

MINUTES OF THE DAVIS CITY COUNCIL  
Meeting of March 4, 2025

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 Bapu Vaitla.

Roll Call: Councilmembers Present: Josh Chapman, Linda Deos, Donna Neville, Gloria Partida, Bapu Vaitla

Councilmembers Absent: None

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

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

Ceremonial Presentations Proclamation Recognizing March as Developmental Disabilities Awareness Month, presented by G. Partida.

Proclamation Recognizing March as National Nutrition Month, presented by D. Neville.

Proclamation Recognizing March as Women’s History Month and March 8 as International Women’s Day, presented by L. Deos.

City Council recessed at 6:48 p.m. and reconvened at 6:53 p.m.

City Manager Announcements M. Webb: March 6—State of the City at Sudwerk Brewing, followed by free public event Economic Development Panel. March 9—Daylight savings time begins. Now through March 14—County Road 105 closure continues for emergency sewer line repair work. March 17—Thong Hy Huynh Award nominations due.

Provided update on City Manager transition. City Council has appointed Kelly Stachowicz as Interim City Manager beginning March 31. A City Council Subcommittee (Neville/Partida) has been established to guide recruitment efforts.

City Council Announcements and Liaison Reports D. Neville: Councilmembers Neville and Partida and staff held neighborhood meeting to solicit input from residents surrounding L Street Respite Center.

Linda Deos: March 9—International House will host an event celebrating International Women’s Day.

Public Comments

- Alan Hirsch: Residents have complained for years about city tree program. Need more funding and to hold management accountable.
- Michelle Famila, Yolo County League of Women Voters: League calls on all congressional caucus leaders to address the negative impact from actions of legislative branch. Should oppose unconstitutional and illegal legislative actions.
- Stephanie Branch: Yolo County League warns of need to safeguard voter eligibility. SAFE Act complicates voter registration and intimidates new voters. Strongly oppose, will impose significant burdens and make it harder for citizens to exercise their voting rights.
- Lucas Hadden, Davis Repertoire Theater: City has supported organization with funding and space. Believe arts is uniquely positioned to build and strengthen community bonds. Thank council for support of arts.
- Connor Gorman: Consent calendar item AB1600 Development Impact Fee Report—City should consider implementing a housing impact fee for non-residential developments. Funds could be allocated to Housing Trust Fund. Public safety should not be narrowly defined; funds should be used for safety services other than police.

Consent Calendar

Emergency Sewer Infrastructure Repair and Creation of Capital Improvement Project (CIP) No. ET0034 for Tracking Purposes  
Approve Resolution No. 25-022 - Authorizing the City Manager to Execute a Construction Contract with McGuire and Hester with a Not to Exceed Amount of \$500,000 for Emergency Collections Infrastructure Repair

Professional Services Agreement for Construction Management and Inspection of the Richards Boulevard/ I-80 Interchange Project, CIP No. ET8730, and On Call Engineering Services Task Order for Materials Testing  
Approve Resolution No. 25-023 - Authorizing the City Manager to Execute a Professional Services Agreement with WSP for Construction Management and Inspection of the Richards Boulevard/ I-80 Interchange Project, and Approve Task Order 7 with Blackburn Consulting

Aquatics Facilities - Arroyo Pool Replastering Project, CIP No. ET8331 and Notice of Exemption for CEQA  
Approve Resolution No. 25-024 - Awarding Contract to Adam's Pool Specialties for Arroyo Pool Replastering Project, Authorizing City Manager to Execute Contract, and Finding the Project Exempt from Review Pursuant to CEQA Regulation Guidelines Section §15305 Minor Alterations in Land Use Limitations

Naming of the Stage at the Veterans Memorial Theatre to "The Dave Burmester Stage" at the Veterans Memorial Theatre  
Approve Resolution No. 25-025 - Authorizing Naming the Veterans Memorial Theatre Stage to the "Dave Burmester Stage"

Playfields Batting Cages Analysis Report

Operate the batting cages for an additional year while monitoring efforts to improve cost recovery. Cost recovery strategies include implementing increases to batting cage token and associated field rental/program fees. Limit any maintenance and repair expenses to a cap of \$5,000 during the monitoring period. Any repairs exceeding this amount would be brought to Council for recommendations on next steps or alternative options.

