

STAFF REPORT

DATE: October 15, 2024

TO: City Council

FROM: Katie Yancey, Economic Development Director
Dara Dungworth, Principal Planner
Jennifer Donofrio, Senior Transportation Planner

SUBJECT: Introduction to Changes in Chapters 26, 27, 35, and 40 of the City's Municipal Code, Amendments to the Master Fee Schedule, and Approval of Furnishings Standards and Guidelines Related to the Downtown Outdoor Dining Program.

Recommendation

Staff recommends that the City Council take the following actions:

- Conduct a Public Hearing; and
- Introduce and conduct the first reading of the Ordinance (Attachment 1) amending Section §26.040.020 of Chapter 26 (Offenses-Miscellaneous), Sections §27.010.010, 27.02.120, 27.02.130, 27.02.150, and 27.03.220 of Chapter 27 (Parks and Open Space Areas), and Sections §35.010.040, 35.010.05, and 35.01.070 of Chapter 35 (Streets and Sidewalks), Sections §40.10.010 and 40.14.120 of Chapter 40 (Zoning) of the Davis Municipal Code to support the Downtown Outdoor Dining Program; and
- Find that this Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15060(c)(3) because it is not a "project" as defined by Section 153678; and
- Adopt the Resolution (Attachment 2) establishing fees and charges to administer the Downtown Outdoor Dining Program; and
- Adopt the Resolution approving the Downtown Outdoor Dining Furnishing Standards and Guidelines.

Fiscal Impact

The 2023-2025 biennial budget provides a comprehensive outlook on the City's future revenues, which include user charges and fees. The proposed fees and charges would modify the FY 2024/2025 projected revenue for the City. The proposed rental charges related to the Downtown Outdoor Dining are projected to yield approximately \$30,000 in FY 2024/2025 and over \$55,000 by FY 2026/2027 if all businesses convert to the proposed fee structure by July 1, 2026, as proposed in the ordinance.

Council Goals

The recommended action directly supports the City Council's Goals for 2024-2025, including Achieving Greater Fiscal Resilience by diversifying the City's revenue base

and Stepping Up Economic Development Activities in implementing near-term action steps for the City.

Commission Input

On September 18, 2024, the Recreation and Parks Commission received an informational item on the proposed additional definitions to Chapter 27 of the Davis Municipal Code. On September 25, 2024, the Planning Commission conducted a public hearing and voted unanimously to substantially support the introduction of the Ordinance in the form presented for the changes to Chapter 40. The Planning Commission was not presented with the complete Ordinance as some content is not under their purview. Other changes in Chapters 26 or 35 are coming directly to the City Council, as the changes are solely administrative.

Background

Outdoor Dining

Outdoor dining has long existed in downtown Davis. During COVID, outdoor spaces for restaurants and bars became essential to keep these businesses operational. The Community Development Department initiated a temporary outdoor dining permit program to address this urgent need. In late 2021, all the temporary use permits (TUP) issued ceased, as businesses had returned to indoor operations effective December 31, 2021. Additionally, the Davis Downtown Business Association (DDBA), City staff, and City Council sought to modify TUP requirements to address increasing aesthetic and maintenance concerns and reduce the amount of downtown parking occupied by outdoor dining. On November 2, 2021, the City Council considered several options for administering an outdoor dining program and directed staff to implement new criteria and requirements under a new program. Staff was directed to prioritize space for businesses that do not have access to an existing outdoor dining area in the new program.

Staff issued nineteen (19) letters ceasing the temporary outdoor dining permits and inviting businesses to participate in a new use permit program that included requirements such as:

- Application and user fees; and
- Size and location restrictions,
- Sidewalk area clearance minimums,
- Limitations on the on-street parking spaces for outdoor dining.
- Design, safety, and aesthetics parameters; and
- Maintenance obligations.

Due to staff turnover, the use permit program was never fully launched despite continuing post-COVID demand for outdoor dining. Instead, the City issued durable encroachment permits to convert parking spaces, some of which are set to expire soon.

Public Spaces in the Downtown

On December 13, 2022, the City Council adopted [Resolution 22-195](#) to adopt the Downtown Specific Plan ("Specific Plan"). The Specific Plan articulates the community

visions through 2040 for the Downtown area. The City Council found that the Specific Plan is compliant with the direction of the City's General Plan for the Downtown and provides goals, policies, and implementation actions to achieve its vision. Since the Specific Plan was adopted via a resolution instead of by ordinance, some aspects have been or will be incorporated into the City's Municipal Code to make them enforceable. The Form-Based Code is the primary example thus far.

In conjunction with the Specific Plan's adoption, Chapter 40 was amended to incorporate the Specific Plan's public space standards. [Section 40.14.100](#) of the Municipal Code regulates civic spaces, which are defined simply in the section as improved land for civic gathering purposes. Outdoor dining and/or commercial uses supporting civic activity are listed as the typical uses for the following civic space types exclusive to the Downtown: pocket park, plaza, and passage. Each of these civic space types includes in their descriptions the need to incorporate public thoroughfare components in their design. The public realm thoroughfares include streets, sidewalks, plazas, pocket parks, alleys, and mid-block passages. These are spaces that any individual should be able to visit and enjoy and move freely and comfortably about.

Analysis

The proposed ordinance of the City Council amends various sections of the Davis Municipal Code; it is provided in Attachment 2. All the amendments facilitate the launch of a revised Downtown Outdoor Dining Program that builds off the previous efforts by staff described in the background section of this report. These changes are summarized below in the order in which they appear in the proposed ordinance.

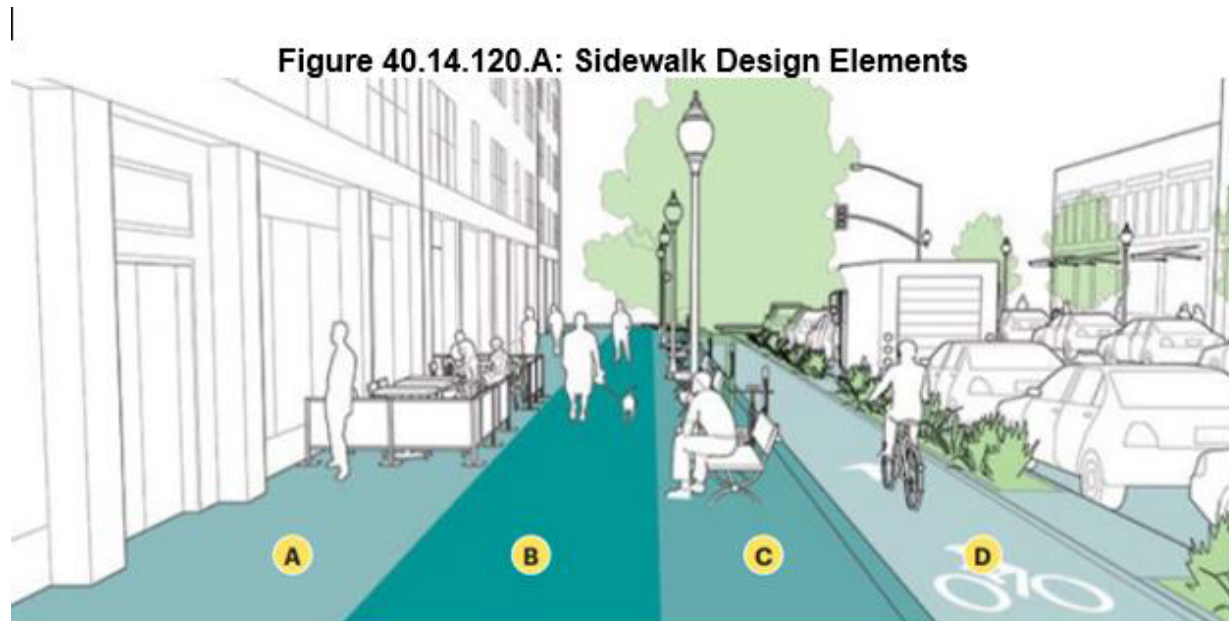
Chapter 40 (Zoning)

Staff proposes adding definitions to Section §40.01.010 and a new Section §40.14.120 with code specific to the Downtown Outdoor Dining Program. The ordinance includes definitions for a "Civic Space," a concept described in the Downtown Specific Plan that needs more precise terminology, a "Parklet," which is a type of pocket park, and an "Urban Open Space," which is separate and distinct from other City open spaces.

