



**DAVIS CITY COUNCIL MEETING  
COMMUNITY CHAMBERS  
23 RUSSELL BOULEVARD, DAVIS, CA 95616  
TUESDAY, NOVEMBER 10, 2009  
5:30 P.M.  
AGENDA**

*Members of the City Council:  
Ruth Uy Asmundson, Mayor  
Don Saylor, Mayor Pro Tempore  
Sue Greenwald  
Lamar Heystek  
Stephen Souza*

*Bill Emlen, City Manager  
Harriet Steiner, City Attorney*

**PLEASE NOTE – The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Mayor or Councilmembers.**

Roll Call

Approval of Agenda

**Item 1**

Closed Session: Conference with Labor Negotiators pursuant to Government Code §54954.5:

Agency Designated Representatives: City Manager Bill Emlen, Assistant City Manager Paul Navazio, Human Resources Administrator Melissa Chaney, City Attorney Harriet Steiner

Employee Groups/Organizations: Davis City Employees Association; Davis Police Officers Association; Department Heads; Executive and General Management; Firefighters Local 3494; Police Lieutenants; Program, Administrative and Support Employees Association

**Item 2 (will begin at 6:30 p.m.)**

**Public Comments**

At this time, any member of the public may address the City Council on matters which are not listed on this agenda. Speakers will be asked to state their name for the record. Citizens should reserve their comments for matters listed on this agenda at the time the item is considered by the Council. An exception is made for members of the public for whom it would create a hardship to stay until their item is heard. Those individuals may address the item after the public has spoken on issues that are not listed on the agenda. City Council may not take action on any item not explicitly listed on the agenda. Presentations may be limited to accommodate all speakers within the time available. Public comments may also be continued to later in the meeting should the time allotted for public comment expire.

**Item 3**

**Consent Calendar**

All matters listed under the Consent Calendar are considered routine and non-controversial, require no discussion and are expected to have unanimous Council support

and may be enacted by the City Council in one motion in the form listed below. There will be no separate discussion of these items; however, before the City Council votes on the motion to adopt, members of the City Council, staff, or the public may request that specific items be removed from the Consent Calendar for separate discussion and action. Item(s) removed will be discussed later in the meeting as time permits.

- A. Davis Business Improvement District (BID) 2009 Core Area Report; Proposed Fiscal Year 2010-2011 Budget; and Resolution of Intention to Levy and Collect an Assessment (*Economic Development Coordinator Sarah Worley/Economic Development Specialist Brian Abbanat*)

Recommendation:

1. Approve 2009 Core Area BID Report including FY 2010-2011 proposed budget and programs from the Davis Downtown Business Association (DDBA) subject to any changes or modifications that may be made subsequent to a public hearing on the request to increase, levy and collect an annual assessment, held on December 1, 2009
2. Approve Resolution of Intention to Levy and Collect the Business Improvement District Annual Assessment Fee for the Core Area Benefit Zone and Periphery Core Benefit Zone Pursuant to the Parking and Business Improvement Area Law of 1989 for the Davis Business Improvement District for Fiscal Year 2010-2011

- B. Resolution Authorizing the City Manager to Execute a Contract with Neighborworks Homeownership Center Sacramento Region (Neighborworks) to Assume Administration of the City's Right of First Refusal of Existing and Future Affordable Low/Moderate Income Units (*Community Services Director Elvia Garcia-Ayala/Housing Programs Coordinator Tom Callinan*)

Recommendation: Approve

- C. Resolution Approving the Partial Reconveyance of Approximately 0.36 Acres of the Shasta Point Retirement Community Parcel Located at 1501 Shasta Drive for an Approved Lot Line Adjustment with the Adjacent University Retirement Community Parcel (*Community Development Director Katherine Hess/Principal Planner Michael Webb/Assistant Planner Eric Lee*) (Item also on Redevelopment Agency Consent Calendar)

Recommendation: Approve

- D. Resolution Authorizing the City Manager to Execute the Relocation Agreement with the Aikins Family Revocable Trust of 1990 for Agreement and Approval of Use of the \$93,000 Project Payment – 233 and 239 J Street Project/Relocation of 315 B Street Houses (*Community Services Department Elvia Garcia-Ayala/Housing and Human Services Superintendent Danielle Foster*) (Item also on Redevelopment Agency Consent Calendar)

Recommendation: Approve

- E. Request from Davis Korean Church for Relief from Conditional Use Permit (CUP) Requirement for Installation of a Photovoltaic System (Planning Application #07-07, CUP #03-07) (*Community Development Director Katherine Hess/Principal Planner Michael Webb/Assistant Planner Eric Lee*)

Recommendation: Approve request to grant relief from installation of photovoltaic system (CUP condition of approval #61)

F. Ordinance Amending Section 33.02.042 of the Davis Municipal Code to Extend Until July 1, 2010 the Temporary Reduction of Sewer Connection Fees for Reuse of Existing Space for Nonresidential Purposes (*Community Development Director Katherine Hess/Economic Development Coordinator Sarah Worley*)

