

## ORDINANCE NO. 2616

**AN ORDINANCE AMENDING SECTION 40.01.090 OF CHAPTER 40 OF THE CITY OF DAVIS MUNICIPAL CODE BY PREZONING APPROXIMATELY 118.5± ACRES (ASSESSOR'S PARCEL NUMBERS (APNS) 033-630-006, -009, -011, AND -012;) LOCATED NORTHEAST OF THE INTERSECTION OF MACE BOULEVARD AND INTERSTATE 80, TO PLANNED DEVELOPMENT (PD) # 4-14 UPON ANNEXATION TO THE CITY OF DAVIS AS OUTLINED IN SECTION 40.01.110 OF CHAPTER 40 OF THE DAVIS MUNICIPAL CODE (PD #4-14)**

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

### SECTION 1. PROPERTY AREA.

The Property consists of 4 parcels, generally located northeast of the intersection of Mace Boulevard and Interstate-80, totaling approximately ±118.5 acres generally described and referenced to as Assessor's Parcel Numbers (APNs) 033-630-006, -009, -011, and -012 which are shown on Exhibit A and described in Exhibit B.

### SECTION 2. ZONING MAP CHANGE.

Section 40.01.090 (Zoning Map) of Chapter 40 of the City of Davis Municipal Code, as amended, is hereby amended by changing the land use designation of the 4 parcels containing approximately 118.5± acres, from Agricultural to Planned Development #4-14 (PD #4-14), as shown on Exhibit C.

### SECTION 3. PURPOSE OF PRELIMINARY PLANNED DEVELOPMENT AREA.

The purpose of this preliminary planned development is to:

- A. Focus on the maximization of density to accommodate long-term business growth while taking into account the specific needs of potential tenants within the specific project where applicable.
- B. Make concerted efforts to integrate sustainability principles into the project design, with the intent of creating new and adaptive models and integrating these principles throughout all components of the project. These include the concepts of incorporating storm water drainage swale systems and to integrate "smart street" designs into the project to minimize paved surfacing/street sections.
- C. Provide bicycle/pedestrian/transit connections that must be made in order to integrate this site as a truly multi-modal project.
- D. Include project elements of "work, live, play" that encourage an engaged and inviting workplace.
- E. Reflect a project character that is uniquely "Davis" while achieving very high aesthetic standards.
- F. Facilitate technology and business development in a new innovation center.

### SECTION 4. USES.

The planned development area is comprised of three distinct Sub Areas. Each of the three districts in the Planned Development substantially corresponds with a district in the Davis

Zoning Ordinance (Davis Municipal Code, Chapter 40). The principal permitted, accessory, and conditional uses of each district shall be consistent with the identified comparable Zoning District, as amended from time to time, except as provided herein. Specified uses for each Sub Area within PD #4-14, as depicted on Exhibit C, are provided in this section.

**Sub Area 1 – Davis Innovation & Sustainability Campus 2022 (DiSC 2022) District (DiSC District)**

The property assigned APN 033-630-009 shall be zoned as follows:

**Purpose.**

The purpose of Sub Area 1 DiSC District) is to provide an environment where leading-edge institutions and local, regional and international companies can cluster and connect with start-ups, businesses incubators, and accelerators as well as the University of California. The DiSC District can foster a creative and productive research and development center where innovators live, work and play.

**Permitted uses.**

The principal permitted uses of land in sub area 1 of the DISC District are as follows:

- (a) Offices: including but not limited to administrative, executive, headquarters, medical, coworking and incubator space.
- (b) Laboratories: including but not limited to research, design, analysis, development and/or testing of a product.
- (c) Light manufacturing, assembly or packaging of products, including but not limited to electrical, pharmaceutical, biomed and food products and devices, and associated warehousing and distribution.
- (d) Any other technical, research, development or light manufacturing use determined by the Planning Director to be of the same general character as the permitted uses.
- (e) Residential: workforce housing with an average density at or above 30 dwelling units per acre The total maximum number of residential units within the zone shall be 460. Single family detached housing is prohibited.
- (f) Photovoltaic Energy facilities and energy storage facilities.
- (g) Support Retail, single users at or less than 25,000 square feet, including but not limited to food and beverage, restaurant, dry cleaners, fitness center or gym.
- (h) Lodging or Hotel.
- (i) Conference center Space.
- (j) Agriculture, in combination with a research facility, including open air or greenhouse cultivation of crops and the tasting and/or sale of any products cultivated or produced on the premises, but excepting the raising of fowls or animals for commercial purposes.
- (k) Higher Education: extensions or graduate programs; public, semipublic or private.

