

MINUTES OF THE DAVIS CITY COUNCIL
Meeting of January 17, 2023

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

Roll Call: Councilmembers Present: Josh Chapman, Gloria Partida, Babu Vaitla, Will Arnold

Councilmembers Absent: None

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

Approval of Agenda G. Partida moved, seconded by J. Chapman, to approve the agenda. Motion passed unanimously.

City Manager & City Council Brief Announcements City Manager Mike Webb: Overview of city response to winter storms, received over 300 calls for service. Natalie Corona Committee is tabling at the Davis Farmers Market on January 21, design details and remembrance features will be shared. Fifth Street Corridor Study outreach meeting on February 2 via zoom to discuss long term needs and potential improvements for Fifth Street from L Street to Cantrill Drive.

G. Partida: City hosted Martin Luther King Jr event yesterday.

Public Comments

- Connor Gorman: City did a good job in creating weather shelter and other measures to address storm. Demonstrates need for robust climate resiliency infrastructure.
- Alan Hirsch: Request Council discuss public engagement and commission and task force structure. Need different tools to engage the public. Commission process hinders public engagement.
- John Whitehead: Summarized data from California Independent System Operator data for electricity grid. Wind power is consistent year round.
- Alan Miller: Individuals that make public comments are characterized.
- Tom Joust, Tommy's Grill and Catering: Businesses on G Street have high labor, rent, and food costs. Able to stay in business during COVID because of expanded outdoor seating. Need guidance related to future use of outdoor seating areas.
- Emmet Andrews: Pandemic forced change in business model—had to pivot from late night activities to food based and catering. Only able to maintain model with the additional capacity of outdoor seating.

- Jeremy Kentarthian, Carpenters Union: Many construction workers are on subsistence programs or lack access to health care. Should rethink bidding practices.
- Jinying Shaw: Realtor and downtown business owner. Oppose street closure on G Street. Client lost hundreds of thousands of dollars in business investment. Businesses are closing without return customers.
- Francesca Wright: Support creation of the City Council Long Range Growth Subcommittee. Strategic and important to discuss periphery growth. Subcommittee should think broadly and incorporate visionary ideas; develop new and sustainable approaches.

Consent Calendar

Proclamation of a Local Emergency in Response to Storm Events Beginning December 27, 2022

Approve Resolution No. 23-005 - Ratifying the Emergency Service Director's Proclamation Declaring the Existence of a Local Emergency Relating to Storm Events Beginning December 27, 2022 (The "2022-2023 Atmospheric River Winter Storm")

Yolo County Public Agency Risk Management Insurance Authority (YCPARMIA) Board Designees

Approve Resolution No. 23-006 - Authorizing the City Manager to Designate a Board Member and an Alternate Member to the YCPARMIA

J. Chapman recused from the following item due to business interest within project area:

Second Reading: Ordinance Amending Various Sections of Article 40 (Zoning) of the Davis Municipal Code to Implement Regulations Regarding the Downtown Davis Form Based Code

Adopt Ordinance No. 2637 (Introduced 12/13/2022)

AYES: Partida, Vaitla, Arnold

NOES: None

ABSENT: Chapman (recuse)

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 legislative bodies pursuant to Assembly Bill 361
2. Make the following finding: There continues to be a proclaimed state of emergency and meeting in person would present imminent risks to the health or safety of attendees

Commission Action Items: December 2022 Civic Arts Commission Meeting; Action Items to Accept Donation of Public Art, and Approve Proposed Mural Collaboration with UC Davis Institute for the Environment

1. Receive December 2022 Civic Arts Commission meeting minutes as informational.
2. Approve commission recommendation to support and approve mural project proposal from the UC Davis Institute for the Environment, pending approval of use of the rear wall of the Varsity Theatre.
3. Approve commission recommendation to accept the donation of The Cyclist by Larry Morris into the Arts in Public Places inventory, place it into safe storage, and commit to finding a permanent site to install the sculpture.

Formation of a City Council Subcommittee on Long Range Growth
Form a subcommittee of Mayor Arnold and Councilmember Vaitla to work with staff and the Planning Commission to develop guidance (a set of “principles” or “expectations”) for consideration of current or future proposed peripheral development projects, and return to the full City Council with recommendations.

