**PLANNING APPLICATION FORM**

**GENERAL REQUIREMENTS (Print or Type)**

Complete this application thoroughly and accurately. Include the required exhibits indicated in the Application and Filing Requirements list. Please note that an incomplete application will not be accepted for processing.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>PLAZA 2555</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Address/Location</td>
<td>2555 Cowell Blvd; Davis, CA 95618</td>
</tr>
<tr>
<td>Property/Building Information</td>
<td>Zoning (Existing): PD 7-95 (on city of Davis map)</td>
</tr>
<tr>
<td></td>
<td>General Plan (Existing): GENERAL COMMERCIAL</td>
</tr>
<tr>
<td></td>
<td>Property Size (Sq. Ft.): 283,000</td>
</tr>
<tr>
<td></td>
<td>Building Size: 295,400 sq ft</td>
</tr>
<tr>
<td>Applicant/Contact</td>
<td>Name/Address: BLUE BUS, LIMITED PARTNERSHIP RICHARD HARRIS PO BOX 4400 DAVIS, CA 95617</td>
</tr>
<tr>
<td>Property Owner (if different from above)</td>
<td>Name/Address: JOHN OTT PO BOX 4400 DAVIS, CA 95617</td>
</tr>
</tbody>
</table>

Application Type: Type of Review Requested (Please Check All Applicable Boxes)

- [ ] Preapplication
- [ ] Prezoning/Rezoning
- [ ] Design Review
- [ ] General Plan Amendment
- [ ] Rezoning/Preliminary P.D.
- [ ] Minor Modification
- [ ] Specific Plan Amendment
- [ ] Final P.D./Revision
- [ ] Conditional Use Permit
- [ ] Zoning Ordinance Amendment
- [ ] Tentative Subdivision Map
- [ ] Public Convenience or Necessity
- [ ] Variance
- [ ] Lot Line Adjustment
- [ ] Development Agreement
- [ ] Other

**PROJECT DESCRIPTION**

Detailed description of the Proposed Project (Attach additional sheets if necessary)

SEE ATTACHED.
OWNER CERTIFICATION

I declare under penalty of perjury that I am the legal owner of the above described property involved in this application. I certify that the information furnished above and in the attached exhibits is true and correct to the best of my knowledge and belief. (If the undersigned is different from the legal property owner, a letter of authorization must accompany this form).

OWNER

SEPTMBRE 26, 2017

Signature of Property Owner

For Office Use Only

Received By

Date

Fee Amount (Deposit)

Date

Fee Amount (Fixed)

PA

Application No (s)

Project Billing No.

THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND SUSTAINABILITY

23 Russell Boulevard, Suite 2 - Davis, CA 95616

PH: 530/757-5610; FAX: 530/757-5600; TDD: 530/757-5666

Davis

California

APPLICATION PROCEDURE AND FILING REQUIREMENTS

SECTION 1: Application Procedure & General Filing Requirements

A. Preapplication Review

It is recommended for projects of a more complex nature, that the applicant submit a Preapplication proposal prior to submission of the formal application. This will allow the Planning, Building and Public Works staff to review the request and provide input on potential environmental concerns, zoning and engineering requirements, and specific traffic, site planning, landscaping, and building design criteria. This early review and input by staff should save the applicant possible delay and expensive plan revisions later in the process.

B. Initial Submittal – Due when initial application is filed with the City

(Note: Some items listed below may not be required based on type of application, Refer to Section 3, Table 1)

☐ 1. Completed Planning Application Form.
☐ 2. Applicant Narrative / Justification Statement.
☐ 3. Environmental Information Form (may not be required for minor applications).
☐ 4. Filing Fees and Fee Agreement.
☐ 5. Twelve sets of the Project Development Review Information (if applicable, see Section 3, Table 1, Part 2) to be reviewed by staff for completeness and accuracy. Fewer sets may be acceptable for minor applications.
☐ 6. One materials / color board.
☐ 7. One set of 8½ x 11” reductions of all plans.
☐ 8. One set of colored elevations.
9. Other: Depending on the nature of the project, additional descriptive materials may be required such as models, sight line studies, computer overlay graphics, and/or a streetscape perspective.

10. Electronic copy of application, plans and color exhibits in PDF or other acceptable image format.

C. Final Submittal – Due once application has been determined complete and ready for further processing
(Note: Some items listed below may not be required based on type of application. Refer to Section 3, Table 1, i.e. final submittal may not be required for minor applications)

1. Twelve sets of Project Development Review Information (if applicable, see Section 3, Table 1, Part 2)

2. A revised set of colored plans to include: a detailed site plan, conceptual landscape plan, illustrative building elevations, and any necessary cross-sections.

3. A revised building materials sample board in an 8½ x 11" format, as needed.

4. Photographs of the existing site (dependent on scope of project) taken from locations as shown in the attached example. The submitted photos are encouraged to be in digital form (JPEG files, formatted for the PC). Printed photos mounted on 8¼ x 11" paper are acceptable and may include a photographic location map, as needed.

5. A revised set of 8¼ x 11" reduced plans.

6. Streetscape perspective. Required for all residential (new construction) applications. May be required for other projects.

7. A revised electronic copy of application, plans and color exhibits in PDF or other acceptable image format

SECTION 2: Plan Preparation Guidelines

1. All plans shall be drawn on uniform sheets of 24" x 36" or 30" x 42". However, for minor application reviews such as minor modifications, plans may be 8½ x 11" in size as long as all necessary information has been provided and plans are clearly legible.

2. All site and landscape plans shall be drawn to an engineering scale of 1"=20'; 1"=30'; 1"=40'; or 1"=50' with the scale clearly labeled.

3. All elevations shall be drawn to an architectural scale no smaller than ½"=1'.

4. All required plans shall be collated and stapled together into development package sets and shall be folded to the following specifications. Each set shall be:

   a) folded lengthwise in half with the text inside
   b) fold the two opposite edges back over to meet the spine of the original fold
   c) then, beginning on one long end fold in 2 or 3 sections as necessary to result in a rectangular set approximately 8½ x 11" in size (accordion style).

   Colored plans shall be rolled rather than folded.

* It should be noted that additional sets of plans may be required for distribution.
SECTION 3: Table 1 – Application Submittal Requirements

The following information is required to process planning applications. An “X” in a cell means the information is required for that particular application. Applicants are responsible for providing a complete and accurate submittal package which will allow the city to evaluate the application. The initial submittal requirements are due when the application is filed with the City (at filing deadline). The final submittal requirements are due once the application has been determined complete and ready for further processing. These plans will then be used to prepare final conditions and will be distributed to Planning Commission/City Council. Staff will notify project applicant when the final submittal package is due.

