

MINUTES OF THE DAVIS CITY COUNCIL
Meeting of November 18, 2008

The City Council of the City of Davis met in regular session beginning at 6:30 p.m. in the Community Chambers, 23 Russell Boulevard, Davis, California. The meeting was called to order by Mayor Asmundson.

Roll Call: Councilmembers Present: Sue Greenwald, Lamar Heystek, Don Saylor, Stephen Souza, Ruth Asmundson

Councilmembers Absent: None

Other Officers Present: City Manager Bill Emlen, City Attorney Harriet Steiner, Deputy City Clerk Zoe Mirabile

Approval of Agenda D. Saylor moved, second by L. Heystek, approval of the agenda. Motion passed unanimously.

Ceremonial Presentation Mayor Asmundson presented Proclamation Declaring November 16 - 22, 2008 National Hunger and Homelessness Awareness Week.

Public Comments Joe Sherman spoke regarding the criminal justice system.

Murshid Hoque invited community members to attend a workshop titled "Sustainable Development and Technological Changes, Issues and Concerns: How We Can Contribute" to be held at the Davis library on December 27, 2008.

Consent Calendar Resolution No. 08-161 – Approving the Declaration of Covenants Agreement and Authorizing the City Manager to Execute Agreement (Davis DTL, LLC & R.B. Johnson Investments, LLC) – Bicycle/Pedestrian Path Easement, Lot 3, Mace Ranch Light Industrial/Business Park, Subdivision No. 4439
Approved

Resolution No. 08-162 – Authorizing the City Manager to Enter into a Professional Services Agreement with Control Point Engineering for SCADA Systems Upgrade, CIP No. 8183
Approved

Resolution No. 08-163 – Authorizing the City Manager to Submit an Application for FY2009-2010 Funding and Enter into Contract with the California Department of Education Related to the Administration of Yolo County Child Development Services
Approved

Resolution No. 08-164 – Amending the City of Davis 2006 Comprehensive Bicycle Plan

Approved

Budget Adjustment #50 (\$36,000) – Allocating Water Operation and Maintenance Funding for High-Efficiency Clothes Washer Rebate

Approved

Resolution No. 08-165 – Authorizing the City Manager to Enter into Agreement with the City of West Sacramento to Administer the Universal Preschool for West Sacramento Program (UP4WS) for FY2008-2009

Budget Adjustment #55 (\$108,845) – Allocating Additional Grant Funding and Transferring Internal Facility Development and Professional Services Funding to Increase the Number of UP4WS Preschool Slots

Approved

Budget Adjustment #56 (\$32,000) – Allocating Transfer of Child Care Resources and Referral Revenue and Expenditures into New Child Care General Services Program

Approved

Federal Fiscal Year 2008-2009 Annual Anticipated Disadvantaged Business Enterprise (DBE) Participation Level Calculation of 5% for City-Bid Capital Improvement Projects (CIPs) Funded with Federal Transportation

Informational

FY2008/2009 First Quarter Budget Update

Informational

FY2008/2009 First Quarter Treasurer's Report:

A. Treasurer's Report for the Quarter Ended October 19, 2008

B. Supplemental Investment Update

Informational

Proposed Correspondence to Yolo County Board of Supervisors Regarding the Yolo County General Plan Update and Selection of Draft Plan

Approved

L. Heystek moved, seconded by D. Saylor, to approve the consent calendar as listed above. Motion passed unanimously.

Removed from Consent Calendar

Item removed by consensus.

Proposed Scope and Workplan for D Street Neighborhood

Mary Lynn Tobin, Davis Community Church (DCC), requested the subcommittee consider community-wide homeless issues and responsibilities, and include discussion with homeless stakeholders.

City Council Subcommittee (Asmundson/Greenwald)

John Oakley, DCC legal counsel, stated the proposed scope and workplan defined in terms of stakeholders is problematic and ignores the community as a whole. He suggested expanding the scope and urged against rushing the timeline.

