

**RESOLUTION NO. 20-178, SERIES 2020**

**RESOLUTION OF INTENT TO AMEND THE CITY OF DAVIS GENERAL PLAN LAND USE MAP TO REDESIGNATE THE TWO PARCELS (APNs 069-530-030 AND 069-530-031) COMPRISING APPROXIMATELY 7.34 ACRES LOCATED AT THE NORTHERN CORNER OF RESEARCH PARK DRIVE AND COWELL BOULEVARD FROM GENERAL COMMERCIAL TO RESIDENTIAL HIGH DENSITY DESIGNATION FOR PLAZA 2555 PROJECT**

WHEREAS, the two parcels (APNs 069-530-030 AND 069-530-031) comprising approximately 7.34 acres located at the northern corner of Research Park Drive and Cowell Boulevard, as shown in Exhibit A), are currently designated “General Commercial” in the General Plan land use map; and

WHEREAS, the proposed amendment would allow for consistency between the General Plan Land Use Map designation, South Davis Specific Plan, and Zoning Ordinance Land Use Map designations in order to facilitate the uniform residential development of the subject site and the property located at the northern corner of Research Park Drive and Cowell Boulevard (APNs: 069-530-030 AND 069-530-031 respectively) commonly known as Plaza 2555; and

WHEREAS, the irregular shape and 7.34-acre size of the subject site and its location relative to other commercial facilities in the South Davis area reduce the viability of the site for commercial uses, a consolidated and uniform development of the subject site will accord a uniform development that reflect General Plan policies relative to infill, densification and provision of a mix of housing types in the area, while promoting transit use due to its location; and

WHEREAS, the residential high density designation will allow for compact multi-family and infill development in an existing neighborhood, convenient to local-serving retail, meet the housing demand, reduce pressure for peripheral growth, and facilitate transit and pedestrian/bicycle travel; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 29, 2018, and recommended that the City Council approve the intent to amend the General Plan based on findings below:

1. Find that the proposed General Plan amendment is appropriate in that it provides needed housing and contributes to infill housing development within the City limits.
2. Find that the project’s proposed density of approximately 31.54 units per acre is consistent with the General Plan Residential High Density land use designation, which permits a range of 20.00 to 39.99 units per gross acre.
3. Find that the proposed amendment provides consistency with General Plan policies for sensitive infill, a mix of housing types and creative development patterns.

4. Find that the proposed project will provide varying architectural "fit" with the scale of surrounding structures and their uses.
5. Find that the proposed project will not adversely impact the general welfare of businesses or residents within the area, and that the intended uses will serve the public need and convenience, as this will add to the residential development in South Davis.
6. Find that the project is statutorily exempt from CEQA as a Transit Priority Project pursuant to Section 21155.1 of the PRC.

WHEREAS, the Planning Commission held a duly noticed public hearing on August 29, 2018 to receive comments and consider amendment of the General Plan related to the property and other entitlement applications and recommended approval to the City Council; and

WHEREAS, the City Council held duly noticed public hearings on October 16, 2018 and November 17, 2020 to receive comments and consider amendment of the General Plan related to the property and other entitlement applications; and

WHEREAS, based on oral testimony and documentary evidence reviewed during the public hearing, the City Council declared that the project is a transit priority and sustainable communities project, that standard City conditions of approval were made part 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 authorize that the General Plan Land Use Map will be amended as shown on the map attached hereto of this resolution.

PASSED AND ADOPTED by the City Council of the City of Davis on this 17th day of November, 2020, by the following vote:

AYES: Arnold, Carson, Frerichs, Lee, Partida

NOES: None

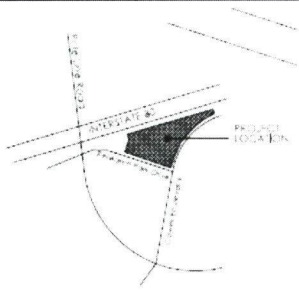
Gloria J. Partida  
Mayor

ATTEST:

Zoe S. Mirabile, CMC  
City Clerk

Exhibit A

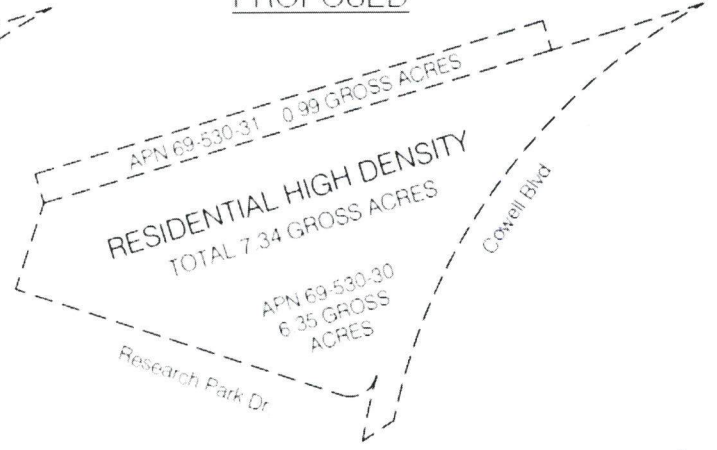
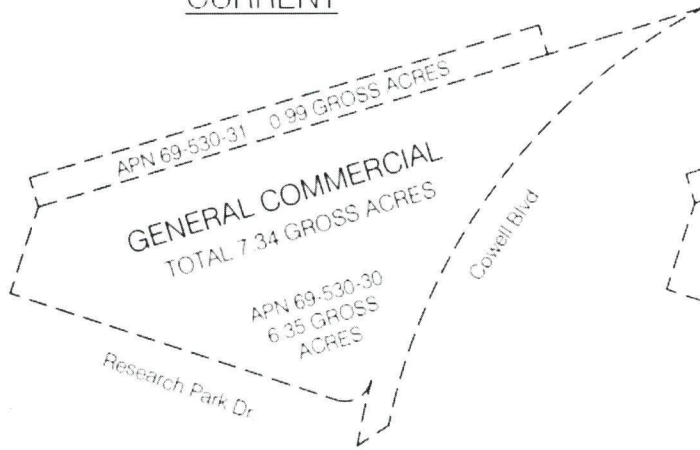
Exhibit \_\_\_\_  
GENERAL PLAN AMENDMENT



LOCATION MAP  
NO SCALE

CURRENT

PROPOSED



2801 Cowell Blvd  
Davis, CA 95618



2401 C STREET  
SACRAMENTO  
CA 95816  
PHONE 916 442 4032  
FAX 916 442 4004

Exhibit \_\_\_\_  
GENERAL PLAN AMENDMENT

02/28/2018