

MINUTES OF THE DAVIS CITY COUNCIL  
Meeting of October 21, 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 Daryel Dunston, City Attorney Inder Khalsa, City Clerk Zoe Mirabile

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

Ceremonial Presentations Ceremonial Presentations of Proclamations:  
A. Recognizing October 24 as United Nations Day, presented by B. Vaitla  
B. Recognizing October 24 as World Polio Day, presented by D. Neville  
C. Recognizing October as Domestic Violence Awareness and Prevention Month, presented by G. Partida  
D. Recognizing October as Filipino American History Month, presented by J. Chapman  
E. Recognizing Second Monday in October as Indigenous Peoples Day, presented by L. Deos

City Council recessed at 6:54 p.m. and reconvened at 7:07 p.m.

City Manager Announcements City Manager Daryel Dunston: October 25—Fire Department Open House at Fire Station 31. October 26—Zombie Bike Ride and activities. October 27—Domestic Violence Awareness and Prevention forum at Senior Center. October 31—General Plan Update Survey closes. November 2—Daylight Savings Time ends.

City Council Announcements and Liaison Reports None

Public Comments • Dorte Jensen: Beth Bourne attended Hate Free Together Summit to protest event; was told incorrect start time for event by city staff.

- Beth Bourne: Moms for Liberty Yolo County signed up to be a partner with Hate Free Together, did not receive invitation to Hate Free Together Summit. Unable to protest when participants arrived at Summit because was told incorrect start time.
- Alan Miller: October 7, 2025—student chanting at UC Davis campus of violence against Jews and Israel. Need to acknowledge that hate speech is happening. Should be condemned by UC Davis and City.
- Ning Wan: Support free speech.
- Yana Manuhanu: Thank Council for recognizing Indigenous Peoples Day. Nation has made many improvements to regulations regarding indigenous peoples. Important for government and organizations to be aware of Indigenous Child Welfare Act.
- Andrea Himastein: Oppose Village Farms project.
- Alan Hirsch: I-80 improvement project will be a long-standing construction and transportation impact.
- Connor Gorman: Consent calendar item Human Relations Commission Action Item—oppose new policy that requires Council to approve commission actions. Commissions should be independent of Council and staff in terms of work and what they focus on. Civil Rights Ordinance is within scope of Commission.
- Rick Monise: Respite Center should be reopened. Need winter shelter, consider High School Gym location.

Consent Calendar

Amendment #1 to On Call Engineering Services Agreement Task Order #34 for Construction Support Services for Central Park Revitalization Project, CIP No. ET0004

Approve Resolution No. 25-148 – Authorizing the City Manager to Execute Amendment #1 to Task Order 34 with WSP for Construction Management and Inspection Services for the Central Park Revitalization Project

Rejection of Bids – 2025 Annual Re-Striping Maintenance Project, CIP No. ET7256

Approve Resolution No. 25-149 – Rejecting All Bids for the 2025 Annual Re-Striping Maintenance Project

Yolo Basin Foundation Interpretive Public Art Project

Approve Resolution No. 25-150 – Authorizing the City Manager to Execute an Agreement with Yolo Basin Foundation for Implementation of Public Art in Connection with the Wastewater Treatment Plant Public Art Initiative

Amendment #2 to Contract to Purchase Artwork for the N Street Park Public Art Stage Project

Approve Resolution No. 25-151 – Authorizing the City Manager to Execute Amendment #2 to the Contract to Purchase Artwork with Cjay Roughgarden for N Street Park

Adoption of the 2025 California Building Standards and Fire Codes

1. Approve Resolution No. 25-152 – Approving Findings to Support Local Modifications to the Standards Contained in the 2025 California Building Standards Code, which Includes the 2025 California Fire Code, and Directing the City Clerk to Schedule a Public Hearing on November 18, 2025, and Publish a Notice for the Adoption of the 2025 California Building Standards Code Including the 2025 California Fire Code in Accordance with State Law
2. Introduce Ordinance Repealing and Replacing Article 8.01 of Chapter 8 of the Davis Municipal Code, and Adopting by Reference Part 2 Building Code, Part 2.5 Residential Code, Part 3 Electrical Code, Part 4 Mechanical Code, Part 5 Plumbing Code, Part 7 Wildland-Urban Interface Code, Part 8 Historic Building Code, Part 9 Fire Code, Part 10 Existing Building Code, and Part 11 Green Standards Code, Including Related Appendices, as Identified, of the California Code of Regulations Title 24, 2025 Edition of the California Building Standards Code and Marking Certain Additions and Amendments Thereto Through Express Finding of Local Necessity
3. Introduce Ordinance Repealing and Replacing Article 13.01 of Chapter 13 of the Davis Municipal Code, and Adopting by Reference the California Fire Code, Including Related Appendices, as Identified, of the California Code of Regulations Title 24, 2025 Edition Part 9 of the California Building Standards Code and Marking Certain Additions and Amendments Thereto Through Express Finding of Local Necessity

Davis Appointment to the Sacramento-Yolo Mosquito and Vector Control District

Reappoint Dr. Christopher Barker to the Sacramento-Yolo Mosquito and Vector Control District as the city representative from Davis for a four year term.

