

MINUTES OF THE DAVIS CITY COUNCIL
Meeting of February 1, 2022

The City Council of the City of Davis met in regular meeting session beginning at 5:32 p.m. via teleconference or otherwise electronically. The meeting was called to order by Mayor Partida.

Roll Call: Councilmembers Present: Will Arnold, Dan Carson, Josh Chapman, Lucas Frerichs, Gloria Partida

Councilmembers Absent: None

Other Officers Present: City Manager Mike Webb, City Attorney Inder Khalsa, City Clerk Zoe Mirabile

Approval of Agenda L. Frerichs moved, seconded by W. Arnold, to approve the agenda. Motion passed unanimously.

Joint Discussion of City Council & Finance and Budget Commission: Commissioners present: Ying Chen Axt, Ezra Beeman, Douglas Buzbee, Cheri Harrington, Paul Jacobs, Donna Neville, David Sandino, Gurbek Sufi

Chair D. Neville: Summarized commission activities since last joint meeting with City Council.

Update on Recent Accomplishments & Current Work Plan City Council comments:
Suggested strategies related to city finances and to help businesses continue to generate revenue post COVID-19 pandemic?

Commissioner comments:

- Should look at additional tax revenue.
- Development in downtown core will benefit city economically, particularly residential development. However, difficult to come up with project that is financially feasible.
- Should identify what type of economy we want to have in the long term. Align development and services to drive objective.
- Need to address tech changes in the next 10-20 years and how that will impact economy.
- Should look at Davis taxes versus other cities. Tax rates might be below average. Make case to community, if want first class service levels, then might be able to bring levels up.
- Need to right size services and provide correct mix of services.
- Key priority is more affordable housing. Support housing trust fund. If want FBC to research or think about ways to provide seed capital, willing to take that on.

- Have seen communities where innovation parks can be a catalyst.

Council comments continued:

- Interested in analysis to determine cost savings as city transitions to meet its climate goals.
- Explore potential partnerships with local agencies and UC Davis regarding collective purchasing.
- Interest in commission looking into development impact fees.
- Potential to have commission explore feasibility of a Housing Trust Fund and provide input to draft housing related ballot measures.
- Support review of procurement and purchasing.
- Climate Action & Adaptation Plan (CAAP)—Purchase equip and supplies. Can be expensive to purchase sustainable.
- Support FBC review of development projects and development impact fees.
- Council Subcommittee is tasked with considering options to fund Housing Trust Fund

Commissioner comments continued:

- Potential for FBC Subcommittee working on procurement to consider cost of sustainable. Currently focused on processes for efficiencies. Can look at cost of sustainability and green practices.
- Switching to green purchases could have large initial cost. Need long term planning for capital costs.
- Making change to procurement—need to think about changes over multiple decades to address climate concerns.
- Should focus on General Plan update. Shift from annual budget insights to comprehensive long range planning insights.
- Need to harness developers to achieve community outcomes.

City Council recessed at 6:21 p.m. and reconvened at 6:32 p.m.

City Manager & City Council Brief Announcements

M. Webb: February 8—Virtual Reimagine Russell Blvd community meeting #3.

G. Partida: Happy Lunar New Year and start of Black History Month. Yolo County Library will be having a series of events all month.

Public Comments

- Connor Gorman: Social Services Commission should be involved in the staff recruitment search for the new Department of Social Services & Housing. Support municipalizing vital services—broadband, solid waste, Emergency Medical Services.
- Alan Hirsch: Should postpone discussion of Principles of Civility until after the June election.

- John Whitehead: Other jurisdictions are prohibiting tobacco and other smoke outdoors at multi-family complexes.
- Todd Edelman: Request the number of attendees participating in remote City Council and commission meetings be announced. Also request attendees have the ability to see the names of others in attendance.
- Matt Seitzler, Davis Bike Park Alliance: Want to check in with funding for project, either reinstatement of funding through city funds or America Rescue Plan funds. Project will include volunteer labor.
- Matt Blake, Davis Live Music Collective: 10th Davis Music Fest June 17-19, 2022. Thankful to have been chosen as Arts and Culture grant recipient. Choice to invest in art and cultural traditions makes a real and positive difference.