J. Chapman moved, seconded by B. Vaitla, to approve the consent calendar. Motion passed unanimously.

G Street Closure Update and Consideration of Options

J. Chapman: Recused from the following item due to business interest within 500 feet of location

Assistant Public Works Engineering & Transportation Director Ryan Chapman: Summarized options for consideration: (1) reopen the street to auto traffic, (2) keep closed to auto traffic, (3) reopen street but allow full closures for part of week or special events, (4) reopen northbound lane only. Bicycling, Transportation, and Street Safety Commission recommends keeping the street closed, evaluate ADA access and parking, consider creating outdoor dining/gathering places that are not reserved for an individual business.

Public comments:

- Connor Gorman; Jim Houck; Willy Lester; Jackson Mills; Timothy Hughes; South Vick; Richard Tran, ASUCD; Jeffrey Bouchette, Bike Davis; James Richards; Kate Wakowsky; two unnamed individuals; Matt Avellos; Abel Ledbetter; Tom Arona; Logan Repps; Armando Renzabou; James Glover; Tom Bowen; Justine Smith: Support permanent closure and improvements for aesthetics and bicycle and pedestrian use. Opportunity to continue trend of transforming roadways into community spaces that are walkable and accessible. Consider additional ADA parking and lighting, and expanding closure to other downtown areas. Must be planned correctly and maintained to high standards. Many people prefer to eat outdoors or only feel safe outdoors because of immunocompromised conditions.

- Erica Jackson and Heidi Vandenbried: Should reopen street to cars. Difficult to find parking close to businesses. Should designate 2-3 spaces as disabled access only in parking lot across the street.
- Tim Mech, Three Mile Brewing: Support permanent closure. Overwhelming support from customers. Need to improve aesthetics; if permanent closure, business owners will invest in outdoor spaces.
- Colin Walsh and Aaron Wedra: Need more public input and process.
- Brigitte Shudark: Should reopen at least one travel lane to autos.
- Unnamed individual: Approximately 23 businesses and 7 bars/restaurants in area; 50% of businesses would like street opened rather than closed.
- Alan Miller and Maxwell Shertock: Should reopen street to cars but allow closures for special events.
- David Greenwald: Prior to closure, street had congested traffic, dangerous parking spaces, deliveries caused issues, many homeless individuals utilizing storefronts. If city wants to close permanently, should have structures and additional disabled access parking.
- Jeff Ambrose, Woodstocks Pizza: G Street is in need of maintenance. City could charge lease to businesses that want to use sidewalks as extension of business. Many businesses would like to invest in additional outdoor spaces if there is certainty. Support creating more pedestrian focus downtown. Support permanent closure.
- Laura Ambrose: Outdoor dining has become incredibly popular since COVID. Launched a survey on Instagram 5 days ago, received over 1,600 responses. Over 90% were supportive of keeping G Street closed. G Street promenade could include community activated spaces. Support additional ADA access.
- Tim Ramos, Davis Beer Shop: Have been hesitant to invest in outdoor area until Davis makes decision. Reay to move forward when able.
- Brett Maresca, Davis Downtown Business Association: DDBA has decided not to take official stance on issue. Support improvements to area; need strategic, executable and controllable plan. Minimum standards, continuous cleaning and maintenance, attractive lighting, well-marked bikepath, traffic flow markings, events on streets. Welcome opportunity to work with city.

R. Chapman: Staff will return to Council with project specifications and seek grant funding. Short terms improvements will include standards.

M. Webb: Staff will return to Council with vision for corridor, aesthetically and programmatically. Additional engagement with businesses along corridor to seek interest, willingness to engage with city. Return to Council with overall vision and plan to include short, medium and longer term steps. Staff can identify immediate funding sources and return to Council with design and programmatic package for action. Understand Council

interest in looking at area to maximize space for additional parking spaces where possible.

