

MINUTES OF THE DAVIS CITY COUNCIL
Meeting of January 31, 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 and via teleconference. The meeting was called to order by Mayor Will Arnold.

Roll Call: Councilmembers Present: Josh Chapman, Gloria Partida, Bapu Vaitla, Will Arnold (teleconference)

Councilmembers Absent: None

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

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

City Manager & City Council Brief Announcements City Manager Mike Webb: February 2—Fifth Street Corridor Study outreach meeting via Zoom.

G. Partida: Participated in two vigils over the weekend recognizing mass shootings in Half Moon Bay and Monterey, and the death of Tyre Nichols.

Public Comments

- Dorte Jensen: Tree damage on Lake Blvd during winter storm. City should increase tree monitoring.
- Alex Aguilar: Regular Item Housing Element Update—should include proposed projects outside city limits.
- Alan Hirsch: I-80 widening project will increase climate change impacts.
- Alan Miller: G Street planning should include a transportation study and analyze closure scenarios and impacts to businesses.
- Connor Gorman: G Street planning should include additional accessible parking. Remote options and recordings of public meetings—hope that measures will remain in place after state of emergency is ended.
- John Whitehead: Comparison of summer and winter electrical grid use in California and time of day use.

Consent Calendar Commission Minutes:
1. Bicycling, Transportation, and Street Safety Commission Meeting of December 8, 2022
2. Police Accountability Commission Meeting of November 7 and December 5, 2023

Informational

G. Partida moved, seconded by B. Vaitla, to approve consent calendar. Motion passed unanimously.

Removed from Consent Calendar:

Removed by J. Chapman.

Establishment of Affordable Housing Donation Fund through Yolo Community Foundation in Affiliation with the Sacramento Region Community Foundation

Assistant City Manager Kelly Stachowicz: Creation of fund will enable a simple way for community members to donate to affordable housing activities.

Public comments:

- Vera Sandronsky, Interfaith Housing Justice Davis and League of Women Voters of Davis and Mary Jo Bryant, League of Women Voters: Presented check representing donations from community for seed money for affordable housing programs.
- Georgina Valencia; Gayna Lamb-bang; Barbara Clutter, Unitarian Universalist Church and IHJD; Helen Roland Cramer, IHJD; and Francesca Wright: Support Housing Trust Fund and methods to fund it to address building affordable housing and supporting affordable housing activities.

G. Partida moved, seconded by B. Vaitla, to approve Resolution No. 23-007 - Authorizing the City Manager to Enter Into an Agency Fund Agreement With the Yolo Community Foundation in Affiliation With the Sacramento Region Community Foundation for the Purpose of Affordable Housing Donations. Motion passed unanimously.

Statement Regarding the Murder of Tyre Nichols

City Manager Mike Webb: Mayor issued statement and has been agendized to elevate awareness on topic and for full Council discussion and action.

Public comments:

- Alan Miller: Council should focus on local matters. Action has already been condemned.
- Alan Hirsch and Connor Gorman: Appreciate City formal statement. Important to stand up.

G. Partida: Suggest adding language at the end of the statement: "We are committed to doing this work and facing the hard truths required to make these goals a reality". Council consensus to add.

W. Arnold moved, seconded by G. Partida, to endorse Mayor Arnold's statement as a statement of the full Davis City Council as amended. Motion passed unanimously.

Public Hearing: Revised Housing Element 2021-2029 (Version 2)

Senior Planner Eric Lee: Council adopted the Housing Element in August 2021. After submission to State Department of Housing and Community Development (HCD), comments were received necessitating revisions. Housing Element is a policy document; implementation will require future actions.

Stephanie Hager, BAE Urban Economics: Worked with HCD over several months. Summarized comments from HCD and revisions requested.

Vice Mayor Chapman opened the public hearing.

- Francesca Wright: Need to address housing emergency, identify mechanisms to meet Regional Housing Needs Allocation (RHNA) numbers, and incentivize developers.
- Jackson Mills: Concerned that Housing Element does not address growing housing needs appropriately with current policy and proposed development project assumptions. Higher density impacts transportation and climate.
- Frances Ada; Katie Vorgenson; Soffit; Christopher Reyes-Costa; Francisco; Aden, UCD College Democrats; Steven, ASUCD Senator: Housing Element should further address the student housing crisis and issues of availability and affordability. Housing Element should meet current demands and not rely on proposed projects and voter approvals. Should mandate more development, and easier development on vacant land.
- Alan Hirsch: Should pressure developers and land owners of land surrounding Davis for growth opportunities.
- Alan Miller: Voters should not have the power to decide what their property values are.
- Connor Gorman: Should pressure UC Davis to use resources for affordable accessible housing.
- Don Gibson: Housing Element does not adequately address housing and climate emergencies and homeless crisis. Should use private subsidies to fund affordable housing.
- Eileen Samitz: Should strengthen policy regarding on campus housing and require 7 stories or greater. UC Davis should commit to building more on-campus student housing.
- Thomas Howe: Need more upzoning and higher density zoning.

Vice Mayor Chapman closed the public hearing.

City Council recessed at 8:25 p.m. and reconvened at 8:30 p.m.