To support the designated uses and design components of the pocket park, plaza, and passage civic space types, City staff also proposes adding a new Section § 40.14.120 to codify the Downtown Outdoor Dining Program. This program allows local restaurants to either request to construct an expanded service area in specific parts of the public realm or to utilize existing public civic spaces for expanded service. The program is geographically limited to the streets, sidewalks, plazas, private parklets (a specific type of pocket park), and passages in the Downtown and Traditional Neighborhood Overlay District (DTRN).

The proposed new subsection describes the purpose of outdoor dining in the DTRN. To administrate the Downtown Outdoor Dining Program, the new subsection is proposed to include 1) the locations where outdoor dining can occur in the public realm (Zones A, C, and D shown in the table below) and 2) the means of permitting the use of the public realm for outdoor dining. Staff recommends limiting outdoor dining to specific segments

of the sidewalk, street, and civic spaces and a target of July 1, 2026, for all existing spaces to convert their agreements to those permitted under the program. Staff also recommends that the form of the agreement to permit the use of the space for exclusive private use be a revocable license agreement (Outdoor Dining License Agreement) that the City Manager would approve.



Chapter 26 (Offenses – Miscellaneous)

Staff proposes adding to Section §26.04.020 a reference to the Outdoor Dining License Agreement pursuant to the new section in Chapter 40, authorizing on-site alcohol sales in public streets, sidewalks, or urban use areas where permitted by the City.

Chapter 27 (Parks and Open Space Areas)

Staff proposes to add the same new definitions to Section §27.01.010 as those proposed for Chapter 40. Additionally, City staff proposes to add a reference to Section §27.02.010 to the emergency vehicle access corridor on G Street to prevent picnicking or loitering in that space, add a reference to Section §27.02.130 to permit the use of propane heaters or fire-top tables under the Downtown Outdoor Dining Program, and make other minor changes to clarify what is allowed under the program within civic spaces in Sections §27.02.150 and 27.03.220.

Chapter 35 (Streets and Sidewalks)

Staff proposes adding a sentence to Section §35.010.040 that exempts food and beverage establishments from using urban open spaces for outdoor dining, as permitted by the City's Downtown Outdoor Dining Program, from the requirements in that and the following section.

Proposed Fees

Provided as Attachment 2 is a resolution updating the City's Master Fee Schedule to include new fees and charges related to the Downtown Outdoor Dining Program. Staff proposes application deposits to process an applicant's request for outdoor dining in the public realm. These fees are based on the draft [Downtown Outdoor Dining Program License Agreement Checklist and Application](#) posted on the City's Outdoor Dining webpage and structured to align with Figure 40.14.120.A: Sidewalk Design Elements (a proposed inclusion in new Section § 40.14.120 to codify the Downtown Outdoor Dining Program). The deposits are expected to cover processing the application checklist and the license agreement. They are also expected to cover staff verifying insurance, coordinating ABC compliance as needed, legal review as needed, and review and approval of the furnishings and fencing. A building permit is likely required for any parklet structures. Staff estimates that the deposit amount covers those expenses as well. As such, the proposed deposits reflect the anticipated complexity of each application types that staff anticipates. The proposed structure for the deposits is:

1. Type 1A: Fence and Furnishings only
 - a. Applies only in Zones A and C and Civic Spaces
 - b. \$750 Deposit
2. Type 1A & 1B: Fence and Furnishings + Electrical, Plumbing & Other Miscellaneous Utilities
 - a. Applies only in Zones A, C and Civic Spaces
 - b. \$1,500 Deposit
3. Type 2: Furnishings, Fence, Utilities & Parklet Structure
 - a. Applies only for combined uses in Zones A, C and D
 - b. \$3,500 Deposit

Proposed Rents

The proposed rental rates are based on two main factors: for Zones A and C, the rate is based on the cost of the sidewalk and the replacement cost, which is based on an accelerated depreciation schedule due to additional wear and tear, and for Zones D and the Civic Spaces (E and G Street), the rate is based on comparable retail and restaurants rental rates in the Davis downtown area, the current fees that the City is collecting for existing parklets (\$1,152 per parking space or approximately \$6.50 per square foot depending on the parking stall size), and rental rates collected by other justifications for their outdoor dining programs. For the comparable sales analysis, the latter rates have been adjusted to account for the seasonality of outdoor dining.

The proposed rental charges would only be applied to the useable space, so ramps or other unusable square footage would be considered when determining the exact area to which this rental rate would apply. The proposed rent for Zone D and the Civic Spaces is significantly higher than the sidewalk Zones A and C to reflect the higher value of the space as the city would be removing the area from the community's parking supply or the civic spaces. Staff proposes an annual rent charge of \$1.92 per square foot for Zones A and C and for Zone D and the Civic Spaces an annual rent charge of \$13.20 per square foot (or \$1.10 per month when prorated). These rental charges would only

apply to new agreements or agreements that are being renewed under the new program.

In addition to the proposed deposits and rental charges, staff proposes an annual renewal fee of \$349. The cost will cover processing an amendment to the license agreement, staff verification of insurance, and legal review. This fee will be charged to existing businesses upon conversion from their existing agreements to those proposed under the Downtown Dining Program, unless a building permit is needed because one was not processed initially. All current agreements are required to convert by July 1, 2026.

Proposed Furnishing Standards

Provided as Attachment 3 is a resolution establishing the furnishings standards for any privately owned items placed in the eligible public spaces for outdoor dining. A reference to this resolution is described in new Section § 40.14.120, which codifies the Downtown Outdoor Dining Program.

Environmental Determination

The Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15060(c)(3) because it is not a "project" as defined by Section 15378. Adoption of the Ordinance does not have the potential to result in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment, and constitutes administrative procedure-making activity. The Ordinance establishes the method by which private parties may utilize public spaces for outdoor dining in the downtown zones and makes various conforming edits to the City's Code. Construction or other projects associated with such uses will be analyzed at the appropriate time in accordance with CEQA. The Council further finds that if the Ordinance is considered a "project," it is exempt from review under CEQA Guidelines Section 15061(b)(3), which exempts a project from CEQA if it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. This Ordinance creates the framework through which private parties may utilize public spaces for outdoor dining and does not result in any physical changes to the affected areas in the downtown zones.

Accordingly, it can be seen with certainty that there is no possibility the Ordinance will have a significant effect on the environment.

Public Notice and Outreach

The hearing for the project was publicly noticed in the Davis Enterprise in accordance with City noticing requirements. Staff presented similar and related content at a public meeting on September 4, 2024, at the Davis Downtown Business Association's board meeting on September 12, 2024, and at the Recreation and Parks Commission meeting on September 18, 2024, and the Planning Commission on September 25, 2024.

Additionally, staff created a [Downtown Outdoor Dining Program](#) webpage and emailed the link to the page to the DDBA to share with its members, along with a list of 40-plus individuals/businesses that had signed up to receive notices on September 13th and

27th. We requested all questions and comments to be sent in by October 4th to provide enough time to consider them for this report.