Recommendation: Introduce

G. Second Reading: Ordinance Amending the Budget of the City of Davis for the Fiscal Year 2009-2010, Providing for the Post-Auditing of Paid Demands Certified or Approved as Conforming to Such Approved Budget and Determining the Appropriations Limit of the City of Davis Pursuant to Article XIII-B of the State Constitution (Item also on Redevelopment Agency Consent Calendar)

Recommendation: Adopt (Introduced 10/20/2009)

H. Development Impact Fee Annual AB1600 Report – Schedule of Revenues, Expenditures and Beginning and Ending Unexpended Balances of Development Impact Fees Collected by the City for the 2008/2009 Fiscal Year (*Assistant City Manager Paul Navazio/Financial Analyst Sheila McCrory*)

Recommendation: Accept report

I. Commission Minutes:

1. Finance and Budget Commission Meetings of September 14 and 28, 2009
2. Historical Resources Management Commission Meeting of September 21, 1009
3. Open Space and Habitat Commission Meetings of October 8 and November 5, 2007

Recommendation: Informational

J. Proclamation Recognizing National Family Caregivers Month, November 2009

Recommendation: Informational

## Regular Calendar

### Item 4

Mace Parke Project/2990 Fifth Street – Community Housing Opportunities Corporation (CHOC) Project Model and Final Funding Request (*Community Services Department Elvia Garcia-Ayala/Housing and Human Services Superintendent Danielle Foster*) (Item also on Redevelopment Agency Agenda)

Recommendation: Approve Resolution Amending Resolution No. 04-235, Series 2004, “Resolution Authorizing Housing Commitment of Land and Subsidy for Land Trust Project in Mace Ranch” and Resolution No. 07-024, Series 2007, “Resolution Amending and Furthering Resolution No. 04-235, Series 2004, in Relation to the Project Model and Subsidy of Construction at the City’s Land Dedication Site at 2990 Fifth Street”, that:

1. Approves Mace Parke to proceed as a resale-restricted affordable ownership project with a mixed-use component yielding non-profit office space for CHOC, not requiring use of a community land trust model

2. Withdraws the previously awarded \$1,214,830 commitment from the City to the project, providing the subsidy instead through the Redevelopment Agency

Item 5

Reorganization of Fire Department / Proposed Staffing Model (*City Manager Bill Emlen*)

Recommendation:

1. Endorse, in concept, the proposed Battalion Chief command structure and overall long term Fire Department reorganization plan
2. Direct staff to continue exploratory discussions with UC Davis on potential opportunities that would lead to a single operational model or some variation thereof
3. Direct staff to return to Council upon refinement of the Battalion Chief job classification and related job specifications (Assistant Fire Chief, Fire Marshal) that would facilitate implementation of the department reorganization, along with a progress update on discussions with UC Davis
4. Approve the revised job specification for the Fire Chief

Item 6

Fiscal Year 2009/10 First Quarter Budget Update (*Budget Manager Kelly Fletcher*)

Recommendation: Informational

Item 7

City Council Appointments to Advisory Commissions (*City Clerk Zoe Mirabile*)

Recommendation: Conduct vote to determine appointments to the following commissions: Bicycle Advisory, Finance and Budget, Recreation and Park, and Safety and Parking Advisory

Item 8

City Council, City Manager and City Attorney Brief Communications:

- A. This item includes brief announcements, questions to be referred to staff and reports on various 2x2 meetings with other agencies
- B. City Council/Redevelopment Agency Long Range Calendar. The calendar is a fluid, working document used by the Mayor and City Manager to support efficient and effective Council meetings. The calendar is subject to change to best fit items into the time schedule of the Council meetings. At this time, Council may request items be placed on a future meeting agenda.
- C. AB 1234 Reporting of Meetings Attended at City Expense

Adjournment

I declare under penalty of perjury that the foregoing agenda for the November 10, 2009, regular meeting of the Davis City Council was personally delivered to each Councilmember and posted on the outside public bulletin board at City Hall, 23 Russell Boulevard on November 6, 2009, and made available to the public during normal business hours.

Zoe S. Mirabile, CMC  
City Clerk

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**Review:** Davis Branch Library – 315 E 14th Street; Peter Shields Library, Government Documents Section – U.C. Davis; City Hall, main hallway - 23 Russell Boulevard; During Council meetings: left rear side of Community Chambers

**Copying:** Kinko's Copy – 313 F Street (corner of F & Third Streets); Navin's Copy Shop – 231 Third Street (corner of Third Street & University Avenue); Postmark's - 417 Mace Boulevard (in the El Macero Shopping Center)

City Council meetings are televised live on City of Davis Government Channel 16 (available to those who subscribe to cable television) and replayed at the following schedule: Wednesday at 9:00 a.m.; Thursday at 7:00 a.m., 1:00 p.m. and 7:00 p.m.; and Saturday at 1:00 p.m. Meetings are also televised live on the web at [www.cityofdavis.org/media/](http://www.cityofdavis.org/media/). Meetings from the previous three months are also available for review. Videotapes of City Council meetings since 1995 are available for review at the Davis Branch of the Yolo County Library. The tape of the most recent meeting will normally be available by the Monday following the meeting. If you have any questions regarding televised meetings or the Government Channel in general, please call 757-5667 or visit <http://www.cityofdavis.org/pcs/>

