

Bretton Woods Compliance Documentation Table

P-D Ordinance Special Conditions

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| <p>4. Special Requirements. Subsequent Project entitlements for that portion of the property identified on the Baseline Project Features map as "Specialized Senior Care," including Final Planned Development and Tentative Map, shall be reviewed by the Senior Citizen Commission prior to a final action by the decision-making body. If the proposed use on the site is related to, or an extension of, a neighboring senior use, the Senior Citizen Commission shall evaluate the proposal's impact on the health, safety, and welfare of the current residents of that neighboring facility.</p> | <p>The specialized senior care site plan and design review and FPD will be part of a separate entitlement application. However, the FPD and Design Guidelines do include limited design requirements for minimum setbacks and height restrictions related to the development of these properties.</p> | <p>Not applicable with this entitlement</p> |
| <p>SECTION 4. GENERAL REQUIREMENTS (Development Standards) The development standards for height, lot area, setbacks, parking, open space, lot coverage, and floor area ratio shall be specified as part of the Final Planned Development and shall be in substantial conformance with the Preliminary Planned Development. Development standards will also conform to the unit size descriptions in the Baseline Project Features and will incorporate any applicable environmental mitigation measures. More specifically, the housing product identified as greenway, small builder/custom, bungalow and cottage single family detached units shall be single story structures with a limited exception for the area generally located above the garage. For provisions not covered by this ordinance, or within the development standards included in the Final Planned Development, the relevant provisions of Chapters</p> | <p>The FPD is in compliance with the items stated herein.</p> | <p>Complies.</p> |

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| <p>40.03 (R-1), 40.09 (R-HD), and 40.15 (M-U) of the Davis Municipal Code as amended shall apply. Where there is a conflict between the provisions of said chapters and this ordinance, the provisions of this ordinance shall apply.</p> | | |
| <p>SECTION 5. SPECIAL CONDITIONS The preliminary planned development is subject to the following conditions:</p> <ol style="list-style-type: none"> 1. This Rezoning and Preliminary Planned Development is contingent upon voter approval of the General Plan Amendment for the West Davis Active Adult Community Property pursuant to Chapter 41 of the Davis Municipal Code, the Citizens' Right to Vote on Future Use of Open Space and Agricultural Lands Ordinance. 2. Compliance with the Baseline Project Features for the West Davis Active Adult Community established in Resolution No. 18-094 approved June 12, 2018 and subsequently affirmed by a majority of the citizenry. 3. Compliance with Mitigation Monitoring and Reporting Program established in Resolution No. 18-093 approved June 12, 2018. 4. Approval of a Final Planned Development shall be required prior to the development of the Project site. The Final Planned Development, site plan, building design including the number of bedrooms shall be in substantial conformance to the conceptual plans proposed for the Preliminary Planned Development and those aspects specified in the Baseline Project Features as enacted pursuant to Municipal Code Chapter 41.01 (Citizens Right to Vote) and incorporate the | <p>General Plan Amendment was approved as part of Resolution No. 18-094 on June 12, 2018.</p> <p>The project has been designed in compliance with the baseline project features.</p> <p>The project has been designed in compliance with the MMRP.</p> <p>The FPD and design guidelines are in compliance with the preliminary PD.</p> | <p>Complies</p> <p>Complies</p> <p>Complies.</p> <p>Complies</p> |

