

MINUTES OF THE DAVIS CITY COUNCIL
Meeting of May 3, 2011

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 Krovoza.

Roll Call: Councilmembers Present: Sue Greenwald, Joe Krovoza, Stephen Souza, Rochelle Swanson, Dan Wolk

Councilmembers Absent: None

Other Officers Present: Interim City Manager Paul Navazio, City Attorney Harriet Steiner, City Clerk Zoe Mirabile

City Council/
Safety & Parking
Advisory Com-
mission Joint
Discussion –
Commission Du-
ties/Responsibilit
ies; Review of
Commission
Projects, Mission
Statements and
Goals; and City
Council Goals

Safety & Parking Advisory Commission members present: Dan Barcellos, William Bernheim, Ted Parks, Geoff Straw, Doug Waterman and Jim Watson

Commission Staff Liaison Roxanne Namazi summarized duties and responsibilities of the Commission and how they relate to Council Goals.

Council comments included:

- Request input from Commission on Council goals: Are they prioritized correctly? Which goals synch up with commission activities?
- Need more wayfinding signs to parking structures.
- Downtown streets: Consider all modes of transportation and safety/accessibility for bicyclists and pedestrians.
- Consider synchronization of lights along Russell and Covell. Take into consideration car emissions.
- Consider establishing on street bike parking protocol. Request commission review parking policy—consider shorter durations in front of businesses on street and encourage parking in lots.

Commission comments included:

- Focus on safe routes to schools, education and marketing program
- Support buses, complete streets, and easy to follow, clearly marked bike loops
- Citizen concerns regarding speed in neighborhoods
- University parking policy effects city traffic, UCD should get more involved addressing impacts.

Public comment:

- Steve Tracy: Davis Bicycles! completed a study of empty parking spaces in garages, averaged almost 300 at any time

City Council recessed at 6:30 p.m. and reconvened at 6:42 p.m.

Approval of Agenda	R. Swanson moved, seconded by S. Souza, to approve the agenda. Motion passed unanimously.
Brief Communications	<p>J. Krovoza congratulated D. Wolk on the birth of his daughter.</p> <p>Interim City Manager Paul Navazio: Received communication from Sister City Ambassador announcing visit from Sangju delegation May 19-20.</p> <p>R. Swanson: Attended Crisis Communication Workshop in Woodland, city response to disasters.</p> <p>J. Krovoza: Testified for city at Senate Energy Utilities and Communication Committee regarding SB383, Solar Gardens Bill; bill passed out of committee.</p>
Long Range Calendar	<p>J. Krovoza: Council Special Meeting will be held May 12 for closed session discussion regarding City Manager recruitment.</p> <p>P. Navazio: Council Special Meeting will be held May 24, agenda will include Hunt Boyer Tankhouse update and Prop 218 notice of utility rates.</p> <p>S. Souza: Will be participating in May 10 meeting via teleconference.</p> <p>J. Krovoza: Will be traveling May 31 and not able to participate in meeting; R. Swanson will preside.</p> <p>AB1234 Reporting: R. Swanson attended California Association for Local Economic Development Conference.</p>
Public Comments	<ul style="list-style-type: none"> • Alan Pryor, Cool Davis Foundation: City will take lead in making the 4th of July celebration a zero waste event, bin to be available for discarding compostable materials which will be sent to separate processing facility to be turned into organic fertilizer. Staff preparing outreach materials, citizens encouraged to bring own reusable bottles and silverware. • Roger Littge: Fence installed by Union Pacific (UP) is blocking access to 2 communities. UP installed without proper announcement to City; request city to formally join an injunction against UP. <p>J. Krovoza: Request report be agendized on status of Union Pacific fence situation.</p> <p>P. Navazio: Will bring back to Council at a later date.</p>
Consent Calendar	<p>CalTrans Master Agreement No. 00342S for State Funded Projects <u>Approved Resolution No. 11-057 - Authorizing the City Manager to Execute Master Agreement No. 00342S Administering Agency-State Agreement</u></p>

Commission Minutes:

1. Historical Resources Management Commission Meeting of March 21, 2011
2. Safety and Parking Advisory Commission Meetings of January 6 and March 7, 2011 and Joint Meeting with the Bicycle Advisory Commission of March 7, 2011

Informational

Proclamation Recognizing May 15-21, 2011 as National Public Works Week
Ceremonial

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

Public Hearing:
Weed Abatement
– Removal of
Weeds and
Grasses to Elim-
inate Potential
Fire Hazards

Fire Chief Bill Weisgerber explained this hearing has been scheduled for property owners who wish to protest the abatement of weeds on their property by the City.

Mayor Krovoza opened the public hearing, and after no comments, closed the public hearing.

A. Public Hear-
ing: Considera-
tion of Designat-
ing 337 D Street
(aka Peña
House) as a Da-
vis Historical
Resource

Historical Resources Manager Ike Njoku: Staff concurs with the Historical Resources Management Commission (HRMC) recommendation that the property be designated as a Merit Resource; whether designated or not, the replacement project would have to undergo CEQA review under a focused Environmental Impact Report.

Public comments:

- Mark Beason, HRMC: Last remaining model of worker-type building in downtown. Rare resource that has vanished from Davis.
- Steve Tracy, Old North Davis Neighborhood Association: Designation should be in historic context.
- Gayle Sosnick: Pena house in bad condition, no redeeming architectural features, designated mixed use already. Commission recommendation does not reflect opinion of public at large.
- Mark Braly: Council charged Planning Commission with task of streamlining process of development; be careful not to make process of entitlement too difficult. Consider impact of exactions. Request staff provide recommendation on how impacts may be minimized; take close look at conflict between historic designations v. sustainable developments. Submitted letter from John Mott-Smith in support.
- Jim Beckett: Support designation as historical landmark. Support proposal to demolish building, but should erect monument to Pena family and house.
- Marshall Hunt and Bill Julian: Support project and proposed monument at site. Project will be net zero facility, represents good land use and approach to senior housing.