Development Impact Fee Annual AB1600 Report for FY2023-2024

Receive the Annual Development Impact Fee Report which has been prepared for the public and City Council review, pursuant to the requirements of Government Code Section 66006(b) and Government Code Section 66001(d) for the fiscal year ending June 30, 2024.

L. Deos moved, seconded by J. Chapman, to approve the consent calendar. Motion passed unanimously.

SACOG  
Presentation:  
2025 Blue-  
print

Sacramento Area Council of Governments (SACOG) Deputy Executive Director Kacey Lizon: Overview of plan process and components, regional partners and collaboration. Plan will be released for public review in December 2024. Will be developing policies to implement plan. Address transportation challenges: technology solutions to maximize existing capacity, prioritize lower cost and quicker projects, maintenance and repair.

Public comments:

- Alan Hirsch: Unsafe to take a bus from Davis to Woodland or Davis to the Airport. Homeless encampment and fires at bus stations. Unsafe to bicycle from Davis to Woodland because there is a very small 18 inch shoulder.
- Alan Miller: Don't accept funding for transportation or freeway improvements. Transportation is where greenhouse gas comes from. Need a transportation corridor to address bicycles and buses before development occurs.

City Council recessed at 7:53 p.m. and reconvened at 8:00 p.m.

Public Hearing: Surveillance Technology – Automated License Plate Readers

Police Chief Todd Henry: Police Department seeking approval for 29 new ALPR cameras to be placed at 9 locations. Currently, staff has approval for ALPR at 2 locations. Will be pursuing grant for equipment, installation, hardware, and software. Summarized updated use policy.

Mayor Vaitla opened the public hearing.

- Ron Glick: Support ALPR use by traffic enforcement, preferable to parking meters. Support additional cameras and use for serious crime.

(ALPR)/ Public Safety Cameras

- Alan Miller: Support additional cameras to deter crime.
- Connor Gorman: Oppose. Technology will infringe on people's rights. Best way to reduce harmful behavior and crime is to build community of care and meet people's direct material needs.

Mayor Vaitla closed the public hearing.

D. Neville moved, seconded by G. Partida, as follows:

1. Determine that the use of additional ALPR/public safety cameras has been balanced with the need to investigate and prevent crimes; protect crime victims and society from those who commit crimes; protect civil rights and civil liberties, including privacy and free expression; and the costs to the City.
  2. Approve the Police Department's request to seek grant funding to purchase ALPR/public safety cameras through the Department of Justice's Community Oriented Policing Services Office grant program.
  3. Adopt the proposed Surveillance Use Policy 1000 for the use of ALPR.
- Motion passed unanimously.

Substantial Amendment to the 2020-2025 Consolidated Plan to Reallocate Community Development Block Grant (CDBG) Funds Through the 2024 Annual Action Plan

Social Services & Housing Director Dana Bailey: CDBG and U.S. Department of Housing and Urban Development (HUD) Timeliness Standard requires grantees to spend their allocated funds at a certain pace to remain compliant. Currently have excess of funds and non-compliance may trigger a reduction of funds by the amount over the threshold. Summarized standards for use of CDBG funds and options for potential projects.

B. Vaitla moved, seconded by J. Chapman, as follows:

1. Approve Resolution No. 25-026 - Amending the 2024 Annual Action Plan for CDBG Funds and Activities Re-Allocation, as amended:
  - A. Funding Allocations for Projects Post Substantial Amendment Approval:
    - Parks (ADA Design) Playfields Inclusive Park - \$200,000
    - Pacifico Rehabilitation - \$140,000
    - Economic Development - \$100,000 (5<sup>th</sup> & L Street Corridor / F Street Encampment)
    - Public Services Allocation for Homeless Services - \$174,000
  2. Council Subcommittee on Homeless to discuss priorities for Public Services Allocation and return to Council with recommendation. Possible project: Homeless navigators - \$25,000.