### General Project Information

<table>
<thead>
<tr>
<th>SUBMITTAL REQUIREMENTS</th>
<th>General / Specific Plan Amendment</th>
<th>Rezone &amp; Preliminary PD</th>
<th>Final PD &amp; Revision</th>
<th>Tentative Map / Other Map Applications</th>
<th>Design Review</th>
<th>Conditional Use Permit</th>
<th>Variance &amp; Minor Modification</th>
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</thead>
<tbody>
<tr>
<td>Completed Application Form (Signed by the Property Owner)</td>
<td>X</td>
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<td>Applicant Narrative / Justification</td>
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### Project Development Review Information

<table>
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<tr>
<th>SUBMITTAL REQUIREMENTS</th>
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<th>Variance &amp; Minor Modification</th>
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<tr>
<td>INITIAL/FINAL</td>
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<td>Site Plan (12 sets) if applicable</td>
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<td>X</td>
<td>X</td>
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<tr>
<td>Building Elevations/ Floor Plans (12 sets)</td>
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<td>Conceptual Grading Plan</td>
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<td>Tentative Map (12 sets)</td>
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<tr>
<td>8 ½” x 11” Reductions of all Plans (1 set)</td>
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<td>X</td>
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<tr>
<td>Colored Elevations (1 set)</td>
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<td>X</td>
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</tbody>
</table>
Required number of sets are dependent upon nature of the application. Those which are minor in nature, may only be required to submit 4 sets of plans and may not be required to submit material samples. Additionally, at the discretion of the Department of Community Development and Sustainability, minor projects such as minor modification may only require in 8½ x 11” size plans. If a tentative map is involved, please submit additional copies with the package.

SECTION 4: Explanation of Matrix Information

☐ Application Form, Fees, and Environmental Information Form. Only one form is required for all applications; do not submit separate applications for the different requested actions. Fees are according to entitlement.

☐ Applicant Narrative/Justification. This is a written narrative provided by the project proponent explaining the application request, project description and goals, and justification statement if any deviation from approved or standard code is requested. In the case of a request for a General Plan amendment, the applicant should provide written justification as to why and how a change in the approved General Plan would provide benefit to the community.

Outreach Summary. The City encourages early consultation with adjacent neighbors, particularly if they may be impacted by a proposed project. Provide information on outreach to potentially affected parties, including: who has been contacted; by what means (preferably in person); what comments and concerns were received; and what has been done to address, or the reasons for not addressing, the comments and concerns.

☐ Title Report. This is required unless specifically waived by the Public Works Staff.

☐ Legal Description. This can be obtained from the Title Report. Lot Line Adjustment/Mergers require descriptions of both the existing and proposed properties. Check with Staff for other requirements.

☐ Contextual Map. This is a map that shows the location of the site and the relationship of the proposed project to existing surrounding properties, buildings, and site features. This map shall indicate the proposed project site plan, all parcel lines and streets, location and use of structures, adjacent access and circulation, and existing zoning and land use within an approximately 300-foot radius. Aerial photographs may be used if features are properly labeled.

☐ Site Plans. The following information is required to be included on all plans in order for the plan to be considered complete. Information may be provided on more than one page for legibility, if necessary.

☐ Name, address, and daytime phone number of the applicant and the author of the plan.

☐ Date of preparation of plan, scale, and north arrow. North must be at the top of the site plan. A small vicinity map shall be located in the upper right hand corner of the plan, or attached as a separate map, with the project site located in relation to major streets and landmarks.

☐ Property lines and lot dimensions, square footage, Assessor’s Parcel Number, address and APN’s of the adjacent properties.

☐ Existing and proposed easements. State the purpose of the easement (i.e., access, PUE, etc.) If requesting abandonment of an easement, include a statement on the plan which contains the legal description of the easement, plus the County Recorder’s book and Page numbers, date easement was granted, who granted the easement, for what purpose the easement was granted and whether the easement has been used.

☐ Drainage structures and direction of surface flow (if not included on a conceptual grading plan).

☐ Locations of all buildings and other structures, including existing fencing, both on the property and within 200 feet of the site.

☐ Dimensioned locations of:

☐ Street dedications and improvements (existing and proposed), including overhead utilities

CITY OF DAVIS
Access, for vehicular, bicycles, and pedestrian, showing service area and points of ingress and egress.
Off street parking and loading or outdoor storage areas showing location, number and typical dimension of spaces and wheel stop locations.
All street improvements, driveways and parking on adjacent and across-the-street properties within 200 feet of the site.
Any existing or planned median islands within 200 feet of the site.
All structures/ buildings existing or proposed on site; clearly indicating size of structure(s), setbacks from property lines, yard areas, and distances between buildings/structures.
Landscape areas including designated open space, landscape planters, islands, tree wells, etc.
Building accessory structure and mechanical equipment locations, including pavement/sidewalks, trellises, light standards, trash enclosures, transformers, and monument signs, including dimensioned setbacks (front, rear, sides)
Location, height and materials of all walls.
All property proposed for public use. Note size of all property to be dedicated, conveyed and/or reserved for streets, open space and affordable housing program dedicated land.
Open space use must be described (i.e., yard, greenbelt, park, drainage, etc.) and a statement disclosing the means whereby such open space provided for public use shall be established and maintained. For residential projects, a separate exhibit showing usable open space locations and calculations shall be included.
Parking areas shall be clearly labeled. Include a summary table of the number of spaces, accessible and van-accessible spaces and ramps, dimensions of spaces and aisles, and a comparison of required and provided spaces.
Plans must also show location of bicycle racks, and path of travel from the street to the bicycle racks. A separate bicycle parking exhibit is suggested for commercial/apartment projects.

Building Elevations
Illustrative elevations of all sides of buildings and structures. “Illustrative” building elevations means drawn with shadows to give depth with people, cars or trees for scale. Do not cover the elevation with trees, cars, or people – place them behind or on the side.

Illustrative elevations of all walls and/or fences.

Illustrative cross sections and enlargements or architectural elements or details as needed.

All exterior building materials shall be clearly labeled on each sheet of elevations. These shall include notes on all design details such as building materials, roofing materials, trim and building colors, etc. Design details such as lighting fixtures, bicycle racks, paving materials, directory structures, trellis and awnings, fencing, etc. shall be clearly described and drawn.

Floor Plans. All floors, including labeled use of each room (bedroom, kitchen, office, warehouse, etc.) Dimensions of all exterior walls, doors, windows and room sizes.

Materials Board. Exhibit containing actual samples of roof, building, paint, awning, and window materials.

Conceptual Landscape Plans
All proposed and existing structures and improvements as shown on the detailed site plan; however, all dimensions shall be excluded. Show roof outlines, including eave overhang.

Conceptual location of all plants and a planting legend which identifies such things as:
Trees, shrubs, and ground cover areas or other softscape elements. Indicate the intended function of plants (i.e. street tree, accent tree, canopy shade tree, parking lot tree, screening hedge, etc.)
Plant legend (schedule) shall identify type of plant with genus and common names, size of plants initially and at maximum growth, and corresponding symbol identification for the plan.

Include description of open space areas, (i.e. common area, tot lot, barbeque areas, pool/spas, recreation buildings, sports courts, etc...) calculation of landscape area or useable open space.
☐ Existing trees on site or other plants proposed for removal and/or retention. Plants to be deleted shall be marked with an ‘X’ across the trunk or plant base.

☐ Information on identified significant trees (Section 37.04.040) including: species, size, and condition, as determined by an arborist. Details of proposed construction activity within the root zone, including grading, trenching, building construction, utility work, staging, storage and parking, both during construction and upon project completion.

☐ Plazas, sidewalks or other hardscape elements, such as special paving materials or rockscape.

