private Property Within the City of Davis to Be a Public Nuisance Directing the Chief of the Fire Department to Post or Mail Notice to Destroy Weeds, and Providing Notice of Hearing for May 4, 2010 on Objections Thereto Pursuant to California Government Code, Article 2, Section 39560 Through 39588
Approved

Plans, Specifications and Estimate for Polymer Modified Asphalt Rubber Chip Seal With Rubberized Asphalt Binder Chip Seal / Proposition 1B Funding
Approved plans and specifications, and authorized bid advertisement

Davis Youth Soccer League (DYSL) Field Expansion (County Road 105A)
Directed staff to assist DYSL with their field expansion project and return to Council with a lease agreement, sublease agreement and applicable California Environmental Quality Act (CEQA) compliance documentation

Budget Adjustment #74 (\$27,300) – Allocating Donations Submitted for Costs Related to the Amgen Tour of California Bicycle Race on May 17, 2010 and Associated Activities
Approved

Request Authorization to Retain Commissioner Keren Costanzo on the Historical Resources Management Commission Until September 30, 2010 Due to Special Circumstances, Although Commissioner Resident Status Changes During April
Approved

Middle East Ceremonial Tree Planting
Informational

S. Souza moved, seconded by D. Saylor, to approve the consent calendar as listed above. Motion passed unanimously.

Removed from Consent Calendar:

Item removed by L. Heystek.

City Council Minutes from the Meetings of January 6 and 13, August 3, and December 15, 2009

L. Heystek reiterated his request from Council Communications on January 6, 2009: Request Council Subcommittee on Commission to schedule a meeting to discuss liaison representation on the Recreation and Park Commission and Open Space and Habitat Commission. S. Souza stated the Subcommittee has already met regarding this issue and will bring forward a recommendation.

L. Heystek moved, seconded by D. Saylor, to approve City Council Minutes from the meetings of January 6 and 13, August 3, and December 15, 2009. Motion passed unanimously.

Long Range Calendar

L. Heystek moved, seconded by D. Saylor, to approve the long range calendar. Motion passed unanimously.

AB1234 Reporting

D. Saylor reported that he attended the SACOG Blueprint event commemorating 5 years of Smart Growth for Region wherein Davis projects were highlighted.

Joint City Council / Social

City Manager Bill Emlen explained that on January 5, City Council held a workshop session focused on the history of the affordable housing program; this

Services Commission Discussion: Affordable Housing Workshop (Part 2) – Needs and Program Options of the Affordable Housing Program

workshop is geared toward analyzing the program for needed adjustments.

Housing & Human Services Superintendent Danielle Foster provided information on current housing sector changes and local housing needs, reviewed current affordable housing policies, and outlined program and policy options.

David Thompson, Neighborhood Partners, requested Council address the need for regulation of mobile home parks.

Dave Taormino requested Council consider modifying the program as follows: allow parents to provide gifts to children for down payments, provide more options for in-lieu fees for developers, and consider relaxing income qualifications.

City Council recessed at 7:47 p.m. and reconvened at 8:00 p.m.

City Council and Social Services Commissioners provided comments and direction to staff, including:

- Request operation and maintenance analysis for affordable units
- Focus on lowering affordable requirements for larger infill sites
- Need for clear goals/direction/problem statement/measurement objectives: What do we want to change about the community? Who are we trying to serve?
- Use existing resources more efficiently
- Consider allowing project approval via templates/set up parameters ahead of time
- Consider programs utilized by San Diego: down payment assistance, first time homebuyer, shared equity, down payment grant, condominium conversions
- Consider policies that base impact fees on sq footage basis and promote smaller, more affordable units
- Consider alternatives to land dedication

City Council recessed at 9:08 p.m. and reconvened at 9:20 p.m.

Joint City Council / Commission Liaison (Business and Economic Development, Finance and Budget, Planning) Discussion: Workshop

City Manager Bill Emlen explained this workshop is intended to provide an overview of the types of obligations that city policies and fees impose on development.

Bill Streng requested Council consider each program based on the totality, and that Davis shouldn't be compared with other cities that have inexpensive lands to build on.

