

RESOLUTION NO. 20-179, SERIES 2020

RESOLUTION AMENDING THE LAND USE MAP OF SOUTH DAVIS SPECIFIC PLAN CHANGING THE DESIGNATION FOR THE TWO PARCELS (APNS 069-530-030 AND 069-530-031) COMPRISING APPROXIMATELY 7.34 ACRES 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 gross acres located at the northern corner of Research Park Drive and Cowell Boulevard, (as shown on Exhibit A), are currently designated “Commercial Recreation” in the South Davis Specific 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 South Davis Specific Plan is largely built out and applicable policies and land use designations have been incorporated into the General Plan; 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 Specific Plan amendment is appropriate in that it is compatible and consistent with existing and adjacent uses; 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; and

WHEREAS, the City Council held duly noticed public hearings on October 16, 2018 and November 17, 2020, and approved the amendment of the South Davis Specific Plan based on findings below:

1. Find that the proposed South Davis Specific 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 about 31.54 units per acre is consistent with the Residential High Density land use designation, which permits a range of 25.00 to 50.00 units per gross acre.
3. Find that the proposed amendment provides consistency with plans and 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 have no adverse impact on the general welfare of residents or businesses 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.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Davis does hereby declare that the South Davis Specific Plan shall be amended as follows:

- A. Amend the South Davis Specific Plan Land Use Map to designate the subject property, APNs 069-530-030 and 069-530-031, comprising approximately 7.34 gross acres located at the northern corner of Research Park Drive and Cowell Boulevard, to Residential High Density," as shown attached hereto.

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:

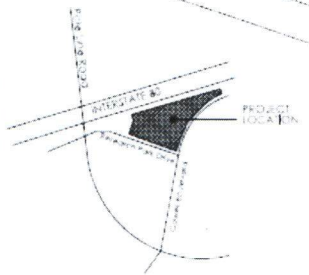


Zoe S. Mirabile, CMC
City Clerk

Exhibit A

Exhibit ____

SOUTH DAVIS SPECIFIC PLAN
AMENDMENT



LOCATION MAP
NO SCALE

CURRENT

PROPOSED



2801 Cowell Blvd
Davis, CA 95618

moniz
ARCHITECTURE

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

Exhibit ____
SOUTH DAVIS SPECIFIC PLAN
AMENDMENT

02/28/2018