☐ Private and public sidewalks, paths or greenbelts.

☐ Primary and secondary project entry points and their treatment (textured paving, accent planting, entry walls, and/or monument signs).

☐ Parking Lot Shading Plan. This plan is to be separate from the landscape plan. (See Parking Lot Shading Guidelines handout for examples and approved parking lot tree species)

☐ The plan should clearly show all surfaced areas included in the calculation. Parking areas included should be shaded. A surface area square footage amount shall be indicated.

☐ Tree canopies drawn to scale representing the appropriate canopy size at 15 years and the percentage of shade for each tree clearly indicated using shading or other graphic representation.

☐ Provide a shade calculation table identifying the quantity and type of trees used and the corresponding percentage of shade credited to each tree.

☐ Conceptual Grading Plan.

☐ Proposed items shall be identified with solid lines and existing features with short dashes or screened

☐ Proposed grading, structures, curbs, walls (ht), sidewalk gutters, drainage structures, swales, etc. The plan shall include spot elevations, gradients, contours, details, cross sections, flow arrows, etc.

☐ Existing features within 200 feet beyond site boundaries; natural ground (contours), trees, structures (pad and floor elevations), drainage courses, streets, etc.

☐ Structures, footprints, pad and floor elevations, retaining walls, etc.

☐ Easements, property lines and rights of way

☐ Earthwork quantities (borrow and disposal areas)

☐ Existing and proposed sewers

☐ Drainage and flood control facilities (size, type, etc.)

☐ Cross sections at all site boundaries to scale, showing existing and proposed grading, cut and fall, wall heights, and elevation differences. Sections should extend through building pads and streets.

☐ Shade pavement and slopes 3:1 or steeper

☐ Tentative Map. See Supplemental Requirements for Tentative Map Applications handout.

☐ Reduced Plans. A set of site plans reduced to 8½ x 11” paper and legible for photocopying. For Rezoning, Tentative Maps, and Planned Developments the reductions must be PMT reductions.
**Colored Landscape Plans.** Plans should be colored to clearly illustrate locations and percentage of pavement, building areas as well as amount and type of landscape.

**Electronic copy** of application, plans and color exhibits in PDF or other acceptable image format.

Colored Elevations. Elevations should be colored to represent as closely as possible the colors and materials proposed.

**RULES PERTAINING TO YOUR OBLIGATION TO PAY THE CITY OF DAVIS FOR THE TOTAL COST OF PROCESSING AN APPLICATION FOR A LAND USE ENTITLEMENT**

**PLEASE READ THE FOLLOWING CAREFULLY. IT EXPLAINS YOUR LEGAL OBLIGATION TO PAY THE FULL COST OF PROCESSING YOUR LAND USE APPLICATION WITH THE CITY OF DAVIS.**

**GENERAL**

1. The City Council of the City of Davis has adopted a policy which requires that you, as an applicant for a land use entitlement from the City, pay all costs and fees associated with the processing of your application.

2. A land use entitlement is the grant by the City of Davis, under its municipal powers, which allows you to use your property in a certain way as defined by the ordinances, resolutions, rules and regulations of the City and of State law. Some examples of land use entitlements are: a rezoning, a conditional use permit, and a subdivision map.

3. The policy provides that all costs associated with the processing of your application are to be paid by you whether or not your application is ultimately approved.

**SPECIFIC REQUIREMENTS AND OBLIGATIONS**

1. In order for the Community Development and Sustainability Department (the "Department") to commence the processing of your application, you must have on file, in addition to the application itself, a signed copy of the form entitled AGREEMENT TO PAY THE CITY OF DAVIS THE TOTAL COSTS INCURRED IN CONNECTION WITH THE PROCESSING OF AN APPLICATION FOR A LAND USE ENTITLEMENT.

   A copy of the Agreement for your signature is attached.

2. The Agreement places upon you certain legal obligations. If you have any questions concerning it, you should consult with an attorney of your choice. Neither the Department nor the City Attorney can provide you with legal advice.

3. The purpose of the Agreement is for the City to recover the actual costs associated with your application. These costs include, but are not limited to, City staff time, outside professional services, outside agency filing fees, property inspections, and similar matters.

4. The amount to be reimbursed for any particular activity (i.e., staff review) is set forth in the Master Fee Schedule adopted by the City Council from time to time. You are entitled to a copy of the schedule upon request. Fees are subject to increase while your application is pending.
5. Some applications require only the payment of a fixed fee. Others are processed on an hourly rate basis. For those applications processed on an hourly basis, a deposit is required as set forth in the Master Fee Schedule. From time to time you may be required to make additional deposits as determined by the Department. A failure to make any required deposit within the time specified by the Department will result in your application being put "on hold" until the deposit is made. Your application will not be considered by the City Planning Commission, the City Council, or any other decision-making body until all required deposit(s) have been made. If a deposit is not made within 10 days after you receive a final demand to make the deposit, your application will be deemed denied.

6. You are entitled to know the approximate costs incurred to date during the application process by requesting that information from the Department. If you decide to withdraw your application at any time you will receive a reimbursement of deposited money only to the extent that your deposit exceeds the total amount of the obligation you have incurred to that point. You are not entitled to a reimbursement for any services actually provided up to the time you withdraw your application. Fixed fee application refunds are subject to the Department of Community Development and Sustainability Refund Policy contained in the Planning Division Fee Schedule.

7. If, after a determination is made on your application, and all follow-up matters pertaining to your application have been completed and you have money on deposit that exceeds the amount owed under the Agreement, you will receive a refund.

8. The Agreement specifically provides that if the City is required to maintain legal action to enforce it, you will be required to pay attorney fees incurred by the City. [Under State law if you win such a legal action the City must pay your attorney fees.] The Agreement also provides that the City may place a lien on the property to which your application pertains for any unpaid fees, including attorney fees.

9. The Agreement also provides that you defend and "hold harmless" the City in the event it is sued for approving your application. However, you may choose to have the City rescind any land use entitlement granted to you rather than defend the City.

10. At any time during the application process you may request that the City, in writing, provide its interpretation of the Agreement if there is a dispute between you and the Department regarding its terms or application.

11. A copy of this document will be incorporated into the Agreement by reference. Below is an acknowledgment which you must sign that shows that you have read and understand this document.

IT IS THE POLICY OF THE CITY OF DAVIS TO DEAL FAIRLY AND IMPARTIALLY WITH EACH APPLICANT FOR A LAND USE ENTITLEMENT. TO AVOID ANY DELAYS OR MISUNDERSTANDINGS, YOU ARE ENCOURAGED TO CONSULT WITH THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND SUSTAINABILITY ON ANY MATTER OF CONCERN.
ACKNOWLEDGMENT

1. BLUE BUS, LIMITED PARTNERSHIP, AN APPLICANT FOR A LAND USE ENTITLEMENT FROM THE CITY OF DAVIS, ACKNOWLEDGE THAT:

1. I HAVE RECEIVED AND READ A COPY OF THIS DOCUMENT.

2. I UNDERSTAND THE CONTENTS OF THIS DOCUMENT.

3. I UNDERSTAND THAT I WILL BE REQUIRED, AS PART OF THE PROCESSING OF MY LAND USE APPLICATION, TO ENTER INTO A LEGALLY BINDING AGREEMENT TO REIMBURSE THE CITY OF DAVIS FOR COSTS INCURRED IN THAT PROCESSING.