Alan Brownstein, Congregation Bet Haverim, spoke regarding religious liberty and autonomy, and stated the provision of homeless services is part of the church's religious ministry.

Chris Fry, Grace in Action, requested the subcommittee broaden the scope beyond the narrow focus of D Street neighborhood, and consider this a first step in addressing homelessness in Davis.

Brad Schaefer, representative from D Street neighborhood residents, stated he supports a comprehensive discussion of homeless issues; however, the subcommittee should focus on the proposed zoning change for specific properties.

R. Asmundson stated the subcommittee's initial meeting with staff is scheduled this week and will focus on identifying appropriate stakeholders.

Individual Councilmembers provided suggestions regarding modifications to the scope and workplan. Comments included: add homeless, DDBA, Social Services Commission and Planning Commission stakeholders, request to include analysis of statistical data from homeless service providers, subcommittee should focus on homeless services on D Street and should consider how to structure an expanded group conversation to address community-wide issues, request for short-term action related to zoning issue,

By consensus, City Council directed subcommittee to return to City Council with revised scope and workplan.

S. Greenwald moved that all subcommittees be treated equally, with scopes and workplans for active subcommittees to return to City Council for public discussion and Council direction on future activities. No second.

Public Hearing: 4626
Second Street/ Lot
Split Project (Mace
Ranch Industrial Par-
cels) – Zoning
Amendment, Revised
Final Planned Devel-
opment, Waiver of
Tentative Map, Nega-
tive Declaration

Planner Xzandrea Fowler outlined the proposed lot split project and explained that it received unanimous Planning Commission support.

Mayor Asmundson opened the public hearing.

Sean Shimada, applicant, provided details regarding his proposal and stated the lot split would allow for an additional business to own property.

Mayor Asmundson closed the public hearing.

S. Souza moved, seconded by L. Heystek, the following:

1. Determine that Negative Declaration #10-07 adequately addresses the potential environmental impacts that could be associated with the proposed zoning amendment
2. Introduce Ordinance Amending Chapter 40 of the Municipal Code for Planned Development (PD) #4-88 (Ordinance No. 1504), Light Industrial/Business Park Subarea, Changing the Minimum Lot Area of the Subarea from One Acre to a Half Acre and Changing the Minimum Interior Side Yard of Parcels A and B on Lot 10 (APN 071-424-03) from Twenty-Five Feet to Ten Feet, based on findings and conditions
3. Approval of entitlement applications, based on findings and conditions:
 - A. Waiver of Tentative Map #15-07, subdividing the existing parcel for the creation of two light-industrial/business park lots
 - B. Revised Final Planned Development #15-07 that establishes final development standards for the amended PD #4-88 district

Motion passed unanimously.

Davis Greenhouse Gas Emissions: Inventory Update, Reduction Targets and Carbon Allowances for New Residential Development (CARD)

Sustainability Program Manager Mitch Sears presented an overview of staff analysis and recommendations related to greenhouse gas emissions, namely, an updated emissions inventory, establishment of reduction targets for city operations and community at large, and creation of new methodology to assist in evaluation emissions impacts of new residential development projects. He explained that the majority of local emissions derive from the residential sector, specifically energy use and transportation.

Deb Niemeier, city consultant, summarized her report titled Davis Carbon Development Allowances.

Mark Rutheiser spoke in support of efforts to set targets for greenhouse gas reductions, yet urged consideration of the totality of regulations and fees constraining new development – low and middle income and visitability requirements, green building ordinance, increased of 100% in permitting costs and other governmental fees. He requested evaluation of all policies and goals related to housing to determine priorities.

City Manager Bill Emlen stated staff is currently analyzing fee structures.

D. Saylor moved, seconded by S. Souza, approval of Resolution No. 08-166 – Adopting Greenhouse Gas Reduction Targets for the City of Davis (City Operations and Community).