Commission Minutes:

1. Fiscal Commission Meetings of June 4 and August 6, 2025
2. Open Space and Habitat Commission Meeting of September 8, 2025
3. Police Accountability Commission Meeting of September 8, 2025
4. Transportation Commission Meeting of September 8, 2025

Informational

D. Neville moved, seconded by J. Chapman, to approve the consent calendar. Motion passed unanimously.

Removed  
from Consent  
Calendar

Item removed by G. Partida.

Human Relations Commission Action Item: Proposal for Additional 2025/2026 Commission Workplan Tasks

Community Relations Program Manager Carrie Dyer: Overview of commission proposals.

Public comment:

- Kevin Baker: Serve on commission and support proposal. City Council should protect civil rights. Allow people to be heard and resolve problem at an early stage.
- Ning Wan: Support civil rights.
- Beth Bourne: Commission should focus on women's rights.
- Dorte Jensen: Commission scope should include discrimination based on political viewpoints.
- Alan Miller: Commission agendas often include an item on hate incidents. Jewish residents do not support Commission actions. Council should consider dissolving commission.

J. Chapman moved, seconded by L. Deos, to approve the proposed task of reviewing the Human Relations Commission webpage and making recommendations for content, resource, and accessibility updates. Motion passed unanimously.

D. Neville moved, seconded by J. Chapman, to pause the proposal to develop an action plan addressing the Commission's duties under the Civil Rights Ordinance, Chapter 10, until the City Attorney's review of Chapter 10 is completed and the City Council takes action on any recommended updates.

B. Vaitla proposed a Friendly Amendment: Interested in what other Human Relation Commissions are doing in other jurisdictions; consider relevancy to Civil Rights Ordinance and potential updates. Not accepted.

Motion passed unanimously.

B. Vaitla moved, seconded by J. Chapman, to request the Human Relations Commission establish a subcommittee to look at effectiveness of other Human Relation Commissions in California in comparable jurisdictions to address civil rights investigations.

D. Neville proposed a Friendly Amendment: Determine source of authority for investigations. Accepted by mover and second.

Motion passed unanimously.

Appointments to Advisory Commissions; Formation

Public comments:

- Ning Wan: Support community engagement

and Appointment to General Plan Committee

- Connor Gorman: Support commission appointments and increasing membership back to standard structure. Support General Plan Committee and General Plan Update discussions at commissions. Consider additional public at large members on Committee.

D. Neville moved, seconded by G. Partida, to Approve Resolution No. 25-153 – Forming a General Plan Committee and Establishing Its Purpose, Function, Composition and Administration, and appointing 13 members from 6 commissions. Motion passed unanimously.

City Council recessed at 8:09 p.m. and reconvened at 8:14p.m.

City Council submitted votes to appoint members to commissions via chart. Staff compiled the votes and read off the final tally for the record.

<b>Fiscal Commission</b>							
<b>2 Regular (6/30/2029); 1 Alternate (6/30/2027)</b>							
<b>Commission Applicants</b>	<b>JC</b>	<b>LD</b>	<b>DN</b>	<b>GP</b>	<b>BV</b>	<b>TOTAL</b>	<b>APPOINT</b>
Hough, Heather	R	R	R	R	R	5R	Regular
Oquenda, Zachariah						0	
Sapoznikow, Michael	A	A	A	A	A	5A	Alternate
Vink, Erik	R	R	R	R	R	5R	Regular

<b>Police Accountability Commission</b>							
<b>2 Regular (6/30/2027)</b>							
<b>Commission Applicants</b>	<b>JC</b>	<b>LD</b>	<b>DN</b>	<b>GP</b>	<b>BV</b>	<b>TOTAL</b>	<b>APPOINT</b>
Oquenda, Zachariah	R	R	R	R	R	5R	Regular
Lerner, Sicily	R	R	R	R	R	5R	Regular

J. Chapman moved, seconded by D. Neville, as follows:

1. Appoint members to Fiscal Commission (2 regular, 1 alternate) and Police Accountability Commission (2 regular) as noted above.
2. Reinstate the standard commission membership (7 regular members and 1 alternate; temporarily reduced to 5 regular and 1 alternate during recruitment efforts) and quorum requirements (quorum of 5; temporarily reduced to 3).