Dated: 10-2-2017

[Signature]
Signature of Applicant

[Signature]
Signature of Property Owner,
(if different than the Applicant)
AGREEMENT TO PAY THE CITY OF DAVIS
THE TOTAL COSTS INCURRED
IN CONNECTION WITH THE PROCESSING OF
AN APPLICATION FOR A LAND USE ENTITLEMENT

THIS IS AN AGREEMENT between BLUE BUS, L.P. ("Applicant") and the City of Davis, a municipal corporation ("City"). It is effective on the date that an application for a land use entitlement is accepted for processing by the City. (For purposes of this Agreement, the term "Applicant" includes a) the property owner, and/or b) any authorized agent of the property owner for whose property the entitlement is sought).

THIS AGREEMENT is made with reference to the following facts, among others:
A. The application pertains to real property commonly identified as Assessor's Parcel(s) No(s) 069-530-030 and 069-530-031 with a street address of 2555 Cowell Blvd ("the property").

B. Applicant has filed, and the City, through its Department of Community Development and Sustainability, has accepted for processing, an application for a land use entitlement for the property. (The term "application" includes a pre-application if the pre-application process is used). The Application number is __________________________ (the "Application").

C. The City has adopted a program which requires an applicant for a land use entitlement to pay all costs associated with the processing of an application.

D. Applicant agrees to pay such costs as herein provided.

E. This Agreement includes a document entitled RULES PERTAINING TO YOUR OBLIGATION TO PAY THE CITY OF DAVIS FOR THE TOTAL COST OF PROCESSING AN APPLICATION FOR A LAND USE ENTITLEMENT. A copy of that document is attached hereto and incorporated by this reference. Applicant, by his/her/its initials, states that Applicant has read and understood the matters set forth in that document.

Initials ____________________________

WHEREFORE, THE PARTIES AGREE AS FOLLOWS:
• Applicant agrees to pay the City all costs incurred, both direct and indirect, including State-mandated costs, associated with the review and processing of the Application for a land use entitlement with respect to the property.
• The obligation set forth in section 1 applies even if the Application is withdrawn or is not approved.
• The term "costs" includes all items within the scope of the City’s adopted Master Fee Schedule, as well as the cost of retaining professional consultants to prepare environmental documentation, provide planning, engineering, building inspection, and legal services, and to perform other functions related to review and processing of the application. (A copy of the current fee schedule may be obtained from the Department of Community Development and Sustainability).
• Applicant understands that one or more payments will be required to cover the costs described above at such time(s) as requested by the Community Development and Sustainability Director. Certain applications require
only the payment of a flat fee, while others are processed on an hourly rate basis. For those processed on an hourly rate basis, one or more deposits against hourly rate charges are required pursuant to the Master Fee Schedule. Actual costs are charged based on a tiered hourly rate structure adopted by the City Council from time to time.

- Applicant must, at all times, have on deposit a sufficient amount to cover estimated future billings.
- When one or more deposits are required, Applicant may, from time to time, request from the Department of Community Development and Sustainability the approximate total of the costs incurred to the date of the request.
- Applicant understands that he/she/it is entitled to a refund of any deposit only to the extent the amount on deposit exceeds the amount due the City under this Agreement. No reimbursement will be made for services already rendered if an application is withdrawn. Fixed fee application refunds are subject to the Community Development and Sustainability Department Refund Policy contained in the Planning Division Fee Schedule.
- Only when a determination on the Application becomes final, and all staff work is complete, will Applicant receive a refund, if any, as provided in section 7.
- The City agrees to review and process the Application in accordance with this Agreement and all applicable laws, regulations, ordinances, standards and policies. Applicant understands that if a request for a deposit is outstanding, the Application will not be processed further until the deposit is made. If the deposit is not made within 10 days after a final demand is made for the deposit, the Application shall be deemed denied.
- The Application will not be considered by the City Planning Commission, the City Council, or any other decision-making body until all required deposit(s) have been made.
- If the Application is subject to a Measure J, as adopted by the voters of the City, or other similar measure, Applicant shall submit a deposit, in an amount determined by the Community Development and Sustainability Director, to fully cover City and Yolo County election costs. The deposit must be made prior to the City requesting that Yolo County conduct an election.
- Applicant understands and agrees that no City official, employee, or agent can make any promise or representation concerning the outcome of the Application. Only official action on the Application constitutes approval or disapproval thereof. If any promise or representation is made regarding the outcome of the Application by any official, employee, or agent of the City, such promise and/or representation SHALL BE OF NO FORCE OR EFFECT.
- In the event any claim, action, or proceeding is instituted against the City, and/or its officers, agents and employees, by any third party on account of the processing or approval of the Application, Applicant shall defend, indemnify and hold harmless the City, and/or its officers, agents and employees. This obligation includes, but is not limited to, the payment of all costs of defense, any amounts awarded by the Court by way of damages or otherwise, including any attorney fees and court costs. City may elect to participate in such litigation at its sole discretion and at its sole expense. As an alternative to defending any such action, Applicant may request the City rescind any approved land use entitlement. The City will promptly notify Applicant of any claim, action, or proceeding, and will cooperate fully in the defense thereof.
- In any legal action by either Applicant or the City to enforce one or more provisions of this Agreement, the prevailing party shall be entitled to reasonable attorney fees and statutory costs.
• If Applicant is a person, firm, corporation, or other entity that is different from the owner of the property, such applicant shall be bound by the provisions of this Agreement to the same extent as the property owner, and shall be jointly and severally liable with the owner for any amounts due and owing the City under the terms hereof.

• The Agreement is valid only when first signed by the property owner, and by any agent or representative of the owner, and then signed by the authorized City official.

• The property owner expressly agrees that any unpaid amounts due the City under this Agreement shall become a lien against the property and expressly authorizes the City to record a notice of lien and/or a copy of this Agreement with the County Recorder of Yolo County.

• Amounts owed the City under this Agreement shall be delinquent 30 days after they become due and payable and shall carry an interest rate of 10% per annum until fully paid.

• This Agreement shall be governed by the laws of the State of California. Venue of any action concerning this Agreement shall be in the Superior Court of Yolo County.

• The Agreement supersedes any prior agreements or understandings between the parties concerning the subject matter hereof. No amendment to this Agreement is effective until a writing setting forth the amendment is signed by both parties.

• Person(s) signing this Agreement state that he/she/it/they have the legal authority to do so.