G. Partida moved, seconded by B. Vaitla, to keep G Street closed to automobile traffic and approve additional wayfinding signing and striping directing traffic through the South G Parking lot. Motion passed by the following vote:

AYES: Partida, Vaitla, Arnold

NOES: None

ABSENT: Chapman (recuse)

City Council recessed at 8:55 p.m. and reconvened at 9:05 p.m.

Inclusionary Multifamily Rental Hous- ing Ordinance Review

Community Development Director Sherri Metzker: City hired consultant to review multifamily developments to understand the feasibility of different inclusionary housing policies requiring residential buildings to provide a percentage of new units at rents affordable to low income residents, with the goal of updating the city's inclusionary housing ordinance.

Julia Michel, Cascadia Partners: Existing and interim inclusionary housing policies are not financially feasible given high land and construction costs. A feasible policy needs to offer some level of incentives. A feasible policy is limited to ability to offer deeply affordable units. Next steps: refine policy recommendations, Social Services Commission feedback, finalize ordinance and return to Council.

Public comments:

- Connor Gorman: Support permanent affordable housing ordinance. Public process should be robust, considered by various bodies and constituents.
- Colin Walsh: Proposal is developer friendly and one sided. Need permanent policy with better analysis. Need higher percentage of affordable in newer projects. Should consider getting new consultants.
- Rik Keller: Study is overly simplistic, bad assumptions. Land values vary. Need to comprehensively address housing policy. Process and product are not adequate.
- Martha Teeter: Model is bleak relative to the need for affordable housing to be built. Question assumptions. Should find factors to encourage non-profit development; pursue land donation either from city, privately owned, or church locations. Could form a land trust to purchase land. Develop funding source for Housing Trust Fund.
- Alan Miller: Affordable housing is subsidized housing. There isn't enough money, perpetual problem. Will end up with no parking or amenities in developments with zero setbacks from sidewalk.

Council comments included:

B. Vaitla: Will not be able to meet RHNA requirements without higher inclusionary requirements. Should consider study of how inclusionary policies in other jurisdictions are resulting in development. Need sensitivity analysis, know how each assumption affects final analysis, understand confidence intervals. Need more innovative models, incentivize all-affordable developments, consider public housing and public-private partnerships. Consider Social Services Commission looking at lessons learned from other jurisdictions and their inclusionary zoning.

G. Partida: Want to know average rent in neighboring jurisdictions. Inclusionary policy is not the way for us to meet the number of units required in RHNA.

J. Chapman: Interested in discussion about land dedication sites.

W. Arnold moved, seconded by J. Chapman, to create a subcommittee consisting of B. Vaitla and G. Partida to work on the Inclusionary Multifamily Rental Housing Ordinance with Cascadia Partners and City staff. Motion passed unanimously.

City Council recessed at 10:29 p.m. and reconvened at 10:33 p.m.

2022 Pavement Management Report Update, CIP No. ET8250

Principal Civil Engineer Melissa Marshall: Summarized pavement management report, overall the city network is in fair condition with street Pavement Condition Index (PCI) at 57 and bike path PCI at 50. Existing budget is insufficient to reach target PCI of 68 for arterials, 65 for collectors, 60 for residential/local streets, and 68 for bike/multi-use paths.

Public comment:

- Alan Miller: J Street has large chunks of asphalt crumbling from street between 8th and Pole Line, dangerous condition. Linear cracks are larger than a bike tire. Needs to be prioritized. Also starting to get bad between 5th and 8th.

W. Arnold moved, seconded by G. Partida, to create a subcommittee consisting of G. Partida and B. Vaitla to discuss revenue for unfunded infrastructure needs.

Motion passed unanimously.

By consensus, City Council accepted the Draft 2022 Pavement Management Report.

Long Range
Calendar

B. Vaitla: Item on long range with no set date—affordable housing options on city owned property. Could this add to the discussion on inclusionary zoning requirements?

I. Khalsa: No, it is a separate ordinance

Public comment:

- Connor Gorman: Commercial vacancy tax downtown could generate revenue for the city and incentivize downtown landlords to reduce rent for small businesses or incentivize landlords to sell properties at lower rates, incentivizing development.

Adjournment

Meeting was adjourned at 11:26 p.m.

Zoe Mirabile
City Clerk