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| <p>commitments made in the Development Agreement. If staff or the Planning Commission determines that the Final Planned Development standards, site plan, or building design differ substantially from those contained in this report, a modification the Preliminary Planned Development may be required.</p> | | |
| <p>As permitted by the General Plan, the City the approved density on any given parcel may differ from the otherwise-allowable densities in the General Plan designation, provided the overall density is consistent with the allowable density. Verification of compliance with General Plan density parameters shall be evaluated at the time of Final Planned Development.</p> | <p>Design guidelines for the community have been provided to the city with the FPD and Tentative Map.</p> | <p>Complies</p> |
| <p>5. Subsequent Project entitlements, including Final Planned Development and Tentative Map, shall be evaluated in light of General Plan Policy UD 1.1 to promote urban/community design which is human-scaled, comfortable, safe, and conducive to pedestrian use. Design Guidelines for private properties and public spaces shall be submitted for review and approval with the Final Planned Development and Tentative Map. Specific principles to be considered will include the following:</p> | <p>In addition to the Final Planned Development and the Tentative Subdivision Map No. 5180 (Phase 1&2) and Tentative Subdivision Map No. 5200 (Phase 3A, Cottages). Design guidelines have been provided to the City and city comments have been addressed.</p> | <p>Complies</p> |
| <ul style="list-style-type: none"> • Minimization of flag lots, to ensure opportunities for street trees and minimize potential conflicts for driving, parking, and trash collection; | <p>Some flag lots are included as part of the development, but they are minimized.</p> | <p>Complies</p> |
| <ul style="list-style-type: none"> • Provision of a landscaped buffer on non-primary sides of lots with more than one street frontage to support resident privacy and aesthetics for building sides and rears; | <p>Landscape buffers / greenways are provided throughout the development</p> | <p>Complies</p> |

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| <ul style="list-style-type: none"> • Discouragement of side-by-side two-car garages on lots less than fifty feet wide except for alley-loaded lots, so that they are subordinate in visual importance to the house itself, and the curb cuts and driveways do not become the dominant design feature; | <p>The design guidelines state that garages are encouraged to be off-set a minimum of 3 to 5 feet from primary front façade. A roof overhang or door inset is encouraged.</p> | <p>Complies</p> |
| <ul style="list-style-type: none"> • Limit fence height within ten feet of interior greenways, to encourage interaction and a feeling of openness; | <p>The fence along the rear lots of the custom homes will be open-view fencing. The fence for the greenway lots is anticipated to be closed vinyl fencing. Refer to the Design Guidelines and fencing layout exhibit for a visual reference of the greenway home fencing. The landscape area adjacent to the greenways is not fenced in. The fence for the cottages lots are anticipated to be closed vinyl fencing, except for the cottage lots that back up to the greenway, that fencing will be open view fencing to the greenway.</p> | <p>Complies</p> |
| <ul style="list-style-type: none"> • Utilization of City standards for roadway widths; and | <p>City standards for roadway widths are provided with the exception being the internal streets within the Cottages (refer to the cross-sections provided as part of the tentative subdivision map no. 5200).</p> | <p>Complies except of the internal streets within the Cottages.</p> |
| <ul style="list-style-type: none"> • Provision of internal paths at widths that accommodate various modes of pedestrian travel while keeping in mind the senior nature of the project. | <p>10 foot wide asphalt pedestrian paths are provided throughout the community (the greenways and north/south pedestrian paths) 12 foot wide asphalt pedestrian paths are provided along the ag buffer area and designed to create an intimate setting with the surrounding nature (northern and western perimeter of Bretton Woods along the rear of the custom lots). 12 foot wide concrete multi-use pathways with 2 foot shoulders (city standard) are provided along Covell Boulevard, along Spirit Street to the northeast corner of the dog park parcel and along Risling to the northeast corner of the specialized senior care site.</p> <p>The open space and habitat commission provided their</p> | <p>Complies</p> |