Name of Property Owner: ______________________________________________________________ (please print)

Title: ________________________________ Telephone: ________________________________

Address: _______________________________________________________________________

_______________________________________________________________________________

Date: __________________________________________________________________________

Signature of Property Owner

And/Or,

Name of Applicant if different than the Owner: BLUE BUS, L.P. (please print)

[Signature] Date 10-2-2017

Signature of Applicant if different than the Owner

Date: ________________________________

Signature of Community Development and Sustainability Director (or designee)

CITY OF DAVIS
Person that shall receive billing invoices:
☐ Property Owner
☒ Applicant

Name _____________________________________________
Address __________________________________________

Person that shall receive any refund of monies paid:
☐ Property Owner
☒ Applicant

Name _____________________________________________
Address __________________________________________

FOR CITY USE ONLY:

Name of Applicant: ____________________________ Date: ____________________________

Name of Property Owner: __________________________

Address of Project: ____________________________ Project No.: ____________________________

Type of Application __________________________________ By: ____________________________

Fee Deposits: ____________________________ Receipt No. and Date: ____________________________
ENIRONMENTAL INFORMATION FORM

The purpose of this form is to inform the City of the basic components of the proposed project so that the City may review the project pursuant to City policies, ordinances and guidelines; the California Environmental Quality Act; and the City’s Environmental Review Regulations. It is important that the information requested in this application be provided in full.

GENERAL INFORMATION (Print or Type)

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Please note that it is the responsibility of the applicant to ensure that the application is complete at the time of submittal; city staff will not be available to perform work required to provide missing information.

Name of Proposed Project
PLAZA 2555

Location of Project
2555 COWELL BLVD

Applicant/Contact Name
RICHARD HARRIS

Phone No: 916-201-8938
FAX-No: EMAIL:
rharrisdavis@comcast.net

Address
PO BOX 4400 DAVIS, CA 95617

Name and Address of person preparing this form (if different from above)
JOHN OTT

Phone No: 530-758-670

Assessors Parcel No
069-530-030 AND 069-530-031

GENERAL PROJECT INFORMATION

Detailed description of the Proposed Project This should provide an adequate description of the site in terms of the ultimate use which will result from the proposed project. Indicate if there are proposed phases for development, the extent of development to occur with each phase, and the anticipated completion of each increment. (Attach additional sheets if necessary)

SEE ATTACHED.
Describe any proposed General Plan amendment, planned development, zone change, or specific plan amendment which would affect the project site.

THE PROJECT WILL REQUIRE A GENERAL PLAN AMENDMENT, A SDSP AMENDMENT, AND A RE-ZONING.

Related Projects: If this project is part or a portion of a larger project, describe the previous project by name, preliminary planned development number, or other project identification.

NOT APPLICABLE

Previous Environmental Documents: If this project is part of a larger project for which a Negative Declaration or an Environmental Impact Report has been prepared and certified, reference the document below. Include the date and SCH # if possible.

SDSP WITH RELATED EIR AND AS AMENDED BY PD#7-95 ZONING DESIGNATION.

Other permits or approvals: Include a description of all permits and approvals that will be necessary from the City of Davis and other governmental agencies in order to fully implement the project.

General Plan and South Davis Specific Plan Amendments, re-zoning, to preliminary PD. In addition, project will require a final PD and design review.

SITE CHARACTERISTICS

Property size:
Gross (sq. ft./acre) 320,000 Sq Ft Gross/7.34 ac

Net (Sq.Ft./acre) (total site minus areas of public streets and proposed dedications)
283,000 sq ft net/6.5 ac

Zoning:
Existing: PD 7-95 Proposed: Preliminary PD # -17

General Plan Designation:
Existing: GENERAL COMMERCIAL Proposed: RESIDENTIAL HIGH DENSITY
Describe the physical setting of the site, as it exists before the project, including information on topography, soils, plants (shrubs, trees) and animals, trails, roads, drainage courses and scenic aspects. Describe any existing structures on site (including age and condition) and the use of the structures. Attach photographs of significant features described. In addition, cite all sources of information (i.e. soils and hydrologic studies, biotic and archeological surveys, traffic studies).

The property is a relatively flat and vacant and is comprised of two parcels, Parcels 2 and 3 of Parcel Map 5100. There are no existing structures. Roads front the property on the south west (Research Park Drive) and on the south east (Cowell Blvd). Research Park Drive has frontage improvements and Cowell does not. Vegetation is grasses and a few walnut stumps. The northern parcel, Parcel 3 of PM 5100, is a former ROW with easements. We are not aware of any drainage courses, roads or trails on the property. We will study and identify any animals on the property.

In the known history of the site, has there been any use, storage, or discharge of hazardous and/or toxic materials? Examples of hazardous and/or toxic materials include, but are not limited to PCB's; radioactive substances; pesticides and herbicides; fuels, oils, solvents, and other flammable liquids and gasses. Also note, underground storage of any of the above. Please list the materials and describe their use, storage, and/or discharge on the property, as well as the dates of use if known.

Parcel 2 was cultivated with for tomatoes until the mid 1980s and has been fallow since. Other than normal agricultural chemicals, we are not aware of any hazardous or toxic chemicals stored or used on the site. Parcel 3 was former City of Davis Right of Way with underground utilities and I am not knowledgeable about hazardous or toxic chemicals that may have been stored or used on the site.

Will the proposed project involve the temporary or long-term use, storage or discharge of hazardous and/or toxic materials, including, but not limited to those examples listed above? If yes, provide an inventory of all such materials to be used and proposed method of disposal. The location of such uses, along with the storage and shipment areas, shall be shown and labeled on the application plans.

The proposed project use is residential and no hazardous or toxic chemicals will be stored or used on the site.

Describe surrounding properties, including information on plants, animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, retail, etc.) and scale of development (height, frontage, setback, rear yard, etc.).

To the west of the property is the Comcast building, to the south west is Playfields Park, to the south east is a vacant parcel and to the north is 180.
Will the proposed project change the pattern, scale or character of the surrounding general area of the project? The project should not change the surrounding area.

Describe the known cultural and/or historical aspects of the site. Cite all sources of information (books, published reports and oral history).

Prior to 1990, property was farmed by Lillard/Hunt Family for over 100 years.

Describe any noise sources and their levels that now affect the site (freeway, roadway noise, etc.) and how they will affect the proposed uses. The property is adjacent to I80 on the north. A sound study will be performed and will identify noise attenuation measures which will be included in the project.

Describe any short-term or long-term noise to be generated, including source and amount. How will these noise levels affect adjacent properties and on-site uses. What methods of sound proofing are proposed? Project construction will generate temporary noise which will be mitigated by 1) the distance to any existing residential and 2) compliance with the Davis Noise Ordinance

Is the project proposed on land which contains fill or a slope of 10% or more? No.

Are there any existing erosion problems? No.

Are there any streams or permanent water courses on the site? None.

Will the proposed project change drainage patterns or the quality of groundwater? If so, explain: No.

Will the project affect any drainage channel, creek, pond or any other water body? Describe below: There are none.
Will the proposal result in the loss of agricultural land?  No.

Are there any mature or scenic trees or shrubs on the project site? Indicate the number and species to be removed or replaced and the location of the transplant site.  There are no existing mature or scenic trees or shrubs.

Will the project any riparian habitat or modify the habitat of any species identified as a candidate, sensitive or special status species in local or regional plans, policies or regulations, or by the California Dept of Fish and Game or U.S. Fish and Wildlife?  Biological assessment as not found evidence of any such species.

Will the project result in any new noise source, or will it place new residents in an area of high traffic noise or noise from any other source?  New residents will be close to I-80 and project will require sound mitigation.

Describe any air pollutants, other than vehicle exhaust, which would be generated by this project, both during and after construction. Dust particulates are considered pollutants.  Dust will be generated during construction and dust control will be included.