D. Wolk moved, seconded by S. Souza, to direct staff to return to Council with the requisite findings for not designating 337 D Street as a historical resource; if Council should later approve a development project, it will include a condition of approval that applicant shall install a plaque or monument honoring Pena family and it's past.

S. Greenwald proposed a friendly amendment that the condition of approval shall require the plaque or monument to be a permanent installation on site. Accepted by mover and second.

Motion passed unanimously.

B. Consideration of Preapplication for Replacement Project for 337 D Street

Historical Resources Manager Ike Njoku presented conceptual plan.

Public comments:

- Mark Beason, HRMC and Brad Schaffer: Inconsistencies with downtown residential guidelines
- Carol and Dick Bourne, project proponents: Proposed 4 unit senior-oriented project, designed to allow aging in place, zero energy project.
- Mike Corbett, designer: Tried to synch design guidelines with zero net energy requirements, looked at character of street and other buildings.
- Gayle Sosnick: Concept has met with general approval, fits neighborhood and densification needs, mass similar to fraternity next door and church across the street.
- Steve Tracy, ONDNA: General consensus supportive of a development of this type, mixed opinion regarding whether this fits with church across street. Concern over driveways along street frontage.
- Alan Pryor, Sierra Club Yolano Group: Support project, meets all Sierra Club requirements for smart growth.

City Council recessed at 8:38 p.m. and reconvened at 8:50 p.m.

S. Souza moved, seconded by D. Wolk, to amend the Davis Downtown and Residential Traditional Neighborhoods Design Guidelines to incorporate the ability for Planning Commission and/or City Council to consider approval of projects that do not meet all design guidelines if certain criterion is met. The criteria may include: (1) zero energy/sustainability features, (2) high quality architecture and finishes, (3) provision of ownership single-family residential uses, (4) provision of office/retail into ground floors, (5) full accessibility features, and (6) uniqueness of a location that makes compliance with the established DDTRN Design Guidelines difficult.

D. Wolk moved substitute motion, seconded by S. Greenwald, as follows:

1. Council supports this project in concept
2. Applicant should comply with the Davis Downtown and Residential Traditional Neighborhoods Design Guidelines to the extent possible

3. To the extent that the applicant needs an exception to the Guidelines, staff will return to Council with a way to provide such exception, which may include amendment to Guidelines or other mechanism proposed by staff

J. Krovoza proposed friendly amendment to direct staff to enter into discussion with landowner to the south to explore feasibility of shared driveway access. Accepted by mover and second.

Motion passed unanimously.

Picnic Day 2011
Follow Up

Deputy City Manager Kelly Stachowicz: Overview of city response to Picnic Day, general assessment by both the City and UC Davis is that this is an ongoing process.

Gary Sandy, UC Davis Government Relations Director: Thanked City and community groups for cooperation and collaboration. Diminished advertisement outreach this year—only to region. Safety enhancement zone was a good tool.

Police Chief Landy Black: PD reached out to as many stakeholders as possible; would not have had as much success as we did without them. Need to establish a new culture around Picnic Day.

Public comment:

- Cheryl Garrety: Letter of complaint submitted from neighbors. Large out of town presence, lack of respect for residents. Some neighbors reluctant to call police.

Golf Course Renewable Energy Farm – Exclusive Right to Negotiate Assignment

Sustainability Program Manager Mitch Sears: CleanPath Ventures holds lease at PVUSA, staff considers assignment appropriate at this point as it makes sure that site's position in electricity grid interconnection queue is not rescinded.

Public comment:

- Matt Chaney, CleanPath: Operates PVUSA, working with City to form partnership to develop opportunity to provide energy services to residents and businesses within City. OPDE is stepping back, CleanPath is stepping forward; on board with project since beginning.

S. Souza moved, seconded by R. Swanson, to approve Resolution No. 11-058 - Approving the Assignment of the Exclusive Negotiating Agreement from OPDE US Corp to CleanPath Ventures for a Lease of a Portion of the Golf Course Farm for a Photovoltaic Facility. Motion passed unanimously.

Adjournment

The meeting was adjourned at 10:47 p.m.

Zoe S. Mirabile, CMC
City Clerk

MINUTES OF THE DAVIS REDEVELOPMENT AGENCY BOARD
Meeting of May 3, 2011

The Redevelopment Agency Board 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 Chair Krovoza.

Roll Call: Board members Present: Sue Greenwald, Joe Krovoza, Stephen Souza, Rochelle Swanson, Dan Wolk

Board members Absent: None

Other Officers Present: Interim City Manager Paul Navazio, City Attorney Harriet Steiner, City Clerk Zoe Mirabile

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

Public Comments None

Hotel Conference Facility – Consultant Contracts for Environmental Analysis of the Proposed Facility on Richards Boulevard Community Development & Sustainability Director Ken Hiatt: Council identified this site as the preferred location, staff has been working with developer to refine concept.

Public comments:

- Shar Katz, Café Italia, thanked staff for their efforts, still awaiting final resolution of restaurant relocation.

S. Souza moved, seconded by R. Swanson, as follows:

1. Approve RDA Resolution No. 1259 – Approving Consultant Contract with Fehr and Peers
2. Approve RDA Resolution No. 1260 – Approving Consultant Contract Heidi Tschudin for Environmental Analysis of the Proposed Hotel/Conference Facility on Richards Boulevard, with the goal of having environmental review complete by June 30 of this year

Motion passed unanimously.

Adjournment The meeting was adjourned at 10:47 p.m.

Zoe S. Mirabile, CMC
Board Secretary