Consent
Calendar

Amendment to Professional Services Agreement for 2020-2040 Climate Action and Adaptation Plan (CAAP)

Approve Resolution No. 22-008 - Authorizing the City Manager to Execute the Professional Services Agreement Amendment #2 to AECOM for the 2020-2040 CAAP Update to Include Additional Action Analysis and Implementation Plan Development Information, CAAP Document Development, and Environmental Review and Amending the Fiscal Year 2021-22 Budget for Water, Stormwater, Solid Waste and the General Funds

Second Reading: Planned Development Ordinance Amending Section 40.01.090 of Chapter 40 of the Davis Municipal Code to Rezone 715 Pole Line Road, consisting of Approximately 1.89 Acres (APN: 070-544-027), Zoned Residential One-Family (R-1) to Planned Development (P-D) #2-21 for the Development of 30 For-Sale, Fee-Simple Ownership, Attached Single-Family Residential Homes (Project Commonly Known 715 East Subdivision)

Adopt Ordinance No. 2615 (Introduced 01/11/2022)

Re-Authorize Continuation of Remote Public Meetings

1. Consider the circumstances of the state of emergency and determine to re-authorize continuation of remote (Zoom/teleconference) public meetings for all legislative bodies pursuant to Assembly Bill 361.
2. Make the following finding: There continues to be a proclaimed state of emergency and a local official has recommended measures to promote social distancing.

Commission Minutes (Action Items): Civic Arts Commission Meetings of July 12, September 13, October 11, and December 13, 2021

1. Receive minutes as informational
2. December 13, 2021 action items:

- a. Per commission recommendation: Approve funding of \$15,948 from the existing Program 1170 budget for Arts & Cultural Affairs Fund Awards.
 - b. Per commission recommendation: Approve funding of \$15,000 from the existing Municipal Arts Fund to commission a mural at the Veterans Memorial Theatre.
3. Receive *Racial Equity Learning Lab—Evaluation & Final Report* as informational

Committee Minutes (Informational Only): Unitrans Advisory Committee Meetings of October 28 and December 2, 2021

Informational

D. Carson moved, seconded by W. Arnold, to approve the consent calendar. Motion passed unanimously.

Public Hearing #4: Redistricting 2022 for City Council Elections

Chris Chaffee, Redistricting Partners: Presented detailed overview of three draft maps.

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

W. Arnold: Request southeast edge of district 1 separated by Hwy 113 be added to district 2, especially along Acacia Lane, Cornell Drive, and possibly Plum Lane. Small number of residents are cut off by Hwy 113 to their district 1 counterparts.

C. Chaffee: Census track in question is 498 people. Will try to align Hwy 113 as much as possible as dividing line. Will bring back as option A.2.

W. Arnold: Minimizing deferrals is critical.

L. Frerichs: If possible, adjustments on edge between districts 1 & 2 is preferred. Prefer Map A. Less deferrals. Follows major boundaries and streets.

W. Arnold moved, seconded by L. Frerichs, as follows:

- 1. Select Map A as preferred district map
- 2. Request addresses on W. 8th street, Acacia Lane and Cornell Drive be included in district 2 to the fullest extent possible.

Motion passed unanimously.

Public Hearing: Davis Innovation and Sustainability

Interim Community Development Director Sherri Metzker: Summarized history of project, overview of proposal and entitlement applications, and community and commission input.

Campus 2022
(DiSC 2022)

Proposed
118.5+ Acre
Mixed-Use
Development
of Innovation
Center /
Business
Uses & Resi-
dential Units
on the North-
east Corner of
Mace Blvd
and Interstate
80 in Unincor-
porated Yolo
County

(Project Appli-
cation #14-54:
General Plan
Amendment,
Prezone,
Development
Agreement,
Annexation /
Sphere of
Influence
Amendment)

Matt Keasling, Taylor & Wiley, representing applicant: Project modifica-
tions—reduced size, greater emphasis on research & development and
advanced manufacturing, relocation of transit plaza, and community
park. Removed off-site stormwater detention proposal and moved away
from Mace 25 property. Housing designed to appeal to on-site employ-
ees. Providing a mixture of for-sale and rental opportunities; 85 afforda-
ble housing units. Overview of project sustainability features.

City Council recessed at 8:40 p.m. and reconvened at 8:48 p.m.

Mayor Partida opened the public hearing.