Will the project produce new sources of dust, ash, smoke, fumes or odor? If yes, describe the source of the emission, methods to control emissions and means of mitigating those effects on adjacent properties:  NA

Will the project create any new light source or significant glare, other than street lighting? Describe below:  Project will have new lighting installed in compliance with Davis Lighting Ordinance.
PROPOSED BUILDING CHARACTERISTICS (BOTH RESIDENTIAL AND NON-RESIDENTIAL)

Size of new structure or addition in gross square feet: **295,400 sq ft building, 99,000 sq ft garage**

Project site coverage: Building sq. ft %

Exterior building materials: See Attachment A for page statistics

Wall and/or fencing material:
Total number of off-street parking spaces required: **501**
provided: **521**

Are in-lieu parking fees proposed? **No** Amount: $

Total number of bicycle parking spaces: **656**

RESIDENTIAL PROJECT

Total Lots **2**
Total Acreage
Total dwelling units:

<table>
<thead>
<tr>
<th>Single Family</th>
<th>Two Family</th>
<th>Multi-family</th>
</tr>
</thead>
</table>

Size of unit:
Studio:

Number of units: ____________
Size of lot/unit: ____________ ____________ ____________

<table>
<thead>
<tr>
<th>1 Bedroom</th>
<th>2 Bedrooms</th>
<th>3 Bedrooms</th>
<th>4+ Bedroom</th>
</tr>
</thead>
</table>

Net density/acre **30.80**
Gross density/acre **27.25**
Co-op/Condominium (More than 2) (Ownership)

CITY OF DAVIS
**RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR OTHER PROJECT**

Type of use(s): ________________________________

Oriented to: Regional ______ City ______ Neighborhood ______

Hours of operation: ________________________________

Total occupancy / building capacity: ________________________________

Number of fixed seats: ___________________________ Gross floor area: ___________________________

Number of employees (total): ______________________ Employees per shift: __________________________

Number of visitors / customers on site at busiest time (best estimate): ________________________________

Other occupants (specify): ________________________________

Approximately how many tons of solid waste will the project produce each year? ________________________________

Is the project site within 2,000 feet of an identified hazardous / toxic site? ________________________________

Is the project site within 2,000 feet of a school or hospital? ________________________________

Has a Border Zone determination been made for the project site? ________________________________

How many new residents is the project estimated to generate? ________________________________

Will the project require additional housing? ________________________________

What is the current and estimated number of motor vehicles to arrive at the site as a result of the project? ________________________________

Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians? ________________________________

How close is the project to the nearest public park or recreation area? ________________________________

What schools will be affected by this project? ________________________________

Describe the energy-efficient features included in the project: ________________________________

Describe how the following services or utilities will be provided:

- Power and Natural Gas ________________________________
- Telephone ________________________________
- Water ________________________________
- Sewer ________________________________
- Storm Drainage ________________________________
- Solid Waste ________________________________

Will the project block any vista or view currently enjoyed by the public? ________________________________
OWNER CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for adequate evaluation of this project to the best of my ability that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted before an adequate evaluation can be made by the City of Davis.

Date: 10-2-17

Signature: 

Title: Owner
### Attachment A  Plaza 2555 Building Square Feet

**Size of structure or addition is gross square feet:** 295,500 sq. ft.
**Size of structure or addition:** 50 ft.
**Number of floors/stories:** 1 and 4 stories
**Height of other appurtenances measured from the ground:** Not applicable
**Project site coverage:**
- **Building:** 63,662 sq. ft.
- **Landscaping:** 107,668 sq. ft.
- **Landscaping Usable:** 80,822 sq. ft.
- **Paving:** 66,500 sq. ft.
- **Garage:** 24,853 sq ft

**Exterior building materials:**
**Wall and fencing material:** To be determined
**Total off street parking required:** 501 spaces
**Total off street parking provided:** 521 spaces
**Are in-lieu parking fees proposed:** No
**Amount:** Not applicable
**Total number of bicycle spaces:** 651 spaces
**Total Lots:** 2
**Total Acreage:** 7.34 Acres
**Gross Density:** 27.25

### Residential

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>Single Family</th>
<th>Two Family</th>
<th>Multifamily (more than 2)</th>
<th>Co-Op/Condominium (Ownership)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size of lot/unit</td>
<td>x</td>
<td>x</td>
<td>200</td>
<td>x</td>
</tr>
</tbody>
</table>

#### Micro unit
- **# of units:** 7
- **sq. ft.:** 350
- **sq. ft. extension:** 2,450

#### Micro unit
- **# of units:** 23
- **sq. ft.:** 360
- **sq. ft. extension:** 8,280

#### One bedroom
- **# of units:** 10
- **sq. ft.:** 572
- **sq. ft. extension:** 5,720

#### One bedroom
- **# of units:** 7
- **sq. ft.:** 600
- **sq. ft. extension:** 4,200

#### Two bedroom
- **# of units:** 7
- **sq. ft.:** 858
- **sq. ft. extension:** 6,006

#### Two bedroom
- **# of units:** 7
- **sq. ft.:** 900
- **sq. ft. extension:** 6,300

#### Three bedroom TH
- **# of units:** 9
- **sq. ft. extension:** 1,360
- **sq. ft. extension:** 12,240

#### Four bedroom flat
- **# of units:** 89
- **sq. ft. extension:** 1,404
- **sq. ft. extension:** 124,956

#### Four bedroom TH
- **# of units:** 7
- **sq. ft. extension:** 1,720
- **sq. ft. extension:** 12,040

#### Five bedroom flat
- **# of units:** 30
- **sq. ft. extension:** 1,664
- **sq. ft. extension:** 49,920

#### Fivebedroom TH
- **# of units:** 4
- **sq. ft. extension:** 2,050
- **sq. ft. extension:** 8,200

| Sub total living | 200 | 240,312 |
| Accessory living |     |         |
| Circulation      |     | 37,480  |
| Subtotal         |     |         |
| Living accessory | 37,480 |
| Total residential| 277,792 |

rev. 9/26/17
<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subtotal Residential</td>
<td>277,792</td>
</tr>
<tr>
<td>NON RESIDENTIAL</td>
<td></td>
</tr>
<tr>
<td>coffee</td>
<td>960</td>
</tr>
<tr>
<td>office</td>
<td>3,328</td>
</tr>
<tr>
<td>common</td>
<td>11,334</td>
</tr>
<tr>
<td>storage and misc.</td>
<td>2,000</td>
</tr>
<tr>
<td>subtotal non res</td>
<td>17,622</td>
</tr>
<tr>
<td>total project</td>
<td>295,414</td>
</tr>
</tbody>
</table>
Plaza 2555
Project Narrative

The Plaza 2555 project ("the Plaza") is located at 2555 Cowell Boulevard, at the intersection of Research Park Drive and Cowell Boulevard in South Davis. The project would construct approximately, and no more than, 200 apartments of varying sizes and configurations on two vacant parcels totaling about 6.5 acres.

Approximately 5.5 acres of the site would be developed into a combination of row-house style buildings, each containing several apartments and separated by landscaping, and flat units along corridors. This design allows for an active street front with a variety of elevations facing Research Park Drive and multiple unit types. The interior of the site will include pleasant landscaped pedestrian walks connecting the rowhouses, bike storage, and garage and open parking areas. The remaining 1-acre parcel would be developed with a vegetative barrier together with automobile parking for the project’s residents.