**Accessory uses.**

The following accessory uses are permitted in the DiSC District:

- (a) Home occupations subject to the provisions of Sections 40.01.010 and 40.26.150;
- (b) Antenna and telecommunications;
- (c) Child care/day care facility;

- (d) Parking garage; and
- (e) Stand-alone corporate signage.

**Conditional uses.**

The following conditional uses may be permitted in the DiSC District:

- (a) Support Retail, single users larger than 25,000 square feet.
- (b) Public and semipublic, including public utility uses necessary and appropriate to the DiSC District.

**Prohibited uses.**

The following uses are prohibited in the DiSC District:

- (a) Surface mining operations and mineral extraction, including but not limited to natural gas extraction. This prohibition does not apply to the importation or exportation of overburden and fill material used in grading and/or site preparation for construction.

**Parking Requirements**

Use	Size	Ratio
Office/R&D/Ancillary Retail	630,000 sf	1/600
Advanced Manufacturing	550,000 sf	1/1250
Hotel	150 rooms	1/1.5 rooms
<b>Commercial Total</b>		
Housing	460 units	1/1 units

All uses located within DiSC District shall construct onsite parking that will contribute toward the creation of a parking reservoir that will maximize at 1590 nonresidential parking stalls to be distributed throughout the DISC 2022 project site. All individual uses shall provide the number of parking spaces at the ratio shown in the table above. If it can be demonstrated that any use requires more than the resultant number of parking spaces based upon the ratio contained herein, the proposed project may increase that particular use’s proposed number of parking stalls. However, in no case shall the 1590-stall maximum number of nonresidential parking stalls allowed on the DiSC 2022 site be allowed to increase.

**Reciprocal Parking and Access Agreements**

All future parcels created from the parcel assigned APN 033-630-009, the DiSC District, shall be required to provide reciprocal parking and access agreements over all other newly created nonresidential and multifamily designated parcels, as deemed necessary by the City of Davis.

**Floor Area Ratio**

The total minimum FAR of all projects constructed within the DiSC District shall be 0.7. A lesser FAR, but not less than 0.4, shall be permitted for the first project(s) built within the

DiSC District, provided it can be demonstrated to the City of Davis that the entirety of the DiSC District is on track to meet a minimum FAR of 0.7

**Sub Area 2—Mace Triangle** -- The property assigned APN 033-630-006 shall be zoned consistent with Davis Municipal Code Section 40.20A., as amended from time to time

**Permitted uses.**

The principal permitted uses of land in Sub Area 2—Mace Triangle zone are as follows:

1. Municipal utility infrastructure, including a water tank.
2. Park and Ride parking lot.

**Sub Area 3—Mace Triangle** --

The property assigned APN 033-630-011 and 033-630-012 shall be zoned consistent with Davis Municipal Code Section 40.18A., as amended from time to time.

**Permitted uses.**

The principal permitted uses of land in Sub Area 3—Mace Triangle zone are as follows:

- (a) Food or grocery store, as defined in Section 40.01.010, up to a maximum of twenty-five thousand square feet.
- (b) Apparel, shoes and accessory sales between eight thousand and twenty-five thousand square feet per individual use.
- (c) Houseware, hobby, and gift stores between eight thousand and twenty-five thousand square feet per individual use.
- (d) Other community retail stores, such as appliances, department stores, general merchandise, furniture, linens, electronics, hardware, building supplies, sporting goods, or specialty food stores, up to a maximum of twenty-five thousand square feet per individual use.
- (e) Neighborhood retail and personal services, such as video rental, restaurants, dry cleaning, beauty supplies and services, up to an aggregate maximum of twenty thousand square feet for any specific center.
- (f) Financial institutions, professional and administrative offices, up to an aggregate maximum of ten percent of the square footage for any specific subdivision or center.
- (g) Pharmacy, up to a maximum of twenty-five thousand square feet.

**Conditional Uses**

The following conditional uses may be permitted:

- (a) Food stores over twenty-five thousand square feet, up to a maximum of forty thousand square feet.
- (b) Uses listed in Section 40.18.010(b) through (g) over twenty-five thousand square feet, up to a maximum of fifty thousand square feet.
- (c) Commercial recreation.
- (d) Automobile service stations, with or without car wash or convenience market, subject to the provisions of Section 40.26.130.
- (e) Drive-through facilities, subject to the provisions of Section 40.26.420.

(f) Public and semipublic uses of a recreational, educational, religious, cultural or public service type, but not including corporation yards, storage or repair yards, warehouses and similar uses.

(g) Freestanding signs exceeding eight feet in height, subject to the provisions of Section 40.26.020(e)(5).

#### SECTION 5. FINAL PLANNED DEVELOPMENT (FPD)

A Final Planned Development (FPD) approval shall be required prior to the development of the Property. The FPD shall be consistent with the provisions of PD#4-14.

