

MINUTES OF THE DAVIS CITY COUNCIL
Meeting of August 27, 2024

The City Council of the City of Davis met in regular meeting session beginning at 6:35 p.m. in the Community Chambers, 23 Russell Boulevard, Davis, California. The meeting was called to order by Mayor Josh Chapman.

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

Councilmembers Absent: None

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

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

City Manager Announcements M. Webb: City won Outstanding Zero Waste Award from the California Recovery Association for the city's recycling program. Active Transportation Team outreach underway related to back to school biking tips. September 2—city offices will be closed in observance of Labor Day holiday. September 6—Make Davis Sparkle event sponsored by city, Chamber of Commerce, Davis Downtown Business Association, and Davis Picks It Up, calling for volunteers to beautify downtown.

City Council Announcements and Liaison Reports None

Public Comments

- Alan Hirsch and Michael Huether: City should enforce environmental regulations regarding parking lot shade requirements. Issue of social and environmental equity.
- Connor Gorman: Many UC unions and worker groups are currently fighting for their rights and dignities, should support efforts.

Consent Calendar 2024 Pavement Rehabilitation Project – Colusa Ave and Juniper Place Package, CIP No. ET8250
Approve Resolution No. 24-128 – Awarding Contract to Carone & Company, Inc., for Construction of the 2024 Pavement Rehabilitation Project – Colusa Ave and Juniper Place Package, Authorizing the City Manager to Execute Contract, and Finding the Project Exempt from Review Pursuant to CEQA Regulation Guidelines Section §15301 Existing Facilities and §15302 Replacement or Reconstruction

Additional Construction Contingency for Lake Terrace Sewer Relocation and Abandonment and Service Lateral CIPP Liner and Connection Seal – 2024, CIP No. ET8166

Approve Resolution No. 24-129 – Increasing Construction Contingency to Yancy-Gwerder, Inc. for the Lake Terrace Sewer Relocation and Abandonment and Service Lateral CIPP Liner and Connection Seal – 2024

Home Investment Partnerships American Rescue Plan Program (HOME-ARP) Allocation Plan

Approve Resolution No. 24-130 – Approving the City of Davis HOME-ARP Plan and Authorizing the City Manager to Submit the Plan to Housing and Urban Development

Second Reading: Ordinance Amending Sections 32.01.010, 32.010.030, 32.04.020 and 32.04.050 of Chapter 32 of the Davis Municipal Code, and Making a Determination of Exemption Under CEQA Pursuant to Sections 15061(b)(3) and 15378(a)

Adopt Ordinance No. 2663 (Introduced 07/30/2024)

Second Reading: Ordinance Amending Various Sections of the Davis Municipal Code to Clarify Provisions Related to Certain Commissions in Chapters 6, 15, 22, and 29

Adopt Ordinance No. 2664 (Introduced 07/30/2024)

Second Reading: Ordinance Amending Chapter 40 of the Davis Municipal Code to Add a New Section 40.31.035 to Chapter 40.31 Regarding Citywide Objective Design Standards for Qualifying Mixed-Use and Multi-Family Housing Developments and Making a Determination of Exemption Under CEQA

Adopt Ordinance No. 2665 (Introduced 07/30/2024)

Commission Minutes: Historical Resources Management Commission Meeting of February 26, 2024

Informational

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

Public
Hearing:
Oakshade
Town Center
Planned De-
velopment
Amendment

Principal Planner Dara Dungworth: Proposed amendment to Planned Development to modify certain permitted uses, reclassify certain conditional uses as permitted uses, and remove size limits for uses within the Neighborhood Commercial Area of the Planned Development.

Mayor Chapman opened the public hearing.

and Rezone
(Planning Ap-
plication #24-
29, Rezone
#02-24)

- Jennifer Hess, Regency Centers: Regency product type is primarily grocery anchor shopping centers. Purchased Oakshade Town Center in 2011. Currently have leasing opportunities. Seeking Planned Development amendment to assist in leasing spaces.
- Alan Hirsch and Alan Pryor: Oakshade Center does not meet 50% parking lot shade requirement. Should enforce requirements.
- Connor Gorman: Generally support increase in flexibility to meet evolving needs. Important to have a pharmacy in the center to replace the previous Rite Aid store.

J. Hess: Regency is happy to review Davis Municipal Code tree requirements, determine if there are deficiencies, and develop a plan to address.

D. Neville moved, seconded by G. Partida, to introduce Ordinance Amending Section 4 Neighborhood Commercial Area of Ordinance 1842 (as Amended by Ordinance 1867, 1891, and 1997) Planned Development #5-95, Cowell/Lillard/Valdora, and Making a Determination of Exemption Under CEQA, as amended to include residential and office uses as permitted uses. Motion passed unanimously.

Shriners Pro-
ject Environ-
mental Impact
Report (EIR)
Alternatives
Review

Principal Planner Dara Dungworth: Summarized revised conceptual alternatives: 1) no project, 2) fewer units same footprint, 3) same number of units smaller footprint, 4) same number of units smaller footprint, 5) increased number of units same footprint, 6) off site project. Next step will be proceeding with preparation of a Draft EIR.

Public comments:

- Alan Hirsch: Not able to fully comment until receive the staff presentation to review. Font size is too small to read onscreen.
- Connor Gorman: Support variety of possibilities analyzed in alternatives. Support higher density.

M. Webb: Recommend Council recess to allow staff to increase font size in onscreen presentation and print out hard copies.

City Council recessed at 7:45 p.m. and reconvened at 7:56 p.m.

- Alan Hirsch: Density by itself does not reduce VMT. Not enough information to determine whether alternatives will meet 15% VMT reduction.
- Greg Crawford: Hope EIR analyzes reducing as much VMT as possible including through transit.
- Ron Glick: VMT analysis will be conducted in the EIR process. Should proceed and allow analysis to start.
- George Phillips, representing Shriners project: Have more information on VMT than normally occurs at this stage. EIR should be

allowed to move forward and proceed to analysis. Support proposed alternatives.

Greg Behrens, Fehr & Peers transportation consultant for EIR: Numerous VMT metrics can be used, project components dictate which metric is used.

B. Vaitla moved, seconded by W. Arnold, to approve proposed EIR alternative concepts for the Shriners Project, to include a greater depth of analysis on alternatives 4 and 5. Motion passed unanimously.

AB 1234 Reporting

J. Chapman: Attended regional tour as SACOG Board.

Long Range Calendar

M. Webb: AB1600 report moved from September 3 to 17. Will work with Mayor to spread upcoming items between two meetings in September, 3 and 17.

Public comment:

Alan Hirsch: Should agendaize establishing standard condition of approval related to tree enforcement.

D. Neville: Request update from county on Crisis Now; if not moving forward, Council will need to discuss reallocating ARP dollars.

Adjournment

Meeting was adjourned at 8:26 p.m.

Zoe Mirabile
City Clerk