Motion passed unanimously.

City Council recessed at 9:30 p.m. and reconvened at 9:35 p.m.

Public Hearing: Downtown Davis Form Based Code Amendments – Davis Municipal Code Sections 40.01, 40.13, and 40.14

Associate Planner Thomas McNairn: In April 2024, staff identified potential modifications and clarifications to the Downtown Plan Form Based Code (FBC) and Council provided input and direction on incremental redevelopment. Summarized previous direction from Council and feedback from Planning Commission, and comparison with other jurisdictions.

Mayor Vaitla opened the public hearing.

- Alan Miller: Need to allow incremental addition of housing units. Objective of FBC and housing availability is better met by allowing additional structures without demolition.
- Theresa Leonard: Operate tutoring business on G Street. Buildings on parcel are currently nonconforming. If building is damaged over 60%, could not afford to build new structure.

Mayor Vaitla closed the public hearing.

G. Partida moved, seconded by D. Neville, to approve the proposed ordinance sections amending Articles 40.13 and 40.14; Sections 40.13.090(f) and (i), 40.13.100(f) and (g), 40.13.110(i), 40.13.130; Table 40.14.070.A; Section 40.14.070.A, 40.14.070.A.1, 40.14.070.A.2, 40.14.070.A.3, 40.14.070.B; 40.14.080(c); Table 40.14.080.B; Section 40.14.090.G; 40.14.110.A, 40.14.110.B, 40.14.110.C, 40.14.110.D, 40.14.110.F, and 40.14.110.K of the Davis Municipal Code. Motion passed unanimously.

G. Partida moved, seconded by L. Deos, to amend the proposed ordinance to add a section to prohibit more than one structure on a parcel that has a legal non-conforming structure. Motion passed by the following vote:

AYES: Chapman, Deos, Partida, Vaitla

NOES: Neville

D. Neville moved to revise Section 40.14.070(b) Compliance of Existing Structures to remove subsection 1 and retain subsections 2 and 3 (ordinance section 5). No second.

G. Partida moved, seconded by L. Deos, to revise the proposed ordinance Section 5 (Section 40.14.070(b) Compliance of Existing Structures) to include an exemption to subsection 1 (relating to non-conforming structures that are damaged or demolished) and 3 (relating to non-conforming structures that have exterior walls that are demolished) for owner occupied single family home building types used as primary residence as of the date of this ordinance. Applies to involuntary destruction/loss only. If house is sold or transferred to heirs, new owner will be required to fully comply with code.

I. Khalsa clarification: If owner wants to utilize exception, will need to provide proof of owner occupancy such as tax return.

J. Chapman proposed Friendly Amendment: allow exemption to owner occupied buildings. Not accepted by mover and second.

Motioned passed by the following vote:

AYES: Deos, Neville, Partida, Vaitla

NOES: None

ABSTAIN: Chapman

B. Vaitla moved, seconded by D. Neville, to Introduce an Ordinance Amending Various Sections of Article 40 (Zoning) of the Davis Municipal Code to Amend Regulations Regarding the Downtown Davis Form Based Code, as amended. Motion passed unanimously.

AB 1234 Re-  
porting

None

Long Range  
Calendar

M. Webb: March 18—Will no longer need additional discussion on FBC.

D. Neville: Respite Center community meeting—request item be agendized for Council consideration and action. Discuss results from meeting, recommendations from community. Council consensus.

B. Vaitla: Look at Northeast quadrant of city to front load transportation.  
M. Webb: Council could direct staff to discuss with General Plan consultant what would be involved in advancing the timeline for looking at that quadrant. If will confer with consultant and return to Council with options/changes to scope and timeline/cost.  
Council consensus.

Public comments:

- Alan Miller: Consider whether northeast quadrant needs to be included in General Plan update or done separately to encourage developers to look at properties as a transportation corridor.

Adjournment Meeting was adjourned at 10:53 p.m.

Zoe Mirabile  
City Clerk