The development standards and design guidelines for development within PD 4-14, including setbacks, building dimensions and sign regulations, shall be contained in the Final Planned Development (FPD). The Final Planned Development shall include typical development standards for each Sub Area. Parking standards are anticipated to be significantly lower than those in the City of Davis Municipal Code, consistent with the provisions of this Planned Development.

#### SECTION 6. CONFLICTS

For provisions not covered by this Ordinance, the provisions of Chapter 40 of the Davis Municipal Code, as amended, shall apply. Where there is a conflict between the provisions of Chapter 40 and this Ordinance, the provisions of this Ordinance shall apply.

#### SECTION 7. ENVIRONMENTAL IMPACT REPORT MITIGATION MEASURES.

This amendment to the Zoning Chapter of the Municipal Code to the Planned Development District shall be subject to the mitigation measures in Aggie Research Campus Subsequent Environmental Impact Report (EIR)(SCH#2014112012)

#### SECTION 8. SPECIAL CONDITIONS

This preliminary planned development is subject to the following development obligations:

1. Compliance with the Baseline Project Features established in Resolution No. 22-010 approved by the Davis City Council on February 1, 2022.
2. Approval of this Prezoning and Preliminary Planned Development is contingent upon voter approval of the General Plan Amendment #6-14 pursuant to Chapter 41 of the Davis Municipal Code, the Citizens' Right to Vote on Future Use of Open Space and Agricultural Lands Ordinance.

#### SECTION 9. FINDINGS.

- A) The City Council of the City of Davis hereby finds that the criteria for the approval of the preliminary planned development have been fulfilled:
1. The planned development is in conformity with the General Plan.
  2. The Davis Innovation and Sustainability Campus 2022 Project Planned Development is in conformity with the intent of the Planned Development District of the Zoning Chapter (Article 40.22).
  3. The Davis Innovation and Sustainability Campus 2022 Project Planned Development is consistent with the Zoning Ordinance, as the purpose of the Planned Development District is to allow for diversification in the relationship of various buildings and structures and provide relief from the rigid standards

of conventional zoning. The proposed Planned Development is intended to provide an integrated and sustainable neighborhood.

4. The property is suitable for the proposed development.
  
- B) The City Council further finds that the public necessity and convenience and general welfare requires the adoption of pre-zoning set forth in Section 1.
  
- C) Environmental Impact Report SCH #2014112012, dated June 2020, together with the Addendum dated December 2021 adequately assesses the impacts of this Ordinance.

SECTION 10. CONTINGENCIES AND EFFECTIVE DATE.

The ordinance shall become effective only upon approval of General Plan Amendment #6-14 and ratification by the voters pursuant to Chapter 41 of the Davis Municipal Code, the Citizens' Right to Vote on Future Use of Open Space and Agricultural Lands Ordinance.

INTRODUCED on the 1st day of February, 2022, and PASSED AND ADOPTED by the City Council of the City of Davis on this 15th day of February, 2022, by the following vote:

AYES: Arnold, Carson, Chapman, Frerichs, Partida

NOES: None



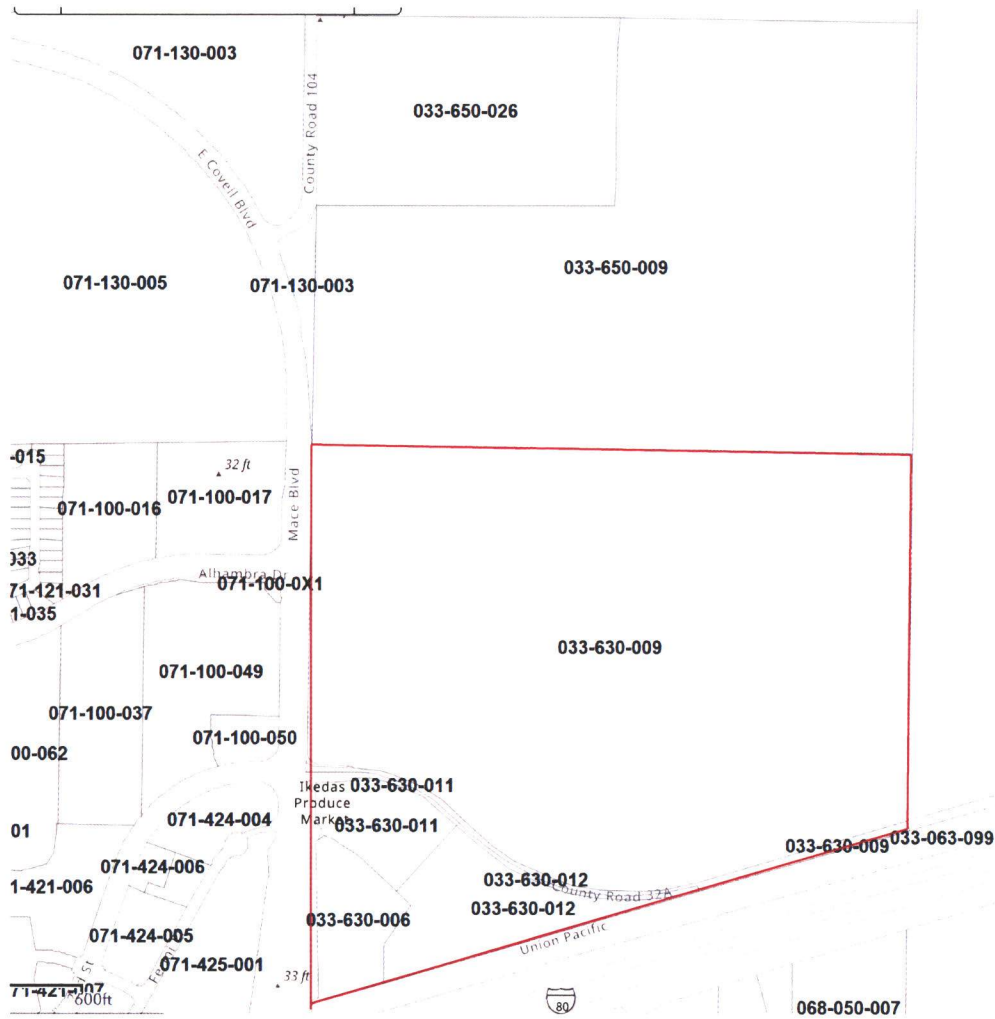
Gloria J. Partida  
Mayor

ATTEST:



Zoe S. Mirabile, CMC  
City Clerk

### Exhibit A Properties to be Prezoned PD-4-14



#### Parcels with Assessor Parcel Numbers to be Zoned

- 033-630-009
- 033-630-006
- 033-630-011
- 033-630-012

**Exhibit B**  
**Prezoning and Preliminary Planned Development for**  
**Davis Innovation and Sustainability Campus**  
**Legal Description**

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF YOLO, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

**FRANK C. RAMOS AND JOANNE M. RAMOS TRUSTEES OF THE FRANK C. RAMOS AND JOANNE M. RAMOS FAMILY TRUST DATED SEPTEMBER 22, 2005, BUZZ OATES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND OATES ASSOCIATES INVESTORS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF YOLO, STATE OF CALIFORNIA AND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, OF TOWNSHIP 8 NORTH, RANGE 3 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 89° 56'20" EAST 50.00 FEET TO A POINT ON THE EASTERLY LINE OF MACE BOULEVARD SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF MACE BOULEVARD, SOUTH 00° 20'30" EAST, 1,406.70 FEET TO A POINT ON THE CENTERLINE OF NEW COUNTY ROAD 32A; THENCE DEPARTING FROM SAID EASTERLY LINE OF MACE BOULEVARD, SOUTHEASTERLY ALONG THE CENTERLINE OF NEW COUNTY ROAD 32A, SOUTH 89° 39'30" EAST 196.92 FEET; THENCE THROUGH A CURVE CONCAVE TO THE SOUTH WITH AN ARC LENGTH OF 428.84 FEET, RADIUS OF 600.00 FEET, INCLUDED ANGLE OF 40° 57'05" AND CHORD OF SOUTH 69° 51'58" EAST 419.77 FEET; THENCE SOUTH 49° 23'25" EAST 167.44 FEET; THENCE THROUGH A TANGENT CURVE TO THE LEFT WITH AN ARC LENGTH OF 1,009.26 FEET, RADIUS OF 1,000.00 FEET AND INCLUDED ANGLE OF 57° 49'35"; THENCE DEPARTING FROM SAID CENTERLINE OF NEW COUNTY ROAD 32A, SOUTH 17° 13' 00" EAST 30.00 FEET TO A POINT ON THE NORTHERLY LINE OF UNION PACIFIC RAILROAD; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE OF UNION PACIFIC RAILROAD, NORTH 72° 47'00" EAST 975.77 FEET TO A POINT ON THE EASTERLY SIDE OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE DEPARTING FROM SAID NORTHERLY LINE OF UNION PACIFIC RAILROAD, NORTH ALONG THE EASTERLY SIDE OF THE NORTHWEST QUARTER OF SAID SECTION 7, NORTH 00° 20'54" WEST, 1597.65 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE WEST ALONG THE NORTHERLY SIDE OF SAID SECTION 7, SOUTH 89° 56'20" WEST, 2,604.64 FEET TO THE TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER: 033-630-009



# Exhibit C Prezoning and Preliminary Planned Development for Davis Innovation and Sustainability Campus and related Property Zoning Map