G. Partida moved, seconded by W. Arnold to Approve Resolution No. 23-008 - Adopting Version 2 of the Updated Housing Element of the

General Plan for 2021-2029 and Directing Staff to Submit the Updated Housing Element to the State Department of Housing and Community Development for State Certification, as amended:

1. Include Planning Commission recommendations as follows:
 - a. Incorporate staff recommended language in the City's responses to HCD's comments as follows:
 - i. City Response 2 to Page 140 of the HE —Yolobus and Yolobus Special (Paratransit) and Yolobus Your Ride (Microtransit) services are also available. Remove the word "alternative" after exceptional and before transportation.
 - ii. City Response 8 to Page 258-260 of the HE, Program 2.21 — Add "to define and" after Code and before allow.
 - b. Replace the word "mental retardation" with "intellectual disability"
 - c. Program 1.15 Collaborate with UC Davis on Student Housing — Add language to encourage more efficient and sustainable land use by constructing building in a minimum of seven stories in height beginning with the Solano Park redevelopment project.
2. Add more details regarding disparities.

M. Webb clarification: Adding details to Housing Element requires more data collection. Suggest addition of language regarding disparities in future amendments. Could also include additional actions relating to rezoning.

Council consensus to direct staff to further analyze disparities in the community to help identify areas that would benefit from the provision of more services and better transportation access and return with additional information for a potential amendment.

W. Arnold: Motion includes change from minimum of 5 stories to minimum of 7 stories (instead of 5 stories). Council concurred.

I. Khalsa: Also request authority to staff to make additional clarifying changes as necessary. Council concurred.

Motion passed unanimously.

Public Hearing: Davis
Communicare
Expansion

Senior Planner Eric Lee: Overview of project, will accommodate growth and allow for expansion of services. Planning Commission reviewed and unanimously recommended approval.

Project, APN 036-060-029 (adjacent to 2051 John Jones Road); Administrative and Medical-Services Building and Related Improvements

Vice Mayor Chapman opened the public hearing.

- Alan Hirsch: Project is removing trees. Need enforcement of tree plan. Developer should have to pay to have an arborist to monitor site every 5 years.

Vice Mayor Chapman closed the public hearing.

M. Webb: This project does not have a Development Agreement which allow applicant and city to negotiate and agree on matters that are not otherwise in city code.

I. Khalsa: Could include a Condition of Approval related to tree maintenance. Need connection to mitigation on site.

M. Webb: Suggest COA require applicant submit to city for Urban Forest Manager's review and approval a Tree Planting and Maintenance Plan, with a funding mechanism to ensure healthy trees on site.

D. Erickson: Could put together plan. However, project has been under review for 1.5 years. No tree issues have been specifically identified at this project parcel or any other parcel owned by this landowner.

W. Arnold moved, seconded by G. Partida, as follows:

1. Approve Resolution No. 23-009 - Adopting a Mitigated Negative Declaration for the Davis Communicare Expansion Project Location on 3.13 Acres West of John Jones Road and Adopting a Mitigation Monitoring and Reporting Plan, and find that no further environmental review is required
2. Introduce Ordinance Amending Planned Development (PD) #3-90 (Sutter Davis Hospital) to Change the PD Subarea Zoning Designation for Approximately 3.13 Acres for the Property Located on John Jones Road (APN 036-060-029) From Agriculture/Urban Reserve to Public/Semi-Public and to Rename PD #3-90 TO PD #03-90A
3. Approve Planning Application #22-17: Final Planned Development #02-22 and Design Review #08-22 for the Davis Communicare Expansion Project based on the Findings and subject to the Conditions of Approval, as amended:
 - a. Add Condition of Approval to require applicant to submit to city for Urban Forest Manager's review and approval a Tree Planting and Maintenance Plan

Motion passed unanimously.

City of Davis 4th of July Celebration and

Management Analyst Carrie Dyer: Overview of current 4th of July celebration hosted by the City. Presented options for Council feedback:

Fireworks Options

- A. Continue with a traditional fireworks show, as has been done in previous years
- B. Have a “low level” fireworks display in Community Park
- C. Provide a hybrid show of fireworks and lasers
- D. Pursue drone show options
- E. Host an Independence Day event on the Saturday prior to July 4, without fireworks, in lieu of the traditional 4th of July Celebration

Public comments:

- Alan Miller: Fireworks disturb many animals. Should move toward prohibiting at all events.
- Connor Gorman: Transition away from firework displays because of impact on environment, animals, and people with PTSD. Support drone or laser light shows.

G. Partida moved to direct staff to proceed with drone show options. No second to motion.

J. Chapman moved, seconded by W. Arnold, to continue with traditional fireworks displays and direct staff to work with Chamber of Commerce to discuss their interest in looking at alternatives to fireworks. Motion failed by the following vote:

AYES: Chapman, Arnold

NOES: Partida, Vaitla

W. Arnold moved to direct staff to discuss with Chamber of Commerce alternatives to firework displays and conduct messaging specific to pet impacts. Motion withdrawn.

G. Partida moved to direct staff to work with Chamber of Commerce on Celebrate Davis event and explore alternative options to firework displays. No second to motion.

W. Arnold moved, seconded by B. Vaitla, that starting in 2024, the City will only allow one firework display on the 4th of July. Motion passed unanimously.

W. Arnold moved, seconded by G. Partida to direct staff to work with the Chamber of Commerce on developing and potentially participating in plan for alternatives to fireworks displays for events beginning in 2024. Motion passed unanimously.

Long Range Calendar

M. Webb: CAAP adoption moving to March. February 21—988 System and Crisis Now Update will include information from County on 211 System.

Public comment:

- Alan Hirsch: Should agendaize Urban Forest Management Plan and Tree Ordinance Update.
- Connor Gorman: Should continue conversation related to role of Police Department and new Department of Social Services and Housing. New department should have a permanent funding source.

B. Vaitla: Agendaize rezoning commercial sites to residential and Downtown Tree Plan items.

M. Webb: Will work with staff to get dates for upcoming items on long range calendar.

Adjournment Meeting was adjourned at 10:52 p.m.

Zoe Mirabile
City Clerk