RESOLUTION NO. 18-042, SERIES 2018

RESOLUTION OF INTENT TO AMEND THE GENERAL PLAN OF THE CITY OF DAVIS TO CHANGE THE LAND USE DESIGNATION FOR THE PROPERTIES LOCATED AT 1111 OLIVE DRIVE (APN: 070 280 010), 115 HICKORY LANE (APN: 070 280 014), 113 HICKORY LANE (APN: 070 280 013), 111 HICKORY LANE (APN: 070 280 012), 118 HICKORY LANE (APN: 070 280 017), 120 HICKORY LANE (APN: 070 280 016), 1165 OLIVE DRIVE (APN: 070 280 015), 1185 OLIVE DRIVE (APN: 070 290 002), 1229 OLIVE DRIVE (APN: 070 290 004), 1223 OLIVE DRIVE (APN: 070 290 001), AND 1225 OLIVE DRIVE (APN: 070 290 003), CONSISTING OF 5.91 ACRES, FROM “EAST OLIVE DRIVE RESIDENTIAL MEDIUM DENSITY” AND “EAST OLIVE MULTIPLE USE” TO “RESIDENTIAL MEDIUM HIGH DENSITY”

WHEREAS, the Gateway / Olive Drive Specific Plan currently designates the combination of eleven properties located at 1111 Olive Drive (APN: 070 280 010), 115 Hickory Lane (APN: 070 280 014), 113 Hickory Lane (APN: 070 280 013), 111 Hickory Lane (APN: 070 280 012), 118 Hickory Lane (APN: 070 280 017), 120 Hickory Lane (APN: 070 280 016), 1165 Olive Drive (APN: 070 280 015), 1185 Olive Drive (APN: 070 290 002), 1229 Olive Drive (APN: 070 290 004), 1223 Olive Drive (APN: 070 290 001), and 1225 Olive Drive (APN: 070 290 003) as East Olive Drive “Residential Medium Density” (RMD) and “East Olive Multiple Use” (EOMU); and

WHEREAS, amending the General Plan land use designation for the subject parcels to “Residential Medium High Density” will be consistent with the recent City Council approved land use category, including applicable policies and plans for the specific plan, zoning and design guidelines; and

WHEREAS, amending the General Plan land use designation for the subject parcels to “Residential Medium High Density” enables a development that reflects General Plan policies promoting a variety of housing including multifamily and students housing, and affordable housing; is consistent with smart-growth principles promoted in the Sacramento Area Regional Council of Governments (SACOG) Blueprint program to bring a mix of uses near each other to create active, vital neighborhoods; provide for residential development that would conserve energy, reduce carbon footprint, and promote alternative transportation use; reduces the number of vehicle miles travelled, also reducing the emission of greenhouse gases and other pollutants; and promotes infill development and densification rather than suburban sprawl along the periphery of the city; and

WHEREAS, the Residential Medium High Density designation will provide for a suitable multi-family residential site to meet housing demand and is located along a minor arterial street with connections to bicycle and transit facilities and convenient to services, downtown and UC Davis; and
WHEREAS, the General Plan Amendment is appropriate in that it is compatible and consistent with existing and adjacent uses; and

WHEREAS, the General Plan Amendment will not adversely impact the general welfare of residents or businesses within the area; and

WHEREAS, the City has determined that the Project is a sustainable communities project that does not require EIR preparation, although one is prepared; and

WHEREAS, the Planning Commission held a duly noticed public hearing on January 10, 2018, in addition to a July 26, 2017, public meeting held on the Project and its Environmental Impact Report (EIR, SCH# 2016082073); and

WHEREAS, the Planning Commission held a duly noticed public hearing on March 13, 2018, and based on oral testimony and documentary evidence reviewed during the public hearing, approved the project and determined that the Environmental Impact Report (SCH: 2016082073) prepared for the project adequately addresses the potential environmental impacts of the Project and that the appropriate findings were made.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Davis does hereby declare its intent to amend the General Plan Land Use Map of the City of Davis to redesignate the land use for the subject properties from “East Olive Drive Residential Medium Density” (RMD) and “East Olive Multiple Use” (EOMU) to “Residential Medium High Density” as shown in Exhibit A, attached hereto.

PASSED AND ADOPTED by the City Council of the City of Davis on this 13th day of March, 2018, by the following vote:

AYES: Arnold, Frerichs, Lee, Swanson, Davis

NOES: None

Robb Davis
Mayor

ATTEST:

Joe S. Mirabile, CMC
City Clerk
EXHIBIT A
Amendment to General Plan Land Use Map

Lincoln40 Project
20' Land Dedication for Future City Shared-Use Path
EOMU (EAST OLIVE MULTIPLE USE)
RMHD (RESIDENTIAL MEDIUM DENSITY)
Existing Land Use
LAND USE AMENDMENT EXHIBIT
DATE: 9/12/17
PROJECT NO: 1212-0001
SCALE: AS SHOWN
SHEET: A0.11

Proposed Land Use

HIGHBRIDGE PROPERTIES