Motion passed unanimously.

Public Hearing: 2025 Omnibus Zoning Ordinance and Municipal Code Amendments

Associate Planner Thomas McNairn: Amendments to various sections of the Zoning Ordinance to maintain consistency with State regulations and reflect current city policies and requirements.

Mayor Vaitla opened the public hearing.

- Alan Miller: Tomatoes in lobby
- Alan Hirsch: Need enforcement mechanism for tree requirements.

Mayor Vaitla closed the public hearing.

L. Deos moved, seconded by D. Neville, as follows:

1. Introduce Ordinance Amending Various Sections of Chapter 40 of the Davis Municipal Code to Update and Clarify the Provisions of the Zoning Ordinance to Create a More Streamlined Approach to Entitlement Processing and to Remain Consistent with the State of California Requirements
2. Introduce Ordinance Amending Various Sections of Chapters 8, 34, 36 and 37 of the Davis Municipal Code to Update and Clarify the Provisions of the Davis Municipal Code to Create a More Streamlined Approach to Entitlement Processing and to Remain Consistent with the State of California Requirements

Motion passed unanimously.

Affordable Housing Production – Implementation of Davis Municipal Code Article 18.05

Social Services & Housing Director Dana Bailey: Article 18.05 operationalizes the City’s Housing Element goals and implements policies for ownership and rental developments to meet housing needs of very-low and low-income households.

Affordable Housing Manager Iris Grace: Request Council feedback on the following:

1. Financial Review: When projects are deemed “infeasible”, engaging the developer in a financial assessment to validate the claim. (18.05.040 projects not requesting financial assistance from the city are not subject to a budget review)
2. Project Individualized Plans (PIP): Should review take a subjective or objective stance?
  - 1) Units align with income targets per code; or
  - 2) Alternative proposes some other community benefit.

Public comments:

- Wesley Sagewalker: Ordinance creates barriers to build affordable housing. Economic infeasibility of inclusionary housing requirements; policy is counter-productive to creating housing. Council should institute changes to make production of housing possible.
- Alan Miller: Affordable housing is not affordable.

- Connor Gorman: Need to make sure there is affordable housing of all types, ownership and rentals, and affordable should be on par with market rate units.

Councilmember feedback included:

G. Partida: Support financial review even if developer is not requesting financial assistance. PIP: Interest in minimum requirements, but still provide flexibility for subjective. Housing types: Incentivize for sale deed restricted houses. Consider minimum number of single family ownership units. Interest in discussion about provision of extremely low income; instead of 15% low income requirement, consider 10% extremely low.

B. Vaitla: Support financial review. PIP flexible, but well defined. Strongly state preference to build units, but still need subjective option. Consider some level of requirement relative to commensurate value for ownership (similar to what is required for rental), draft resolution to identify options that are acceptable that can be amended from time to time based on needs or interests. Develop principles to identify commensurate value. Priority is very low and extremely low. Support discussion of incentivizing extremely low.

D. Neville: Financial review—consider legality. Ok with having conversations with developer and staff mocking up a Proforma based on available information. PIP—Somewhat objective, but flexible due to changing circumstances. Objective: Land, monetary contribution. Subjective: broader, tight nexus to achieving equivalency to affordability. Support incentivizing deed restricted units—can provide direction to staff, ordinance already allows.

City Attorney Inder Khalsa: City can only ask for financial information from developer if they are asking for subsidy.

L. Deos: PIP—need flexibility. Code already provides objective standard; PIP is alternative option.

J. Chapman: Financial review—Provide opportunity to staff to perform financial review, have conversations. PIP—Balanced approach. Equivalent units, clear guardrails around nexus and what we are trying to achieve. Need flexibility based on community needs. Strong preference to build units. Interest in discussion of potential available city assets to develop affordable units.

AB 1234 Reporting

L. Deos: Attended League of California Cities Conference

Long Range Calendar      D. Dunston: November 4—Village Farms workshop. November 18—homelessness. No meeting December 2. December 16—Village Farms public hearing. Early next calendar year will return to Council with updates to Inclusionary Housing Ordinance.

Public comment:

- Alan Miller: Request meeting be adjourned in honor of Ted Wilshusen who passed away downtown last weekend.

Adjournment      Meeting was adjourned at 9:41 p.m. in honor of Ted Wilshusen.

Zoe Mirabile  
City Clerk