

RESOLUTION NO. 23-166, SERIES 2023

RESOLUTION TO AMEND THE CITY OF DAVIS GENERAL PLAN LAND USE MAP TO REDESIGNATE THE FOLLOWING PARCELS TO “MIXED USE” TO IMPLEMENT THE 2021 – 2029 DAVIS GENERAL PLAN HOUSING ELEMENT, AS FOLLOWS:

- 1) 2932 SPAFFORD STREET (APN: 071-403-002) COMPRISING APPROXIMATELY 1.51 ACRES FROM “BUSINESS PARK” TO “MIXED USE”; AND**
- 2) 1021 OLIVE DRIVE (APN: 070-260-022) COMPRISING APPROXIMATELY 1.09 ACRES FROM “GATEWAY OLIVE DRIVE SPECIFIC PLAN COMMERCIAL SERVICE” TO “MIXED USE”; AND**
- 3) 4600 FERMI PLACE (APN: 071-425-001) COMPRISING APPROXIMATELY 6.98 ACRES FROM “OFFICE” TO “MIXED USE”; AND**
- 4) 1616 DA VINCI COURT (APN: 069-060-024) COMPRISING APPROXIMATELY 2.06 ACRES FROM “BUSINESS PARK” TO “MIXED USE”**

WHEREAS, on August 31, 2021, the City Council approved Resolution 21-128 adopting the 2021-2029 Housing Element (Version 1) and approved Resolution 23-008 on January 1, 2023 adopting the updated 2021-2029 Housing Element (Version 2); and

WHEREAS, the City of Davis has made further updates in response to comments from the State Department of Housing and Community Development and has prepared an updated 2021-2029 Housing Element (Version 3); and

WHEREAS, the approved and updated 2021-2029 Housing Elements evaluated the City’s current and future housing conditions and identified a sufficient number of suitable sites that can feasibly accommodate high density residential development and included the subject sites; and

WHEREAS, in order to meet the City’s Regional Housing Needs Allocation (RHNA) obligations, it is necessary to amend the general plan designations to allow high density housing sites at the subject sites; and

WHEREAS, the Mixed Use land use category is intended to provide opportunities for multi-story, mixed use development that integrates nonresidential retail, office, research uses with higher density multifamily residential uses, but allows the residential and non-residential uses alone or combined on the site; and

WHEREAS, the Mixed Use land use category specifies that the specific types, maximum amounts and densities of the allowable uses shall be established in the site’s zoning regulations and are anticipated to be a Planned Development district or equivalent zone; and

WHEREAS, the subject sites are suitable for mixed uses and are located at infill sites on or near arterial streets with adequate access and services available and access to bicycle and transit facilities, and would be compatible with surrounding uses; and

WHEREAS, this amendment to the General Plan Land Use Map to redesignate the subject parcels as Mixed Use allows development of both residential and non-residential uses consistent with General Plan goals and policies promoting infill housing and commercial uses, discouraging urban sprawl, and supporting alternative transportation and the reduction of greenhouse gas emissions; and

WHEREAS, this amendment to the General Plan to redesignate the subject parcels as Mixed Use enables developments consistent with smart-growth principles promoted in the Sacramento Area Regional Council of Governments (SACOG) Blueprint program to bring a mix of uses near each other to create active, vital neighborhoods; provide for residential development that would conserve energy, reduce carbon footprint, and promote alternative transportation use; reduces the number of vehicle miles travelled, also reducing the emission of greenhouse gases and other pollutants; and promotes infill development and densification rather than development on the city periphery; and

WHEREAS, this amendment to the General Plan will not adversely impact the general welfare of residents or businesses within the area and the intended uses will serve the public need and convenience, as it will facilitate necessary residential development in the community while also allowing and supporting non-residential uses; and

WHEREAS, the City has prepared Negative Declaration #03-22 (SCH: 2023100491) in accordance with the California Environmental Quality Act, which evaluated the potential environmental impacts of the City's updated 2021-2029 Housing Element (Version 3) and the rezone of housing sites (including the related general plan amendments and rezones) and determined that the project will not result in a significant effect on the environment and that no further environmental review is required; and

WHEREAS, on November 8, 2023, the Planning Commission held a duly noticed public hearing to receive comments and consider the amendment to the General Plan, and following such hearing, based on oral testimony and documentary evidence reviewed during the public hearing, voted to recommend that the City Council adopt the amendment to the General Plan; and

WHEREAS, on December 5, 2023, the City Council held a duly noticed public hearing to receive comments and consider the amendment of the General Plan and based on oral testimony and documentary evidence reviewed during the public hearing, determined that the Negative Declaration #03-22 (SCH: 2023100491) completed for the project was prepared in accordance with CEQA, adequately evaluated the potential environmental impacts of the project concluding the project would have no significant adverse environmental impact, that the appropriate findings were made, and that no further environmental review is required.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Davis does hereby amend that the General Plan Land Use Map to redesignate the land use for the subject properties, as follows:

- 1) 2932 Spafford Street (APN: 071-403-002) comprising approximately 1.51 acres from "Business Park" to "Mixed Use", as shown in Exhibit A; and
- 2) 1021 Olive Drive (APN: 070-260-022) comprising approximately 1.09 acres from "Gateway Olive Drive Specific Plan Commercial Service" to "Mixed Use", as shown in Exhibit B; and
- 3) 4600 Fermi Place (APN: 071-425-001) comprising approximately 6.98 acres from "Office" to "Mixed Use", as shown in Exhibit C; and
- 4) 1616 Da Vinci Court (APN: 069-060-024) comprising approximately 2.06 acres from "Business Park" to "Mixed Use", as shown in Exhibit D.