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- Meeting facilities are accessible to persons with disabilities. By request, alternative agenda document formats are available to persons with disabilities. To arrange an alternative agenda document format or to arrange aid or services to modify or accommodate persons with a disability to participate in a public meeting, contact the City Clerk by calling 757-5648 (voice) or 757-5666 (TDD).
- Any writing related to an agenda item for the open session of this meeting distributed to the City Council less than 72 hours before this meeting is available for inspection at City Hall, 23 Russell Blvd., Davis in the City Clerk's Office. These writings will also be available for review at the City Council meeting in the public access binder in the rear of the Community Chambers.
- Staff recommendations are guidelines to the City Council. On any item, the Council may take action which varies from that recommended by staff.
- The city does not transcribe its proceedings. Anyone who desires a verbatim record of this meeting should arrange for attendance by a court reporter or for other acceptable means of recordation. Such arrangements will be at the sole expense of the individual requesting the recordation.
- Questions about this agenda – Please call the City Clerk's Office (530) 757-5648.



**DAVIS REDEVELOPMENT AGENCY  
COMMUNITY CHAMBERS  
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*Members of the Board:  
Ruth Uy Asmundson, Chair  
Don Saylor, Vice Chair  
Sue Greenwald  
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Stephen Souza*

*Bill Emlen, Executive Director  
Harriet Steiner, Agency Counsel*

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Roll Call

Approval of Agenda

Item 1

**Public Comments**

At this time, any member of the public may address the Agency Board on matters which are not listed on this agenda. Citizens should reserve their comments for matters listed on the agenda when that matter is considered by the Agency. No formal action may be taken on any issue unless it is included on this agenda.

Item 2

**Consent Calendar**

All matters listed under the CONSENT CALENDAR are considered routine and non-controversial, require no discussion and are expected to have unanimous Agency Board support and may be enacted in one motion in the form listed below. There will be no separate discussion of these items; however, before the Agency Board votes on the motion to adopt, members of the Agency, staff, or the public may request specific items be removed from the Consent Calendar for separate action. Item removed will be discussed later on the agenda.

A. Resolution Approving the Partial Reconveyance of Approximately 0.36 Acres of the Shasta Point Retirement Community Parcel Located at 1501 Shasta Drive for an Approved Lot Line Adjustment With The Adjacent University Retirement Community Parcel (*Community Development Director Katherine Hess/Principal Planner Michael Webb/Assistant Planner Eric Lee*) (Item also on City Counsel Consent Calendar)

Recommendation: Approve

B. Resolution Authorizing the Agency Director to Execute the Relocation Agreement for the Houses at 315 B Street Houses – 233 and 239 J Street Project (*Community Services Department Elvia Garcia-Ayala/Housing and Human Services Superintendent Danielle Foster*) (Item also on City Counsel Consent Calendar)

Recommendation: Approve

- C. Second Reading: Ordinance Amending the Budget of the City of Davis for the Fiscal Year 2009-2010, Providing for the Post-Auditing of Paid Demands Certified or Approved as Conforming to Such Approved Budget and Determining the Appropriations Limit of the City of Davis Pursuant to Article XIII-B of the State Constitution (Item also on City Council Consent Calendar)

Recommendation: Adopt (Introduced 10/20/2009)

## Regular Calendar

### Item 3

Mace Parke Project/2990 Fifth Street – Community Housing Opportunities Corporation (CHOC) Project Model and Final Funding Request (*Community Services Department Elvia Garcia-Ayala/Housing and Human Services Superintendent Danielle Foster*) (Item also on City Council Agenda)

Recommendation: Approve Resolution Committing Agency Subsidy and Change in Project Model for the Development of the City's Land Dedication Site at 2990 Fifth Street by CHOC, that:

1. Approves Mace Parke to proceed as a resale-restricted affordable ownership project with a mixed-use component, yielding non-profit office space for CHOC, not requiring use of a community land trust model
2. Assumes the previously awarded \$1,214,830 commitment from the City to the project, to be provided from Agency Housing Set-Aside funds
3. Awards an additional \$1,999,170 of Agency Housing Set-Aside funds to the housing portion of the affordable housing project, for a total project subsidy of \$3,214,000
4. Authorizes this subsidy to be provided during construction and forgiven upon permanent financing of the project in order to establish and maintain affordable ownership prices that can be sustained for the long-term

### Adjournment

I declare under penalty of perjury that the foregoing agenda for the November 10, 2009 regular meeting of the Davis Redevelopment Agency was personally delivered to each Board Member and posted on the outside public bulletin board at City Hall, 23 Russell Boulevard, on November 6, 2009 and made available to the public during normal business hours.

Zoe S. Mirabile, CMC, City Clerk

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