Attachments

1. Ordinance amending Section §26.040.020 of Chapter 26(Offenses-Miscellaneous), Sections §27.010.010, 27.02.120, 27.02.130, 27.02.150, and 027.03.220 of Chapter 27 (Parks and Open Space Areas), and Sections §35.010.040, 35.010.05, and 35.01.070 of Chapter 35 (Streets and Sidewalks), Sections §40.10.010 and 40.14.120 of Chapter 40 (Zoning) of the Davis Municipal Code to support the Downtown Outdoor Dining Program
2. Resolution amending the Master Fee Schedule to include fees and charges related to the Downtown Outdoor Dining Program
3. Resolution approving the Downtown Outdoor Dining Furnishing Standards

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DAVIS AMENDING SECTION 40.01.010 (DEFINITIONS) AND ADDING A NEW SECTION 40.14.140 (DOWNTOWN OUTDOOR DINING PROGRAM) TO CHAPTER 40 (ZONING) TO ESTABLISH THE DOWNTOWN OUTDOOR DINING PROGRAM AND AMENDING VARIOUS SECTIONS OF CHAPTER 26 (OFFENSES—MISCELLANEOUS), CHAPTER 27 (PARKS AND OPEN SPACES, AND CHAPTER 35 (STREETS AND SIDEWALKS) OF THE DAVIS MUNICIPAL CODE TO MAKE CONFORMING EDITS TO SUPPORT THE DOWNTOWN OUTDOOR DINING PROGRAM

WHEREAS, Goal ED 1 of the Economic and Business Development Element of the City of Davis ("City") General Plan states that the City should "[m]aintain and enhance the Core Area as a vibrant, healthy downtown that serves as the city's social, cultural and entertainment center and primary, but not exclusive, retail and business district"; and

WHEREAS, General Plan Policy ED 1.1 instructs the City to "[i]ncrease attractions and amenities that bring people to the Core, including local shopping, services, modest tourism, specialty retail, restaurants, festivals/special events, farmers' market and entertainment"; and

WHEREAS, it is the purpose of the Zoning Ordinance of the City of Davis is to establish a precise and detailed plan for the use of land in the City based on the General Plan; and

WHEREAS, Article 40 of the Davis Municipal Code establishes various zones, permitted and conditional uses, development standards and entitlement process procedures to promote the orderly and harmonious growth of the city and the stability of land values and investments and the general welfare of the city; and

WHEREAS, the City Council finds that there is a need to update from time to time, those provisions which ineffectively promote the general welfare of the city and hamper general economic development; and

WHEREAS, this Ordinance establishes rules and regulations governing the use of public property, public right-of-ways, and public civic spaces in the Downtown zones by private businesses for outdoor dining and makes other conforming edits in the Code to facilitate the use of public spaces for outdoor dining; and

WHEREAS, the City Council finds that this Ordinance is in general conformance with the General Plan because it enhances the Core Area by facilitating the use of public spaces for restaurant and pedestrian use; and

WHEREAS, the City Council further finds that the public necessity, convenience and general welfare require the adoption of this Ordinance; and

WHEREAS, on September 25, 2024, the Planning Commission of the City of Davis conducted a duly noticed public hearing on Ordinance No. _____. At the hearing, all interested persons were given the opportunity to be heard. The Planning Commission received and considered the staff report and all the information, evidence and testimony presented in connection with this Ordinance. Following the close of the public hearing, the Planning Commission recommended approval of the Ordinance to the City Council; and

WHEREAS, on October 15, 2024, the City Council of the City of Davis conducted a duly noticed public hearing on Ordinance No. _____. At the hearing, all interested persons were given the opportunity to be heard. The City Council received and considered the staff report, the Planning Commission's recommendation, and all the oral and written information, evidence, comments, and testimony presented in connection with this Ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DAVIS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The recitals above are true and correct and are hereby incorporated into this Ordinance.

SECTION 2. Section 40.01.010 (Definitions) of Article 40.01 (In General) of Chapter 40 (Zoning) of the Davis Municipal Code is hereby amended to add the following definitions in alphabetical order, with all other definitions remain the same:

“Civic Space. Land that is improved for civic gathering purposes and is located solely in the Downtown Specific Plan Area (being all the land within the plan area boundary shown on Exhibit A of Ordinance 2637) These spaces are publicly-owned and used by the public and non-profits for community events or for outdoor dining by restaurants or bars that are authorized under the City's Downtown Outdoor Dining Program. Civic spaces typically include characteristics of a public realm throughfare and open space areas. They are designated as a both a park and open space in the Downtown Specific Plan Area (being all the land within the plan area boundary shown on Exhibit A of Ordinance 2637).

Outdoor Dining. Use of an adjacent, outside area by a food or beverage establishment for the same eating and drinking activities that occur within the establishment.

Parklet. A sidewalk extension that provides more space and amenities for pedestrians to utilize the street. Usually, parklets are installed on parking lanes and use several parking spaces and may include a small seating area, sidewalk extension, or green space created as a public amenity intended for people to stop, sit, and rest or dine. Parklets located in the Downtown Specific Plan Area (being all the land within the plan area boundary shown on Exhibit A of Ordinance 2637) are civic spaces. Parklets can also be constructed for exclusive, private use. Parklets are a type of pocket park if they are publicly accessible.

Urban Open Space. A civic space located solely in the Downtown Specific Plan Area (being all the land within the plan area boundary shown on Exhibit A of Ordinance 2637) that is publicly-owned and can be used for outdoor dining by restaurants or bars that are authorized under the City's Downtown Outdoor Dining Program. Urban open space areas are separate and distinct from open space areas."

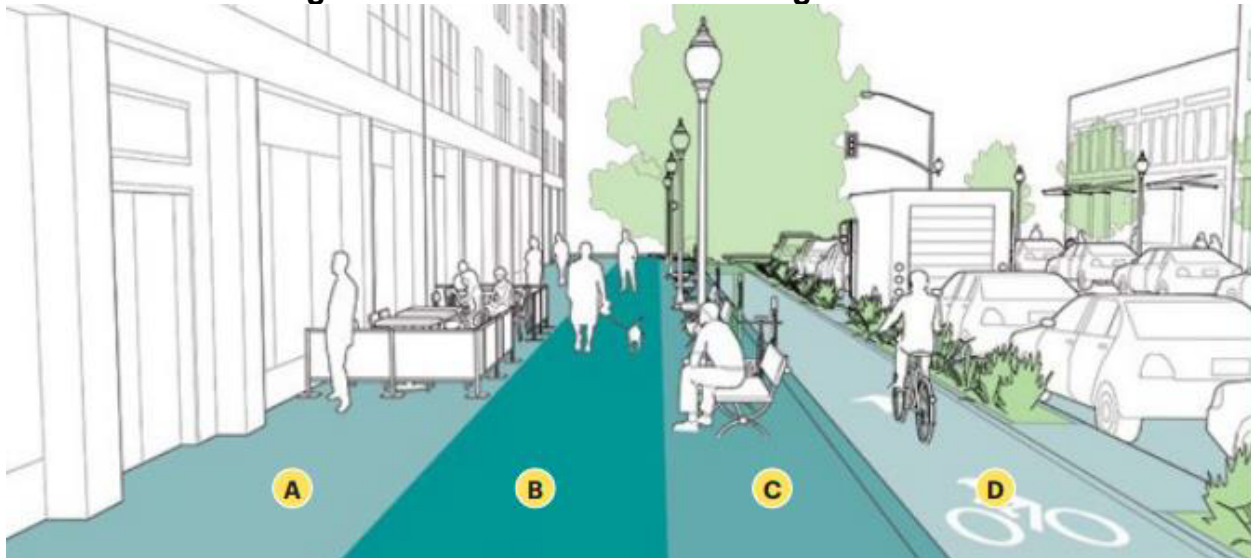
SECTION 3. Section 40.14.120 (Downtown Outdoor Dining Program) is hereby added to Article 40.14 (Supplemental to Downtown Zones) of Chapter 40 (Zoning) of the Davis Municipal Code to read as follows:

"Section 40.14.120 Downtown Outdoor Dining Program.