Overall, the project would include a mix of micro flat, 1-bedroom, 2-bedroom, 3-bedroom, 4-bedroom, and 5-bedroom apartments in a total of about 200 apartments (approximately 656 beds). The smaller apartments would typically be flats, whereas the larger apartments would be constructed in both flat and townhouse configurations. There would be an approximately 3,300 square foot leasing office, an approximately 1,000 square foot café, multiple indoor activity areas, pedestrian pathways, landscaped courtyards and common open space areas, about 520 parking spaces, and bicycle parking areas (accommodating about 656 bicycle parking spaces). Site amenities would include a pool area and a sports area, a transit plaza (described below), large interconnected landscaping between the rowhouses, mail and package pickup/dropoff, and a car share/hail area.

The project is aimed to provide a solution for unmet local housing needs, including smaller-sized rental housing. Studio apartments represent only 3 percent of the apartment units in Davis, and no smaller apartments, other than a few senior/handicapped units, have been built in years. The Plaza would offer a new housing option for Davis: affordable-by-design micro flats of about 360 square feet each.

The smaller apartments would be fully accessible and have full kitchens and separate baths. We see a real need for these types of dwellings and believe they would provide a unique opportunity for residents employed in their first real job to transition from having roommates to living in their own apartment.

The project would also provide a solution for the unmet local need for smaller student groups, from church groups to sports teams. These smaller student affinity groups have distinct housing needs that other developments in town have not met. The project would include a combination of larger five-bedroom, three-story townhouses with about 2,000 square feet of space and smaller five bedroom flats. The five bedroom flats will be less expensive while the larger townhouses would feature living areas on the second floor, providing separation from bedrooms and flexibility conducive to housing student affinity groups.

The overall organization and theme for the project is a pedestrian-scaled village. The project will have an eclectic architectural style, blending traditional features of gabled and shed roofs with streamlined parapets. Windows, balconies and porches will create a neighborhood feel. Finishes will be primarily lap siding, stucco, and composition roofing with some areas accented by steel and wood railings, canopies,
posts and exposed rafters. The arrangement of the apartments into a combination of rowhouses and flats will reduce the overall massing and increase the project’s compatibility with the neighborhood. Further articulation is accomplished by the use of various elevations along the street front.

The project is proposed to be built as a LEED GOLD for homes certified project. The buildings would be at least 15 percent more energy efficient than required by Chapter 6 of Title 24. Furthermore, the buildings and landscaping would be designed to use 25 percent less water than the average household uses in the region.

Unit Mix

Plaza 2555 proposes the following mix of unit types and sizes:

<table>
<thead>
<tr>
<th>Apartments</th>
<th>Approximate number of units</th>
<th>Approximate square footage of each unit</th>
<th>Approximate square footage associated with unit type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Micro apartment</td>
<td>30</td>
<td>360</td>
<td>10,800</td>
</tr>
<tr>
<td>One bedroom</td>
<td>17</td>
<td>600</td>
<td>10,200</td>
</tr>
<tr>
<td>Two bedroom</td>
<td>14</td>
<td>500</td>
<td>12,600</td>
</tr>
<tr>
<td>Three bedroom</td>
<td>9</td>
<td>1,360</td>
<td>12,240</td>
</tr>
<tr>
<td>Four bedroom (flat)</td>
<td>89</td>
<td>1,404</td>
<td>124,956</td>
</tr>
<tr>
<td>Four bedroom (TH)</td>
<td>7</td>
<td>1,720</td>
<td>12,040</td>
</tr>
<tr>
<td>Five bedroom</td>
<td>34</td>
<td>2,050</td>
<td>69,700</td>
</tr>
<tr>
<td>Common areas</td>
<td></td>
<td></td>
<td>26,260</td>
</tr>
<tr>
<td><strong>Approximate Total</strong></td>
<td><strong>200</strong></td>
<td><strong>278,796</strong></td>
<td></td>
</tr>
</tbody>
</table>

Transit Connectivity

The project is oriented and designed to encourage the use of alternative transportation—including pedestrian, bike, and transit use—rather than cars. The units will be located within an 8-minute walk from the Oakshade Town Center neighborhood shopping center and an 8-minute walk from the Interland Business Park and its employment opportunities, using the bike path and parkways. The bicycle parking and storage will be proximate, safe, and convenient so that residents have easy access to their bicycles for transportation. The site is adjacent to designated bikeways that permit safe, direct access to campus and throughout the City. Finally, the project will be located along the existing transit corridor, recognized by SACOG, on Cowell and Research Park Drive: the site is on two Unitrans bus lines while a third Unitrans line and the Yolo Bus line are one block away.

The project proposes a transit plaza near the “tip” of the intersection of Cowell and Research Park Drive. This natural focal point provides an ideal transit location because it is convenient to the project interior, as well as to the adjacent bus lines and bike lanes. Pedestrians from the project would be funneled on landscaped pedestrian paths to the transit plaza. The transit plaza will provide convenient bus access, as well as the café, protective shelters (from sun and rain) with benches, a bus schedule up-date board, comfortable street furniture, seating areas, planters, and a car-share/car-hail area.
In contrast to the ease of pedestrian, bike, and bus access, the parking design and access will make the use of private cars less convenient and attractive. Access to the parking areas will be less convenient than access to the bike ways and transit plaza. Moreover, exiting the parking areas will require a turn away from campus, making a car commute to campus less convenient. Together, the convenience of alternative transportation and gentle “nudges” away from automobiles through project design will facilitate alternative transit choices.

**Implementation of Davis General Plan**

One of the basic concepts of the General Plan is that residential development be pedestrian, bicycle, and transit orientated.

From the General Plan Principals

**Section IV Chapter 1: Land Use and Growth Management**

**Principles Used in Creating Land Use Map** (Pg. 56)

2. Focus growth inward to accommodate population increases. Infill development is supported as an appropriate means of meeting some of the city’s housing needs.

3. Create and maintain housing patterns that promote energy conserving transportation methods.

4. Accommodate new buildings with floor area ratios that can support transit use, especially within ¼ mile from commercial areas and transit stops, but maintain scale transition and retain enough older buildings to retain small-city character.

5. Support the opportunity for efficient public transit by siting large apartment complexes on arterial streets, in the core and near neighborhood centers and the University.

To the General Plan Goal Policies and Actions

**GOALS, POLICIES, AND ACTIONS**

**GOAL HOUSING 1**

**Policy Housing 1.5**

**Actions** (Pg. 180)

- e. Consider the proximity to campus, transit routes, and bike paths when siting student housing projects.