- Ron Ortell; Roberta Millstein; Karen Baker; Rik Keller; Pam Gunnell; Todd Edelman; Gloria Kunua; Jeff; John Astine; Alan Pryor; Dan and Linda Parfitt; Larry Guenther; Eileen Samitz; Colin Walsh; Patric Huber; and Patricia: Oppose DiSC 2022 project or expressed concerns. Loss of open space and prime farmland. Increased traffic on Mace Blvd. Project will negatively affect the city's carbon neutrality commitments by increasing vehicle trips and carbon output. Adds jobs without sufficient housing. Project does not ensure housing will go to on-site workers. Mace Blvd undercrossing should be constructed in phase 1 and at the sole expense of the developer. Baseline project features are poorly written and inadequate. Ask Council to add requirement that anything in the ag buffer should not detract from habitat species. Tree commitments are not clearly specified whether they will be on or off site.
- Scott Powell, Greater Sacramento Economic Council; Jill Williams; Darren Wedra; Pam Marone; Rusty Seymore, El Macero Country Club Manager; Connor Gorman; Adam Mayberry; Jason Taormino; Anthony Asher; Susan Kirby; Elaine Roberts-Musser; Greg Rowe; Vicki Faye, Davis Chamber of Commerce Board; April Blugriffin; Gina Nunes; Helen Thompson; Kaleel; Alan Hirsch; Evan; Kyle Kruger; Ethan Lars Swilmas; Ryan Manriquez, ASUCD; Mia Dellarosa; Christian Montes; Aurora; Michelle Andrews, Davis College Democrats; Jeremy; Michael Felberg; Paul; Lauren Kohner; Johnathon Howard; Scott Steward; and Martha Deacon-Brock: Support DiSC 2022 project. Davis loses businesses to competing markets with available spaces to grow. Will increase revenue for city without raising taxes. Support proposed level of affordable housing. Support tree shading for bicycle/pedestrian areas and parking lots, drought tolerant trees, and the Tree Commission's review of the project. Improved transit connectivity from previous project iteration. Project committed to reducing carbon emissions by providing easy access to public transit. Opportunities for university students to stay in Davis after graduation.

Mayor Partida closed the public hearing.

City Council recessed at 9:56 p.m. and reconvened at 10:02 p.m.

City Council proposed additions and revisions to the General Plan Amendment Resolution, Development Agreement and entitlement applications, and developer representative M. Keasling agreed with proposed changes, as follows:

1. General Plan Amendment Resolution/DA Exhibit B: Baseline Project Features—Tree commitment.
2. DA, Exhibit G: Transit, Transportation and Circulation—Participation in Yolo County Transportation District, and new section “County Roads and Facilities”
3. DA, Exhibit H: Habitat and Agricultural Conservation—Ag Mitigation Requirements.
4. DA, Exhibit L: Uncategorized Additional Community Benefits—South Davis Library commitment.

M. Keasling: Proposed additional revised language for DA, Exhibit H: Habitat and Agricultural Conservation—Habitat in Agricultural Buffer. Council consensus.

L. Frerichs moved, seconded by D. Carson, as follows:

1. Approve Resolution No. 22-009 - Adopting an Addendum, Adopting a Statement of Overriding Considerations, Adopting a Mitigation Monitoring and Reporting Program and Making Findings Pursuant to the California Environmental Quality Act for the Davis Innovation & Sustainability Campus DiSC 2022
2. Approve Resolution No 22-010 - City of Davis Stating Its Intent to Amend the City of Davis General Plan Land Use Element to Add the Land Use Category “Innovation Center” and to Amend the City of Davis Land Use Map to Redesignate the Parcels Located on the Northeast Corner of Mace Boulevard and Interstate 80 (General Plan Amendment #6-14), amended as noted above
3. Introduce Ordinance Amending Section 40.01.090 of Chapter 40 of the City of Davis Municipal Code By Rezoning Approximately 118.5± Acres (Assessor’s Parcel Numbers (APNs) 033-630-006, -009, -011, and -012;) Located Northeast of the Intersection of Mace Boulevard and Interstate 80, to Planned Development (PD) # 4-14 Upon Annexation to the City of Davis as Outlined in Section 40.01.110 of Chapter 40 of the Davis Municipal Code (PD #4-14)
4. Introduce Ordinance Approving the Development Agreement for the Davis Innovation and Sustainability Campus 2022 Project (DA #2-14), amended as noted above
5. Approve Resolutions Relating to a Special Election on June 7, 2022:

- Resolution No. 22-011 - Calling for the Holding of a Special Municipal Election to Be Held on Tuesday, June 7, 2022, for the Submission to the Voters a Measure to Modify the Land Use Designations of the Davis Innovation & Sustainability Campus DiSC 2022 and Mace Triangle Properties
 - Resolution No 22-012 - Requesting the Board of Supervisors of the County of Yolo to Consolidate a Special Municipal Election to Be Held on June 7, 2022, With the Statewide Direct Primary Election to Be Held on That Date Pursuant to §10403 of the Elections Code
6. City Council provides authority to City Attorney and staff to clarify and/or clean up language to finalize documents

Motion passed unanimously.

Long Range Calendar City Manager Mike Webb: Staff is working on Council request related to definitions of affordable housing and first time home buyer.

D. Carson: Closed session for City Manager evaluation.

Adjournment Meeting was adjourned at 11:28 p.m.

Zoe Mirabile
City Clerk