(a) Purpose. The provisions of this section are intended to ensure consistency and equity for all brick-and-mortar restaurants, bars, and other food and drink establishments in the Downtown Specific Plan Area (being all the land within the plan area boundary shown on Exhibit A of Ordinance 2637) that request to construct, install and/or utilize or already utilize specific parts of the public right-of-way, public property, or urban open space for outdoor dining.

(b) Eligible Public Spaces for Outdoor Dining. Use of the public right-of-way, public property, or urban open space for outdoor dining shall be restricted to sidewalk zones A, C, and D in the Downtown zones as shown in Figure 40.14.120.A: Sidewalk Design Elements.

Figure 40.14.120.A: Sidewalk Design Elements



(1) Zone A: Frontage Zone. The space immediately adjacent to a building that serves the functions of the building. This zone can include building entryways, outdoor dining, or sandwich boards. For the purposes of this section, the Frontage Zone shall have

a minimum width that permits a clear opening of the building entryway along the face of the building.

(2) Zone B: Pedestrian Through Zone. The primary pedestrian travel way running the length of the sidewalk. This zone shall be kept clear of obstructions (both within and immediately adjacent to the zone) to ensure that pedestrians have a safe and adequate place to walk. Pedestrian Through Zones in the downtown zones shall provide a minimum of five feet of clear area, however, wider Pedestrian Through Zones (10 to 15 feet) are preferred in locations with higher pedestrian volumes.

(3) Zone C: Furniture Zone. The space between the Pedestrian Through Zone and the curb. This zone typically accommodates street furniture and amenities, as well as green infrastructure elements. For the purposes of this section the Furniture Zone shall have a minimum width that coincides with any existing tree wells.

(4) Zone D: Enhancement Zone: The space immediately next to the sidewalk and can accommodate a variety of uses including parklets, bicycle facilities, and green infrastructure. For the purpose of this section, the Enhancement Zone shall not exceed the minimum area needed to provide emergency vehicles access.

(c) Design Standards. All furnishings placed in the eligible public spaces for outdoor dining described in subsection (b) shall be consistent with the provisions set out in the Downtown Outdoor Dining Furnishing Standards and Guidelines, which shall be adopted resolution of the City Council.

(d) License Agreement. All parties must enter into a Downtown Outdoor Dining License Agreement with the City to utilize any portion of a public right-of-way, public property, or urban open space for outdoor dining in the downtown zones. The City Manager is hereby permitted to enter into revocable license agreements with private parties for the purposes of this section.

(e) Existing Permits or Agreements for Outdoor Dining. To the extent permitted by law, all agreements entered into before the effective date of this Ordinance that permit the construction, installation, and/or operation of an outdoor dining area in specific parts of the public right-of-way, public property or urban open space in the Downtown zones shall expire on July 1, 2026.”

SECTION 4. Subsection (a) of Section 26.04.020 (Consumption of alcoholic beverages and possession of any open container of alcoholic beverages in public unlawful) of Article 26.04 (Open containers) of Chapter 26 (Offenses — Miscellaneous) is hereby amended to read as follows:

“(a) It shall be unlawful for any person to consume any alcoholic beverage or to have in his or her possession any open container of beer, wine, or any alcoholic beverage, or intoxicating liquor on any street, sidewalk, bike path, greenbelt, alley, highway, off-street public parking lot or structure; in Cedar Park, Central Park, N Street Minipark, or Oxford

Circle Park; within six hundred feet of any primary or secondary school campus property lines at any time loitering is prohibited pursuant to Section 26.03.030; or in other areas commonly held open to the public use, except:

- (1) Any public park, except for the parks listed above or within six hundred feet of any primary or secondary school campus property lines at any time as specified above; or
- (2) Public streets, sidewalks, or urban use areas for which the city has granted an encroachment permit or entered into an Outdoor Dining License Agreement pursuant to Section 40.12.140 authorizing on-site alcohol sales; or
- (3) Special events if the city has granted a street use or other permit that, during the event, authorized or permits persons attending the event to consume alcoholic beverages in areas where such consumption/possession is otherwise prohibited by this section.”

SECTION 5. Section 27.01.010 (Definitions) of Article 27.01 (In General) of Chapter 27 (Parks and Open Space Areas) of the Davis Municipal Code is hereby amended to add the following definitions in alphabetical order, with all other definitions remain the same:

“**Civic space** refers to land that is improved for civic gathering purposes and is located solely in the district designated as the Downtown Specific Plan Area (being all the land within the plan area boundary shown on Exhibit A of Ordinance 2637). These spaces are publicly-owned and used by the public and non-profits for community events or for outdoor dining by restaurants or bars that are authorized under the City’s Downtown Outdoor Dining Program. Civic spaces typically include characteristics of a public realm throughfare and open space areas. They are designated as a both a park and open space by the City in in the district designated as the Downtown Specific Plan Area (being all the land within the plan area boundary shown on Exhibit A of Ordinance 2637).

Parklet refers to a sidewalk extension that provides more space and amenities for pedestrians to utilize the street. Usually, parklets are installed on parking lanes and use several parking spaces and may include a small seating area, sidewalk extension, or green space created as a public amenity intended for people to stop, to sit, and to rest or dine. Parklets located in the Downtown Specific Plan Area (being all the land within the plan area boundary shown on Exhibit A of Ordinance 2637) are civic spaces. Parklets can also be constructed for exclusive, private use. Parklets are a type of pocket park if they are publicly accessible.

Urban open space means a civic space located solely in the Downtown Specific Plan Area (being all the land within the plan area boundary shown on Exhibit A of Ordinance 2637) that is publicly-owned and can used for outdoor dining, as defined in Chapter 40, by restaurants or bars that are authorized under the City’s Downtown Outdoor Dining Program. Urban open space areas are separate and distinct from open space areas.”

SECTION 6. Subsection (a) of Section 27.02.010 (Picnic areas and use) of Article 27.02 (Parks) of Chapter 27 (Parks and Open Space Areas) is hereby amended to read as follows:

“(a) Picnic, lunch, or loiter in a place which interferes with the use of active recreation areas or emergency vehicle access. The director and city park maintenance or recreation personnel shall have the authority to regulate the activities in such areas when necessary to prevent congestion and to secure the maximum use for the comfort and convenience of all. Visitors shall comply with any directions given to achieve this end. Individual fireplaces or tables and benches shall be used on the basis of first-come, first-serve unless reserved by permit.”

SECTION 7. Subsection (c) of Section 27.02.130 (Behavior in parks) of Article 27.02 (Parks) of Chapter 27 (Parks and Open Space Areas) is hereby amended to read as follows:

“(c) No person using a park shall make or kindle a fire for any purpose unless such a fire is made or kindled in a fire pit and a permit has been obtained therefore, as specified in subsection (d). For the purpose of this subsection, "make or kindle a fire" shall not include the ordinary use of commercial charcoal in a barbecue for the purpose of cooking food or the permitted use, under the Downtown Outdoor Dining Program, of propane heaters or fire top tables.”

SECTION 8. Subsection (a) of Section 27.02.150 (Merchandising, advertising and signs) of Article 27.02 (Parks) of Chapter 27 (Parks and Open Space Areas) is hereby amended to read as follows:

“(a) Sell, or offer for sale, any merchandise, any food or beverages, article or thing, or hire, whatsoever, without a permit;”

SECTION 9. Subsection (c) is hereby added to Section 27.03.220 (Enforcement) of Article 27.03 (Open space areas) of Chapter 27 (Parks and Open Space Areas) to read as follows:

“(c) This article shall not apply to food and beverage establishments utilizing urban open spaces for outdoor dining as permitted by the City’s Downtown Outdoor Dining Program.”