**TRANSIT** (Pg. 142)

**GOAL MOB 4. Reduce automobile use by improving transit service and encouraging transit use.**

**Policy MOB 4.1 Facilitate the provision of convenient, frequent, dependable and efficient scheduled transit and demand responsive transit for Davis residents.**

(Pg. 143)

**Standards**
a. The greatest concentration of transit routes should be near high density developments.

(Pg. 143 cont’d)
(Pg. 144)

**Policy MOB 4.2** Make transit more available and accessible to students and youth.

**Policy MOB 4.3** Require new development designs that maximize transit potential

Maximizing pedestrian, bicycle, and transit oriented development is an important General Plan goal, and it is the primary design goal for the Plaza. As explained above, the project is oriented and designed to encourage the use of alternative transportation—including pedestrian, bike, and transit use—rather than cars. The units will be located within an 8-minute walk from the Oakshade Town Center neighborhood shopping center and an 8-minute walk from the Interland Business Park and its employment opportunities, using the bike path and parkways. The bicycle parking and storage will be proximate, safe, and convenient so that residents have easy access to their bicycles for transportation. The site is adjacent to designated bike ways that permit safe, direct access to campus and throughout the City. Finally, the project will be located along the existing transit corridor, recognized by SACOG, on Cowell and Research Park Drive: the site is on two Unitrans bus lines while a third Unitrans line and the Yolo Bus line are one block away.

The project proposes a transit plaza near the “tip” of the intersection of Cowell and Research Park Drive. This natural focal point provides an ideal transit location because it is convenient to the project interior, as well as to the adjacent bus lines and bike lanes. Pedestrians from the project would be funneled on landscaped pedestrian paths to the transit plaza. The transit plaza will provide convenient bus access, as well as the café, protective shelters (from sun and rain) with benches, a bus schedule up-date board, comfortable street furniture, seating areas, planters, and a car-share/car-hail area.

In contrast to the ease of pedestrian, bike, and bus access, the parking design and access will make the use of private cars less convenient and attractive. Access to the parking areas will be less convenient than access to the bike ways and transit plaza. Moreover, exiting the parking areas will require a turn away from campus, making a car commute to campus less convenient. Together, the convenience of alternative transportation and gentle “nudges” away from automobiles through project design will facilitate alternative transit choices.

**Guidance from the Housing Development Steering Committee and Housing Element**

The Housing Development Steering Committee and the City of Davis Housing Element both consider the Plaza 2555 site as suitable for apartments. Both documents consider the questions of how and when housing should be built on this site.

In answer to the “how” question, the Housing Development Steering Committee recommended that any future development conduct studies of noise and particulates to ensure the safety and comfort of future residents. The Plaza addresses this issue by including studies about noise and particulates. These studies conclude that the Plaza is an appropriate place for high-density residential housing and recommend certain design features to reduce noise and improve air quality for future residents.
In answer to the “when” question, both documents recommend that housing be constructed on the site when it is needed in the City. The Housing Development Steering Committee advised to develop the site as high density residential “only if needed prior to 2013.” Similarly, the Housing Element advised to look at the site for high density residential as needed.

It is clear from recent data that housing is currently needed. This can be evaluated two ways: General community need can be determined by looking at the vacancy factor, while the need for housing at a specific site can be determined by evaluating the alternative sites. Nothing makes a stronger case for the general community need for new apartments in Davis than the current vacancy rate of 0.02%. This is far below the vacancy rate of a healthy housing market, where newcomers can find places to rent. Rather, it is very difficult for newcomers to find a vacant space to call home. The problem is so acute that students take time out of their notoriously busy schedules to come before the City Council complaining not just of overcrowding but also of having no place to live.

Regarding the need for this specific site and alternative sites, the Housing Element updated the Housing Development Steering Committee list and placed Plaza 2555 as 19th on its list for housing overall with seven “Residential High Density” sites ahead of Plaza 2555 as “significant” sites. Of that seven, the only other vacant site is Nishi, which has been disapproved and cannot be developed until the voters approve a project. The remaining significant sites, such as the F street little league fields, the DJUSD headquarters, and the PG&E corporation yards are classified “Underutilized” to indicate that the parcels are not vacant. That is, their current uses would need to be discontinued before they could be developed. All three sites are relied upon by the community for important public services. Conversion of these parcels from their current use to apartments is unlikely any time soon. Plaza 2555 is the only site that is significant in size, that is vacant, and that is capable of promptly providing needed apartments.

Air Quality and Noise

Sites that meet the General Plan and Sustainable Communities goals of maximizing pedestrians, bicycles, and transit are not generally isolated. Rather, they tend to be infill and located in transit corridors so that they benefit from proximity to freeways, rail lines, and major arterial streets. The benefits associated with these locations also create the potential for air quality and noise issues. The General Plan addresses these concerns as follows:

Section IV Chapter 1: Land Use and Growth Management
Principles Used in Creating Land Use Map (Pg. 56)
11. Protect residences and other sensitive uses from noise, air pollution and traffic related impacts.

Plaza 2555 has provided an Acoustical Study by Saxelby Acoustics and a Qualitative Assessment of Near-Roadway Air Quality Impacts by Sierra Research. These studies are attached. The Plaza 2555 site is upwind I-80, meaning that the prevailing winds blow away from the project site. The site also has a wide easement area for planting a hedge of conifers along the edge of the freeway. Regarding noise, Plaza 2555 has a wide easement area separating it from I-80. This wide “base” of the triangular site allows a buffer between the freeway and the building. Moreover, the building can incorporate design features
that will further attenuate any air quality and noise effects. Both studies include additional recommendations to further protect future residents.

**Detailed Calculation of Density**

The property is comprised of two parcels. Parcel 2 is the main parcel and is the site of all structures. Parcel 3 is old street right of way encumbered by easements and serves as a parking area and a buffer from the freeway. Density calculations are shown for both gross and net acres and for Parcel 2 alone and for Parcels 2 and 3 combined.

<table>
<thead>
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<th>Residential Parcel 2</th>
<th>Combined Parcels 2 &amp; 3</th>
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<tr>
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<td>Dwelling Units Per Acre</td>
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**Estimated Prices**

Apartment rents, in fact the very feasibility of apartments, is determined largely by interest rates. It is difficult to predict future interest rates. For a project to be economically feasible in the current economic climate with existing interest rates, the rents for larger apartments would be in the range of $2,900 to $3,400. Smaller 1-bedroom units would be in the range of $1,450 to $1,550 and micro-flats would be priced below $1,000. Future rents for the Plaza would likely fall within these ranges, as such ranges are adjusted for inflation over time.

**Street Frontage**

The General Plan lists Cowell to be considered as a “corridor plan” (General Plan Policy MOB 1.7 9 (page 131). The General Plan states “The corridor plans may deviate from the standards established in the General Plan if deviations improve the livability of the area.”

The corridor plan concept is consistent with the Plaza’s overall goal of encouraging more pedestrians, bikes, and alternative transit. Plaza 2555 would like to extend the corridor plan concept to both of its street frontages; Research Park Drive and Cowell. The goal is that both streets will present a residential streetscape by using vertical separation for privacy, include individual row house elevations with front
doors, walks, porches, and planting. Cowell will be a narrower street than currently envisioned, with parking and tree planters, while designed to accommodate buses, bikes, and pedestrians, as shown in the illustration below. Research Park Drive will accommodate a street side planter and detached walkway, as shown in the illustration below. The proposed P-D zoning would accommodate these changes.

RESEARCH DRIVE CROSS SECTION
SCALE: $1/4'' = 1'-0''$
COWELL STREET CROSS SECTION
SCALE: 1/4" = 1'-0"