L. Heystek proposed friendly amendment to include additional language in the resolution as follows: NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Davis, to this end, continues to call upon all community members who live, work and attend school in the Davis area to participate in the achievement of the greenhouse gas reduction targets to the greatest extent feasible. Amendment accepted by mover and second. Motion

passed unanimously.

City Council recessed at 9:11 p.m. and reconvened at 9:17 p.m.

2990 Fifth Street/
Mace Ranch Land
Trust Project –
CHOC Request for
Extension of Con-
struction Deadline
(*City Council &
Redevelopment
Agency item*)

Housing and Human Services Superintendent Danielle Foster summarized the background of the land dedication site at 2990 Fifth Street, initially awarded to Community Housing Opportunities Corporation (CHOC) in November 2004 with an April 1, 2006 construction start deadline, later extended three times in order to accommodate modifications to project components and pursuit of grant funding. The latest deadline was November 1, 2008. The approved project plans consist of a residential/office subdivision to be developed under the community land trust ownership model.

Scott Shepherd, CHOC, explained that the request for a one year extension will allow the developers to ride out the current extreme market conditions. Further, conventional construction financing is unavailable at this time, and the success of the project depends upon availability of credit for first time homebuyers.

D. Saylor moved, seconded by L. Heystek, that Community Housing Opportunities Corporation (CHOC) be granted a one-year extension with a new construction start deadline of November 1, 2009 for the land dedication site at 2990 Fifth Street, and direct staff to finalize project benchmarks and return to City Council quarterly with project updates.

L. Heystek proposed friendly amendment to recommend CHOC renegotiate construction costs. Accepted by mover.

D. Saylor proposed further amendment to direct staff to work with CHOC to identify cost drivers within the project and identify ways to reduce costs. Accepted by second. Motion passed by the following vote:
AYES: Greenwald, Heystek, Saylor, Souza
NOES: Asmundson

Downtown and
Citywide Sign De-
sign Guidelines

City Manager Bill Emlen explained that on October 14, 2008, City Council directed staff to solicit comments from the Davis Downtown Business Association (DDBA) and Chamber of Commerce regarding the proposed sign design guidelines. Community Development Director Katherine Hess summarized the responses: DDBA supports the concept of streamlining the process, yet opposes the proposed modification to the approval process related to illuminated signs; and the Chamber of Commerce did not take a formal position and received no comments from their membership.

D. Saylor moved, seconded by S. Souza, the following:

1. Approval of Resolution No. 08-167 – Adopting the Davis Citywide Sign Design Guidelines

2. Approval of Resolution No. 08-168 – Approving Additions to the List of Minor Improvements for the Design Review Process
 3. Approval of Resolution No. 08-169 – Amending the Downtown Davis Sign Design Guidelines for Central Commercial and Mixed Use Zoning Districts
 4. Direct staff to incorporate within the guidelines a list of potential vendors that provide various types of signs at reasonable prices
 5. Direct staff to return to City Council within one year with a status report
- Motion passed unanimously.

2009/2010 City Council Goals

Deputy City Manager Kelly Stachowicz explained that on July 12, 2008, City Council met in a retreat and developed their 2009/2010 goals with specific projects or initiatives with each goal area. A Council Subcommittee consisting of R. Asmundson and L. Heystek was appointed to work with staff to finalize the process. Stachowicz provided an overview of the draft goals.

City Councilmembers will provide written comments to the City Manager, which staff will incorporate into the goal document and return to City Council for further consideration and adoption prior to January 1, 2009.

Long Range Calendar

B. Emlen stated a closed session regarding labor negotiations will possibly be scheduled during the first week in December.

R. Asmundson announced that the City Council retreat scheduled for January 6, 2009 has been cancelled.

Adjournment

The meeting was adjourned at 11:31 pm

Zoe S. Mirabile, CMC
Deputy City Clerk