SECTION 10. Section 35.01.040 (Encroachment permits) of Article 35.01 (In general) of Chapter 35 (Streets and Sidewalks) is hereby amended to read as follows:

“(a) Public works director approval. Upon proper written application, the public works director may grant a revocable permit for the construction and maintenance of planter boxes, planting areas, bicycle parking and benches in conjunction with planter boxes, planting areas, or bicycle parking on public sidewalks and for the construction and maintenance of awnings and similar appurtenances to buildings over the public sidewalks so long as the public works director finds that the same are situated and constructed so

that the public's use of the sidewalk and street is not obstructed or otherwise made hazardous. This section shall not apply to food and beverage establishments utilizing urban open spaces for outdoor dining as permitted by the City's Downtown Outdoor Dining Program.

(1) With respect to awnings, signs, and similar appurtenances, the public works director may grant such revocable permit only if the appurtenance has been approved by the fire department and the community development and sustainability department. The public works director may establish standards for clearance over the sidewalk and projection distance into the public right-of-way provided such standards are equal to or more restrictive than those standards imposed by the Uniform Building Code as adopted by the city. The granting of such permit may include conditions reasonably necessary for the protection of the public safety and welfare including, but not limited to, a provision that in the event the appurtenance is not properly maintained, the city may require removal of the same at the expense of the permittee.

(2) With respect to planter boxes, planting areas, bicycle parking and benches in conjunction with planter boxes, planting areas or bicycle parking, the public works director may grant such revocable permit upon the conditions as may be necessary for the protection of the public safety and welfare, including, but not limited to, a provision that in the event any object constructed or any area planted pursuant to such a permit is not properly maintained, the city may require the same to be removed and the sidewalk restored to its original condition at the expense of the permittee.

(3) With respect to portable signs, the public works director may grant such revocable permit upon demonstration by the applicant that the following conditions are met:

(A) The proposed size, materials, and location of the sign have received approval from the community development and sustainability department as consistent with the requirements of the zoning ordinance;

(B) The sign will be placed in a manner that the public's use of the sidewalk street is not obstructed or otherwise made hazardous;

(C) The owner of the sign maintains insurance and agrees to indemnify the city for any losses which occur by reason of the portable sign;

(D) Any other conditions as may be necessary for protection of the public safety and welfare have been, or will be, met.

A portable sign placed on the public right-of-way in accordance with this section shall display evidence of the permit upon the sign in a location and manner prescribed by the public works director.

(4) Any person aggrieved by the action of the public works director pursuant to this section may appeal such action to the city council as provided in Article 40.35 of Chapter 40 of this Code.”

SECTION 11. Section 35.01.050 (Wire and ropes across street) of Article 35.01 (In general) of Chapter 35 (Streets and Sidewalks) is hereby amended to read as follows:

“No person shall run or stretch or maintain through, along or across any street, civic space or alley any wire cable, rope or cord, of less height than twenty-five feet without the permission of the city council. Any such wire cable, rope or cord stretched less than twenty-five feet from the ground is hereby declared a nuisance. It shall be the duty of the chief of police to give reasonable notice to any person having or maintaining or stretching wires, cables, ropes or cords, or having caused the same to be stretched in any street or public place, contrary to the provisions of this section, to remove the same. In case of failure to remove, the chief of police may remove such wire or other obstruction, or prosecute such person willfully maintaining the same, or may both remove and prosecute.”

SECTION 12. The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15060(c)(3) because it is not a “project” as defined by Section 15378. Adoption of the Ordinance does not have the potential to result in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment, and constitutes administrative procedure-making activity. The Ordinance establishes the method by which private parties may utilize public spaces for outdoor dining in the downtown zones and makes various conforming edits to the City’s Code. Construction or other projects associated with such uses will be analyzed at the appropriate time in accordance with CEQA. The Council further finds that, if the Ordinance is considered a “project”, it is exempt from review under CEQA Guidelines Section 15061(b)(3), which exempts a project from CEQA if it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. This Ordinance creates the framework through which private parties may utilize public spaces for outdoor dining and does not result in any physical changes to the affected areas in the downtown zones. Accordingly, it can be seen with certainty that there is no possibility the Ordinance will have a significant effect on the environment.

SECTION 13. The City Clerk shall certify to the adoption of this Ordinance, and the City Clerk shall cause this Ordinance or a summary thereof to be published as required by law.

INTRODUCED on the 15th day of October, 2024, and PASSED AND ADOPTED by the City Council of the City of Davis on this 12th day of November, 2024, by the following vote:

AYES:

NOES:

Josh Chapman
Mayor

ATTEST:

Zoe S. Mirabile, CMC
City Clerk

RESOLUTION NO. 24-XXX, SERIES 2024

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DAVIS
ESTABLISHING FEES AND CHARGES TO ADMINISTER THE
DOWNTOWN OUTDOOR DINING PROGRAM**

WHEREAS, the City has established a new downtown outdoor dining program that applies to local restaurants who are requesting to either construct an expanded service area in specific parts of the public right-of-way or utilize existing public civic space for expanded service; and

WHEREAS, the downtown outdoor dining program necessitates new fees and charges to administer the program including processing an application and license agreement, legal review, and any required building permits; rental rates based on the cost of the sidewalk and replacement cost, comparable rental rates in the downtown area, current fees the city is collecting, and comparable rental rates for outdoor dining programs; and an annual renewal fee; and

WHEREAS, the City published a notice of a public hearing on the proposed fees and charges and on October 15, 2024, the City of Davis City Council conducted a public hearing and all interested persons were given the opportunity to be heard.

NOW, THEREFORE, the City of Davis City Council does hereby resolve as follows:

Section 1. The fees and charges attached hereto as Exhibit A are hereby adopted and shall become effective October 15, 2024.

PASSED AND ADOPTED by the CITY COUNCIL of the City of Davis this 15th day of October 2024 by the following vote:

AYES:

NOES:

Josh Chapman
Mayor

ATTEST:

Zoe Mirabile, CMC
City Clerk

City Manager's Office Service Activity	Proposed Fee	Reason for change
	24/25	
DOWNTOWN OUTDOOR DINING PROGRAM		
License Agreement Checklist and Application Deposit		
Type 1A	\$750.00	New Program
Type 1B (an addition to Type 1B; is not a standalone fee)	\$750.00	New Program
Type 2	\$3500.00	New Program
Rental Charges		
Zone A/C Yearly Cost / Per Square Foot	\$1.92	New Program
Zone D/Civic Space Yearly Cost / Per Square Foot	\$13.20	New Program
Zone D/Civic Space Monthly Cost / Per Square Foot	\$1.10	New Program
Renewal Fee	\$349	New Program

RESOLUTION NO. 24-XXX, SERIES 2024

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DAVIS
APPROVING THE DOWNTOWN OUTDOOR DINING
FURNISHING STANDARDS AND GUIDELINES**

WHEREAS, the City Council finds that outdoor dining spaces in the public realm enhance the Core Area as a vibrant, healthy downtown; and

WHEREAS, the City Council desires to establish a Downtown Outdoor Dining Program to create consistency and equity amongst the downtown businesses using the public realm for outdoor dining; and

NOW, THEREFORE, the City of Davis City Council does hereby resolve as follows:

Section 1. To ensure that within outdoor dining areas authorized outdoor furniture and furnishings are provided that protect the health, safety, and general welfare of the public and do not interfere with other establishments all privately owned improvements or items are to be placed in the eligible public spaces for outdoor dining pursuant to Section §40.12.120 shall be subject to the Downtown Davis Outdoor Dining Program Furnishing Standards are attached hereto and provided herein as “Exhibit A” to this resolution.