Community Development Administrator Katherine Hess summarized city land use policies, and explained that not all goals are fully consistent and staff is

– Burdens on Development from City Policies and Fees

tasked with evaluating policy trade-offs during discretionary review.

Mark Rutheiser, Chamber of Commerce, stated the Chamber is concerned regarding the accumulation of policies and fees. Comments included: projects that reduce carbon, etc. should be credited with reduced city fees; Quimby fees burden smaller houses, infill and downtown projects disproportionately; developer contributions should be negotiated by taking into consideration all city needs in totality—not just monetary; and city should reduce affordable housing requirements.

Assistant City Manager Paul Navazio stated it is challenging for communities to grow in a way that supports services. Break even point for residential developments is approx \$470,000-\$500,000; affordable housing and multi-family projects fall short of supporting services.

Johannes Troost, Finance and Budget Commission, stated projects should pay for themselves and fiscal neutrality can mean different things to various stakeholders and will be different if factored at build-out. Raised the following questions: Should Council goal (projects pay for themselves) be applied to every project, or should growth be looked at in aggregate for community? Should city have different fiscal thresholds for different categories of projects?

Bob Agee, Business and Economic Development Commission, stated the current development impact fee model was adopted in 1999 and reviewed in 2006; the commission recommendation is to change the methodology or create a new model. Consider project based fees for roadway impact and storm sewer, and system-based standards for parks, open space, general facilities, and public safety.

B. Emlen outlined proposed next steps and staff recommendations as follows:

1. Re-affirm indefinite suspension of middle-income housing requirements
2. Initiate the process to reduce affordable housing requirements or expand in-lieu fee options for residential projects with smaller market-priced units.
3. Support the concept of revising greenbelt standards to add flexibility of size, configuration, and use for infill development projects.
4. With the update to the Parks Master Plan, evaluate options for calculating in-lieu Quimby fees and how they will be used for future parkland acquisition and improvement.
5. Re-evaluate basis for the development and use of existing Roadway Impact fees:
 - a. Re-cast to Transportation Impact Fee, to include broad range of projects (bike/ped/transit, etc.)
 - b. Direct staff to undertake a comprehensive Mobility Master Plan to inform short-term funding priorities as well as serve as the basis for future transportation-related impact fees.
 - c. Direct staff to evaluate possibility of providing “credit” off-sets to

roadway development impact fees based on degree to which individual projects provide mobility benefits.

- d. Re-evaluate the Roadway/Mobility impact fee to reduce the assumed trip generation rates (similar to the existing provisions for Core Area Retail to other uses and an expanded area, possibly including areas near neighborhood centers.
6. With the next revision of the utilities financing master plan, consider differential water and sewer connection fees for smaller and infill parcels.
7. Direct staff to return to the City Council with an analysis of the parking in-lieu fee program, including possible reductions in downtown fees and expansion of the in-lieu fee concept to non-Core development projects.
8. Continue to evaluate community enhancement contributions through Development Agreements based on other benefits for a given development.
9. Direct the Finance and Budget Commission to evaluate the concept of “fiscal neutrality” and make a recommendation on whether different types of projects should be held to different fiscal standards.

City Council recessed at 10:27 p.m. and reconvened at 10:34 p.m.

City Council provided direction to staff regarding the recommendations, including:

- Request staff to clarify commission roles in review of projects
- Commissions should weigh in on all recommendations
- Create more economical use of space/fewer costs per square feet
- Development fees lower than other jurisdictions
- Consider relaxing affordable housing requirements and reducing other discretionary fees for infill sites
- Request more information on greenbelt standards and analysis of privately operated greenbelt standards
- Consider relaxing Quimby fees
- Request staff to prioritize requirements/primacy of issues
- Incentivize economic development projects
- Prioritize projects in higher tax rate sites
- Fiscal neutrality should reflect longer term build-out assessments
- Consider differentiating between peripheral and infill fees

Adjournment The meeting was adjourned at 11:37 p.m.

Zoe S. Mirabile, CMC
City Clerk