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| <p>6. Subsequent Project entitlements, including Final Planned Development and Tentative Map, shall be reviewed by the Open Space and Habitat Commission to obtain comment on the proposed design features related to habitat creation and plant palette prior to Planning Commission action.</p> <p>7. Final Planned Development and Tentative Map shall include air quality measures proposed by the Yolo-Solano Air Quality Management District, as appropriate and as applicable:</p> <ul style="list-style-type: none"> • Portable equipment over 50 horsepower must have either a valid District Permit to Operate (PTO) or a valid statewide Portable Equipment Registration Program (PERP) placard and sticker issued by CARB. • All heavy-duty on-road construction-related haul and delivery trucks with Gross Vehicle Weight Rating (GVWR) greater than 14,000 pounds should meet the requirements of the California Air Resources Board's On-Road Truck and Bus Regulation. This includes limiting idling time to 5 minutes or less during any one-hour period. • Installation of appropriate electrical infrastructure in residential garages to allow for installation of Level 2 or greater electric vehicle charging stations. • Shared-use Level 2 electric vehicle charging stations at community-use locations such as the University Retirement Center and the Activities and Wellness Center. | <p>recommendations at the meeting held on June 29, 2020 and applicant has collaborated with city staff since that meeting to refine the design and layout which is reflected in the current plans.</p> <p>These items are envisioned to be included as conditions of approval as appropriate to this entitlement application.</p> | <p>Completed. Meeting held on June 29, 2020.</p> <p>The project will comply. The FPD and Design Guidelines do include limited design requirements for minimum setbacks and height restrictions related to the development of the senior affordable apartments and the specialized senior care properties to establish the minimum design parameters necessary to inform the overall development of Bretton Woods.</p> |
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| <ul style="list-style-type: none"> • Provide convenient and secure bicycle parking for residents and visitors at locations such as the Senior Affordable Retirement Apartments, University Retirement Center and the Activities and Wellness Center. • To assist with bicycle safety within the project, include bicycle-dedicated left turn pockets, if feasible, on both east- and westbound Covell Boulevard and on northbound Shasta Drive, consistent with Southbound Risling Court. • Include signage at signalized right turns that reminds motorists to yield/stop on red lights for pedestrians and bicyclists that are crossing the intersection. • If feasible, narrow the southbound motor vehicle left turn pocket on John Jones Road to allow to a wider shared use northbound travel lane near the intersection on John Jones Road. This may also allow for a dedicated bicycle left turn pocket on east-bound Covell Boulevard. • Include a green bike box and crosswalk on the east side of John Jones Road and Covell Boulevard. This would allow for bicycle left/northbound box turns and may help reduce the need for multiple bike/pedestrian crossings of this intersection. • Since land surrounding the project is located within the City of Davis Sphere of Influence, there is the potential for new urban development to eventually be approved along the project's west north, and/or eastern boundaries in the future. To ensure that there will be connectivity between the project and future development, the City should attempt to secure easements or right-of-ways as necessary to allow for future streets and/or multi-modal connections to potential future development adjacent to the project. | <p>Based on the geometric design there is inadequate right-of-way to provide a dedicated left turn pocket for bicycles. The geometrics have been prepared in collaboration with the department of public works.</p> <p>We envision the signage for pedestrians/bicyclists for right turns on red lights will be a condition of approval.</p> <p>Left turn pocket will be narrowed to city standard. A dedicated bicycle left turn pocket is however not feasible.</p> <p>Installation of the green bike box will be installed if recommended by BTSCC. A cross-walk is not recommended for the east side as it prohibits left turns from John Jones, so the cross-walk will not be accommodated. Northbound traffic has a separate bike phase to cross the intersection.</p> | <p>Complies. The feasibility was evaluated, however was determined to not be feasible based on the geometrics prepared in conjunction with the department of public works.</p> <p>The project will comply.</p> <p>Complies.</p> <p>Complies. The design has been prepared in collaboration with the public works department in which a cross-walk for the east side of John Jones and Covell Boulevard was not recommended.</p> |
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| <p>8. The Tentative Map shall require purple pipe for potential non-potable irrigation of the ag buffer, central spine, and greenways. Incorporation of features to divert and utilize graywater are encouraged, to the satisfaction of the Director of Community Development and Sustainability.</p> | <p>A well is anticipated to be utilized for irrigation use. The irrigation will be designed and installed as purple pipe.</p> | <p>Complies.</p> |
| <p>9. Subsequent Project entitlements for that portion of the property identified on the Baseline Project Features map as "Specialized Senior Care," including Final Planned Development and Tentative Map, shall be reviewed by the Senior Citizen Commission prior to a final action by the decision-making body. If the proposed use on the site is related to, or an extension of, a neighboring senior use, the Senior Citizen Commission shall evaluate the proposal's impact on the health, safety, and welfare of the current residents of that neighboring facility.</p> | <p>The specialized senior project will go to the senior citizen commission prior to final action by the decision making body. The FPD and Design Guidelines do include limited design requirements for minimum setbacks and height restrictions related to the development of these properties as necessary to establish the design parameters necessary for the overall development of Bretton Woods.</p> | <p>The project will comply.</p> |