PASSED AND ADOPTED by the CITY COUNCIL of the City of Davis this 15th day of October 2024 by the following vote:

AYES:

NOES:

ABSENT:

Josh Chapman
Mayor

ATTEST:

Zoe Mirabile, CMC
City Clerk

Exhibit A

“Downtown Davis
Outdoor Dining Program
Furnishing Standards”

Downtown Davis Outdoor Dining Program Furnishing Standards

Purpose

To provide requirements for outdoor dining spaces in the public realm such that the spaces are attractive and maintain and enhance the Core Area as a vibrant, healthy downtown. Further, to promote activation of streets through pedestrian and retail-friendly vitality in downtown Davis which serves as the City's social, cultural and entertainment center. Additionally, to ensure that within outdoor dining areas authorized outdoor furniture and furnishings are provided that protect the health, safety, and general welfare of the public and do not interfere with other establishments.

Standards

Table 1. General Requirements

Alcoholic Beverage Control license	All businesses serving alcohol shall to comply with all State of California Department of Alcoholic Beverage Control license requirements, as applicable.
Comply with laws	The business shall comply with all applicable city, state and federal laws and regulations. Including but not limited to applicable provisions, rules, regulations and guidelines of California Building Code, the Americans with Disabilities Act (ADA), the 2010 ADA Standards for Accessible Design, and Public Right-of-Way Accessibility Guidelines (PROWAG).
Signage	No signs are permitted in the outside area except those signs that have a valid City permit.
Speakers	Loudspeakers outside are prohibited, and amplified sounds from inside the restaurant shall not be audible in the outside area.
Fire clearance	An unobstructed clearance of five (5) feet shall be maintained between a fire hydrant and any furniture or fixtures related to outdoor dining. In addition, fire department connections, street water valves, utility shutoffs, etc. shall be accessible to emergency personnel at all times.
Ingress/Egress	At least forty-eight (48) inches of unobstructed ingress/egress space shall be maintained between any restaurant doorway and the pedestrian traffic corridor. Interior circulation route within parklet, if provided, shall be minimum thirty-six (36) inches wide unobstructed.
Accessible seating	The business shall provide at least one (or at least 5 percent) of each type of seating spaces and standing spaces to be accessible (e.g., at least 5 percent accessible spaces at each distinct area such as tables*, bar, booth, bench, picnic table, etc.), meeting the following requirements: i. A table or bar surface is between twenty-eight (28) inches minimum and thirty-four (34) inches maximum above the finish floor or ground ii. At least twenty-seven (27) inches of space from the floor to the bottom of the table

	iii. Knee clearance that extends at least nineteen (19) inches under the table iv. Total clear floor space of thirty (30) inches by forty-eight (48) inches per seat v. A minimum distance of four (4) feet to the nearest obstruction vi. Maintain an unobstructed accessible route (thirty-six (36) inch minimum wide) to the table/seating spaces *Note: most tables with a center pedestal are non-compliant for accessibility.
Solid waste	The business shall comply with the City of Davis Solid Waste Specifications in Downtown Davis.

Sample Outdoor Dining Area Site Plans

Figure 1. Civic Spaces

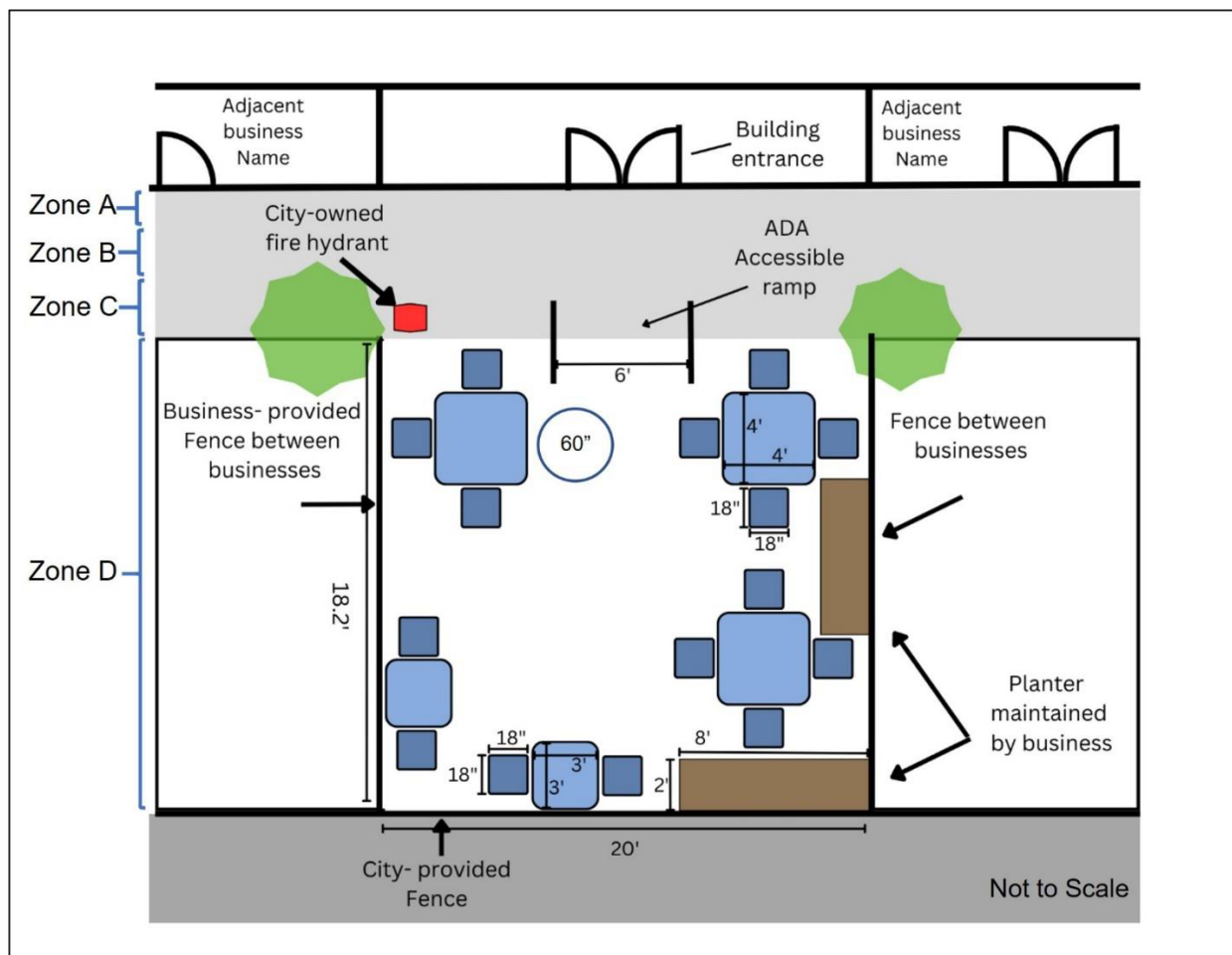
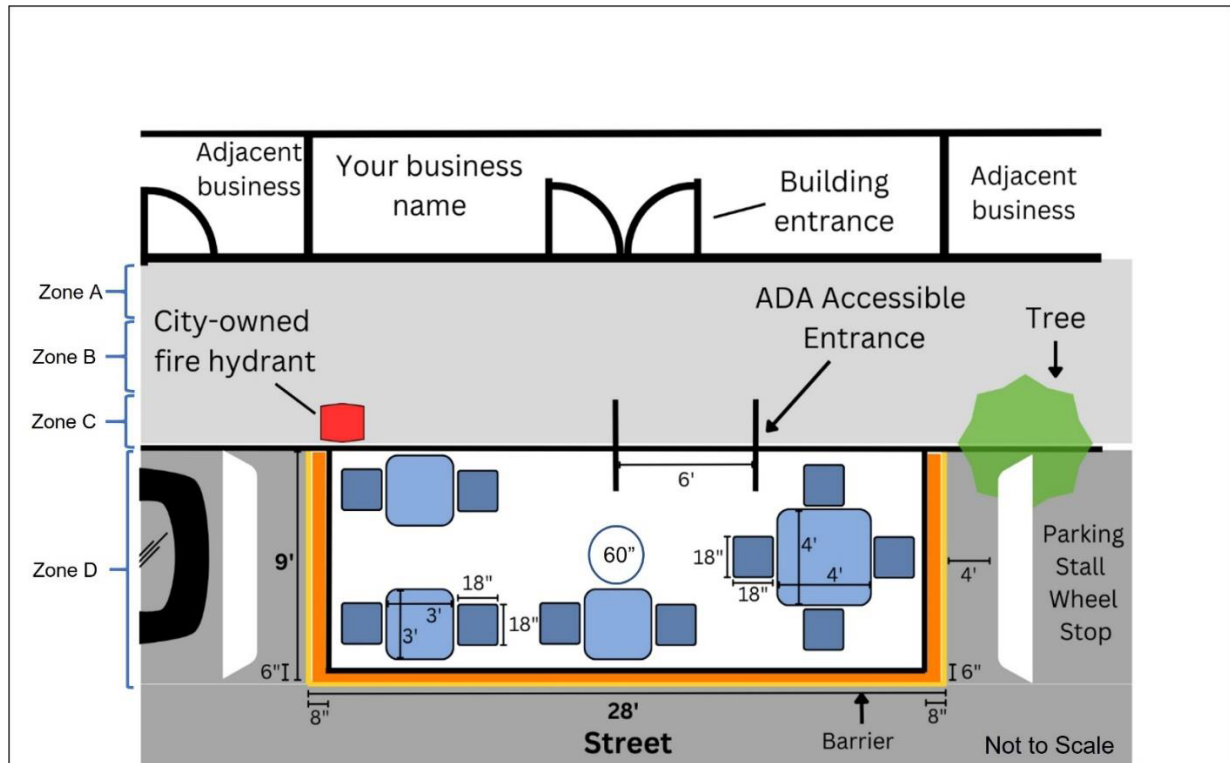


Figure 2. Parklets



Guidance for All Site Plans

The sample site plans provided are not inclusive of all elements that may be required on the site plan. See the Downtown Outdoor Dining Program License Agreement Checklist and Application for all the necessary components.

- Applicants that are requesting to use Zones A and/or C should also include those proposed improvements on the site plan.
- Applicants will need to demonstrate that all ADA accessibility requirements are being met on the site plan. This may include items not shown on the sample site plans. For example, the site plan will need to demonstrate that the ADA accessible entrance is unobstructed.
- Applicants will need to demonstrate that all minimum fire and life safety clearances are maintained. For example, the site plan will need to demonstrate that a 5-foot minimum radial clearance will be maintained.

Standards for Parklets

Depending upon the proposed improvements, a building permit may be required. Construction of Parklets shall adhere to the following:

Table 2. Parklet Standards

Maximum size	No platform shall exceed two parallel parking spaces and four perpendicular or angled parking spaces.
Adjacent storefront	The proposed outdoor dining area should typically occupy the parking space(s) in front of the permittee's frontage. However, where tenant is not adjacent to the parking space(s), the outdoor dining area may be installed along the frontage of the adjacent store front with written consent of the adjacent business(es).
Crosswalk setback	Outdoor dining areas located adjacent to intersection crosswalks shall provide 25-foot setbacks from the nearest crosswalks. outdoor dining areas that cannot meet these setback requirements may be considered on a case-by-case basis based on whether visibility and safety can be maintained.
Placement restrictions	<p>The outdoor dining area:</p> <ul style="list-style-type: none"> • Shall not be in a red, blue, green, yellow, or white zone. • Shall not block a bus stop. • Shall not encroach on the travel lane, bike lane or sidewalk. • Shall be set back two feet from any active driveway.
Striping	All structures or barriers shall have one row of two-way reflective yellow chip seal/overlay markers installed along the edge of the rail or the structure spaced out every twenty (20) feet, and mounted no higher than three (3) feet from the roadway surface to provide safety and visibility of the edge of the structure at night. The type of reflective devices and mounting method shall be reviewed and approved by City staff. The pre-approved product list is available on the City's website.
Barrier walls	Outdoor dining areas shall incorporate a vertical element a maximum of three (3) feet high, continuously on all sides next to travel lanes.
Barrier wall materials	Street barrier options shall be made of crash-rated materials, selected from the City's Downtown Dining Program authorized product list. Any deviations shall be approved by the City prior to installation. Permitted materials may include a series of heavy, removable water filled wine barrels, rock/soil filled concrete, metal or wooden planters, or their equivalent, subject to City approval. Planters are preferred along the street side in all areas. The authorized product list is available on the City's website.
Reflective material on outdoor walls	The corners of any outdoor dining structure shall have a 12" wide x 36" tall OM-3R Right Diagonal Stripe Retroreflective marker sign facing oncoming traffic. The sign shall be mounted in a way that the top of the sign shall not be higher than 4' above the roadway surface, and the

	edge of the sign shall not extend into the vehicle lane past the edge of the dining structure or barrier.
Drains and maintenance holes clearance	The outdoor dining structure shall not cover or obstruct access to any drain inlet, water valves, maintenance holes, and any other utility boxes, vaults, or structures. A 3' clearance shall be maintained for all water meters, back flow devices, power pedestals, street light posts, sign poles, and irrigation control boxes.
Gutters clearance	A 6-inch height by 12-inch width minimum clear gutter space shall be provided along the entire length of the proposed platform at the threshold between the parklet and sidewalk.
Clear space on sides and wheel stops	The outdoor dining area shall have a 4-foot clear space from active parking spaces using a wheel stop.
No trip hazards	The outdoor dining area shall have a flush transition to the sidewalk to avoid tripping hazards and shall not leave a horizontal gap greater than ½ inch, nor a vertical separation greater than ¼ inch.
Level platform	The sub-structure of the outdoor area shall be level. Parklets should provide a level platform if the cross slope of the occupied parking spot exceeds 2.0% in any direction.
Durable materials	Platforms shall be constructed from standard options, to provide structural integrity, selected from the City's Downtown Dining Program authorized product list. Surface materials shall be textured or treated with a non-skid coating to ensure a safe walking surface. The authorized product list is available on the City's website. Any deviations shall be approved by the City prior to installation. Required drawings and calculations shall be stamped and signed by a design professional registered in the State of California.
No attachments	No features or structural components may be attached to the street roadway, gutter, curb, planting area, trees or sidewalk. Wheel stops may be used, with City approval.

SOLID WASTE MANGEMENT STANDARDS

Any business that provides outdoor dining, including, but not limited to tables, chairs and benches or to-go food or beverages, shall adhere to the following:

Table 3. Solid Waste Management Standards

Adequate bins labeled correctly	All restaurants shall provide customers with adequate trash, recycling and organics bins to collect all the waste produced if customers will be generating waste and tables are not serviced by business employees. Except for permitted self-haulers, bins shall be emptied into the correct Recology Davis waste receptacles by the staff of the business when full (before waste can spill out to create litter). All bins shall meet the City's Municipal Code (Chapter 32) and Statewide requirements for color and/or labeling. The type of bins and labeling
---------------------------------	---

	shall be reviewed and approved by City staff. The pre-approved product list is available on the City's website. Approved self-haulers shall
Avoid loose material	Avoid placement of loose material (such as paper trays, napkins, paper placemats, and tabletop signs) that can be blown off tables and become litter.
Paper napkins	When paper napkin dispensers are placed in outdoor dining areas for customers to use, ensure that napkins cannot be blown away from the dispensers and become litter. Each table shall have an informational sign that is secured to the table to ask customers to keep napkins from flying away and generating litter.

The applicant shall also demonstrate that the restaurant's current level of solid waste disposal can adequately account for the increased output from the proposed outdoor dining area. If the applicant is unable to demonstrate that their existing waste receptacles and pick up schedule can accommodate the increased solid waste, the applicant shall include in its narrative describing the dining service, hours of operation, etc. how the increased solid waste will be managed. Submittal of a solid waste management plan may be required for City approval. A solid waste generator estimator tool is available on the City's website to assist restaurants with estimating changes in their solid waste.

HEATER STANDARDS

To allow year-round use of the outdoor dining area, businesses may provide heaters for their customers. Heaters shall adhere to the following:

Table 4. Heater Standards

Fire Code	Use of any heating equipment is subject to Section 3104 of the Fire Code and requires Fire Department approval. Gas heaters shall adhere to the California Mechanical Code. Electric Heaters shall be installed pursuant to the California Electrical Code.
Manufacture info	The quantity, manufacturer's specifications, location and method of attachment (if applicable) for each device, shall be provided upon submittal and approved by the Fire Code official prior to installation.
Distance of combustibles	All combustible materials, shall be located at least 3 feet away from the sides and top of a heater.
Spare propane	Spare propane tanks shall not be stored inside a building or inside an outdoor structure or a tent. All propane tanks not currently in use and/or secured to a heater, including empty tanks, shall not be located within 20 feet of a tent or a canopy structure.
Exits and heaters	A heater shall not be located in an exit or an exit access pathway.
Tipping	Heaters shall be protected from tipping and no item shall be secured to the heater.
Electric heaters	No portable electric heaters.
Shade and heaters	A heater cannot be used under a shade sail or umbrella.

PLUMBING STANDARDS

To allow year-round use of the outdoor dining area, businesses may install and plumb misters for their customers with the City's approval. A building permit may be required.

PLANTER AND PLANT STANDARDS

The City may require City-owned fencing with planter boxes within Zone D. Business-owned planters, subject to the City's approval, may be used in addition to City-owned planters in situations where no barrier is required in order to provide added visual interest and create a more attractive and welcoming atmosphere. Plants and planters shall adhere to the following:

Table 5. Planter and Plant Standards

Maximum height of planters and plants	Planter and plants may not exceed a height of 36 inches (3 feet) from the street level measured at the nearest adjacent curb.
Planted material	All planters with plants shall be maintained.
Plant species	Plant species used in planters should be drought tolerant and shall not be listed in the California Invasive Plant Council's Invasive Plant Inventory.
Planter pest control	Nuisance weed and insect control within planters shall use organic or least-toxic methodologies.

FURNITURE, FURNISHINGS, and FENCING STANDARDS

A wide range of furniture styles, colors and materials are permitted. All furniture and furnishings shall be rated commercial-grade for outdoor use. All furniture and furnishings shall be sufficiently durable to withstand normal exterior wear and tear and be substantial enough to withstand a strong breeze. If not, then businesses shall provide security or storage.

The City may require City-owned fencing with or without planter boxes within Zone D. Business may be required to provide and install fencing around to perimeter of the outdoor dining area depending on the requested zone and ABC requirements. Fencing materials shall be durable and low maintenance, and resistant to rust, corrosion, and chipped or peeling paint. They shall be installed to be sufficiently sturdy as not to blow over in a strong breeze.

Furniture, Furnishings and Fencing shall adhere to the following:

Table 6. Furniture, Furnishings and Fencing Standards

Furnishings subject to City approval	Tables, chairs and umbrellas are permitted. Serving stations, bar counters, shelves, racks, televisions, swamp coolers, lighting etc. may be permitted on a case-by-case basis by the City and may be subject to a building permit.
Freestanding	Furniture and fixtures shall not be secured to trees, lampposts, street signs, hydrants, or any other street infrastructure by means of ropes, chains or any other such devices, whether during restaurant operating hours or at times when the restaurant is closed.
G & E Street platforms	Outdoor dining furnishings and equipment shall not be attached to the G Street platforms or damage the platforms in any way.
Table geometry	Square or rectangular tables preferred. These shapes are more space efficient and can be combined for larger parties.
Table size	Smaller tables preferred. Can be combined for larger parties.
Table and chair aesthetics	All chairs used within a particular establishment's outdoor seating area shall be of visually similar design, construction and/or color (consistent with the color palette).
Containment	To ensure effective pedestrian flow and safety, all parts of any umbrella (including the fabric and supporting ribs), shade sail, and all furniture and furnishings shall be contained entirely within the outdoor seating area.
Umbrella minimum height	When extended, the umbrella shall measure at least 84" above the surface of the outdoor dining area in order to provide adequate circulation space below. This measurement shall include not only the umbrella frame and panels, but also any decorative borders such as fringes, tassels, or other such ornamentation.
Umbrella maximum height	Any part of an umbrella used in an outdoor seating area may not exceed a height of 120" above the level of the sidewalk, in order to avoid causing an undue visual obstruction of other businesses.
Umbrella color	Umbrella covers shall be of one solid color. Umbrellas shall not contain signage for the restaurant or for any other entity in the form of wording, logos, drawings, pictorial or photographic representations, or any other likewise identifying characteristic.
Umbrellas/Shade sail	Market-style umbrellas are preferred for outdoor dining purposes. Shade sails may be permitted on a case-by-case basis by the City and may be subject to a building permit.
Umbrella/Shade sail materials	No rigid materials are permitted for umbrellas. Umbrella fabric shall be of a canvas-like material. No reflective plastic fabrics, tarps, etc. are permitted. Shade sail fabric shall provide UV protection (more than 90 percent blockage), be sag-proof, and rated for longevity (5-plus years of use).
Electrical equipment specifications	All electrical equipment, such as lights, swamp coolers, televisions, etc. shall be commercial-grade for outdoor use and UL-listed.
Electric equipment installation	All electrical equipment shall subject to the freestanding, height, and containment requirements for umbrellas and shade structure.

COLOR PALETTES

Outside E and G Street Civic Spaces

In Zones A and C, all colors are permitted as long as they are complementary to the existing or proposed façade colors and materials of the adjacent building in which the restaurant operates.

For parklets (in Zone D), the exterior of the structure shall be visually integrated into Zone C. The structure exterior colors are restricted to low surface reflectance earth tones. If the parklet structure does not end at the curb and extends from Zone D into Zone C, the color requirements for Zone C are restricted to those permitted for a parklet.

E and G Street Civic Spaces

For the G and E Street Civic Spaces, the following are the permitted colors all furniture and furnishings. Additional colors may be permitted, as approved by the City.

~~Vestre~~ Colors – Blocks and Barriers

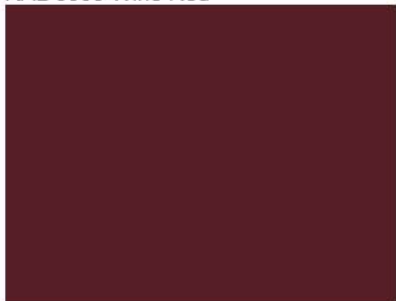
RAL 6034 Pastel Turquoise



RAL 2013 Pearl Orange



RAL 3005 Wine Red



Aging of Kebony

Landscape Form Tables



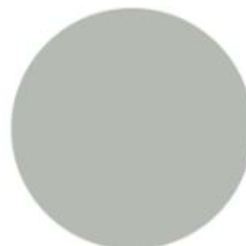
Mango

Bison Platform Tiles



Block Bianco

Anova Tables



Gray

GLOSSARY

Strong Breeze: 25-30 mile per hour wind speed; large tree branches are in continuous motion, whistling sounds heard in overhead or nearby power and telephone lines, and umbrellas used with difficulty.

Low surface reflectance: a non-light-absorbing surface, constructed from plaster, paper or fabric, for example, that reflects light diffusely with great efficiency.