PASSED AND ADOPTED by the City Council of the City of Davis on this 5th day of December, 2023, by the following vote.

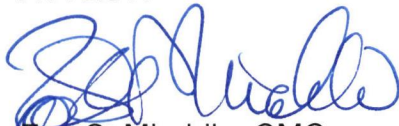
AYES: Chapman, Neville, Partida, Vaitla, Arnold

NOES: None



Will Arnold
Mayor

ATTEST:



Zoe S. Mirabile, CMC
City Clerk

EXHIBIT A
General Plan Map Amendment

2932 Spafford Street (APN: 071-403-002)
Approximately 1.51 acres” to “Mixed Use”

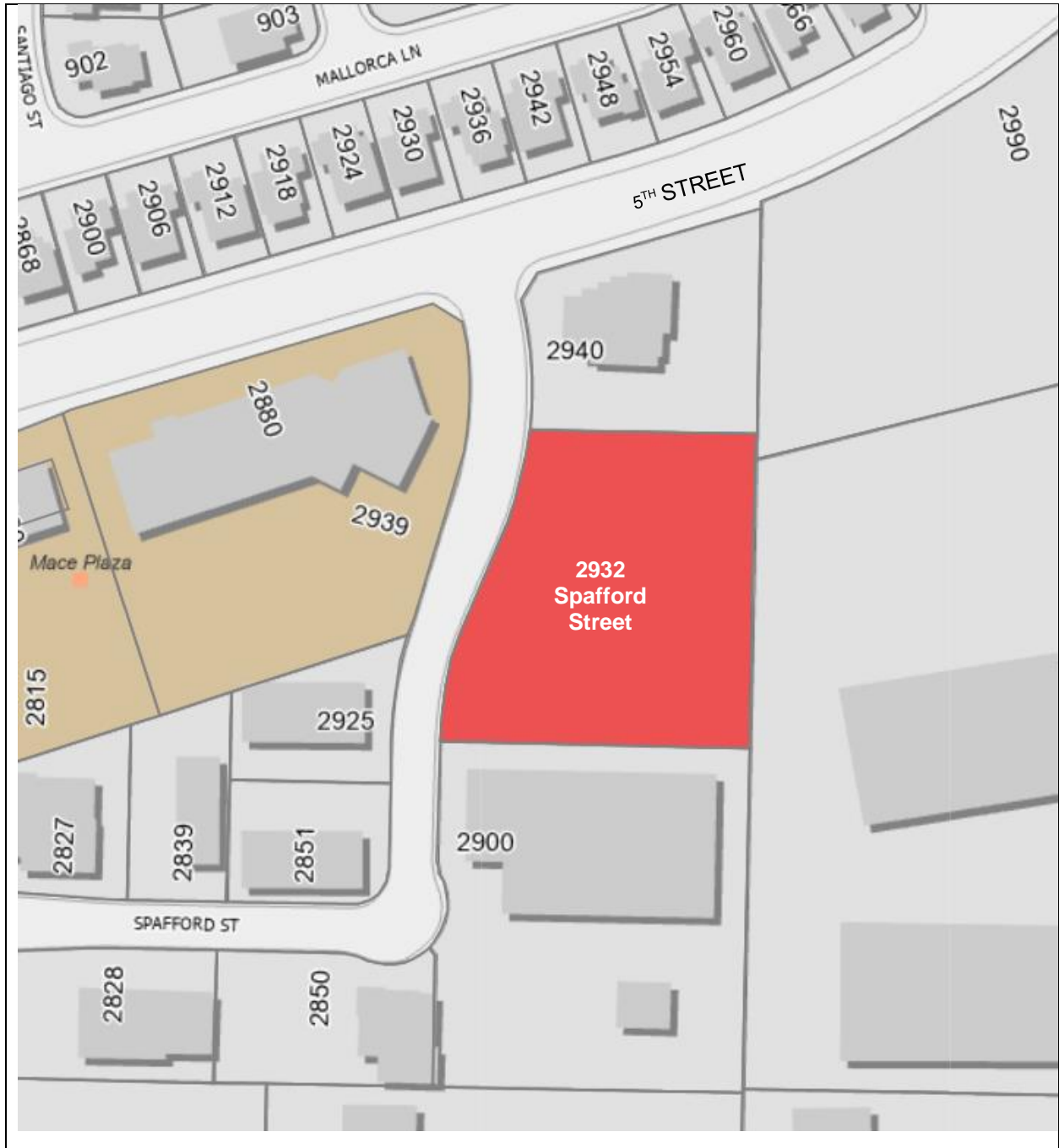


EXHIBIT B
General Plan Map Amendment

1021 Olive Drive (APN: 070-260-022)
Approximately 1.09 acres to "Mixed Use"

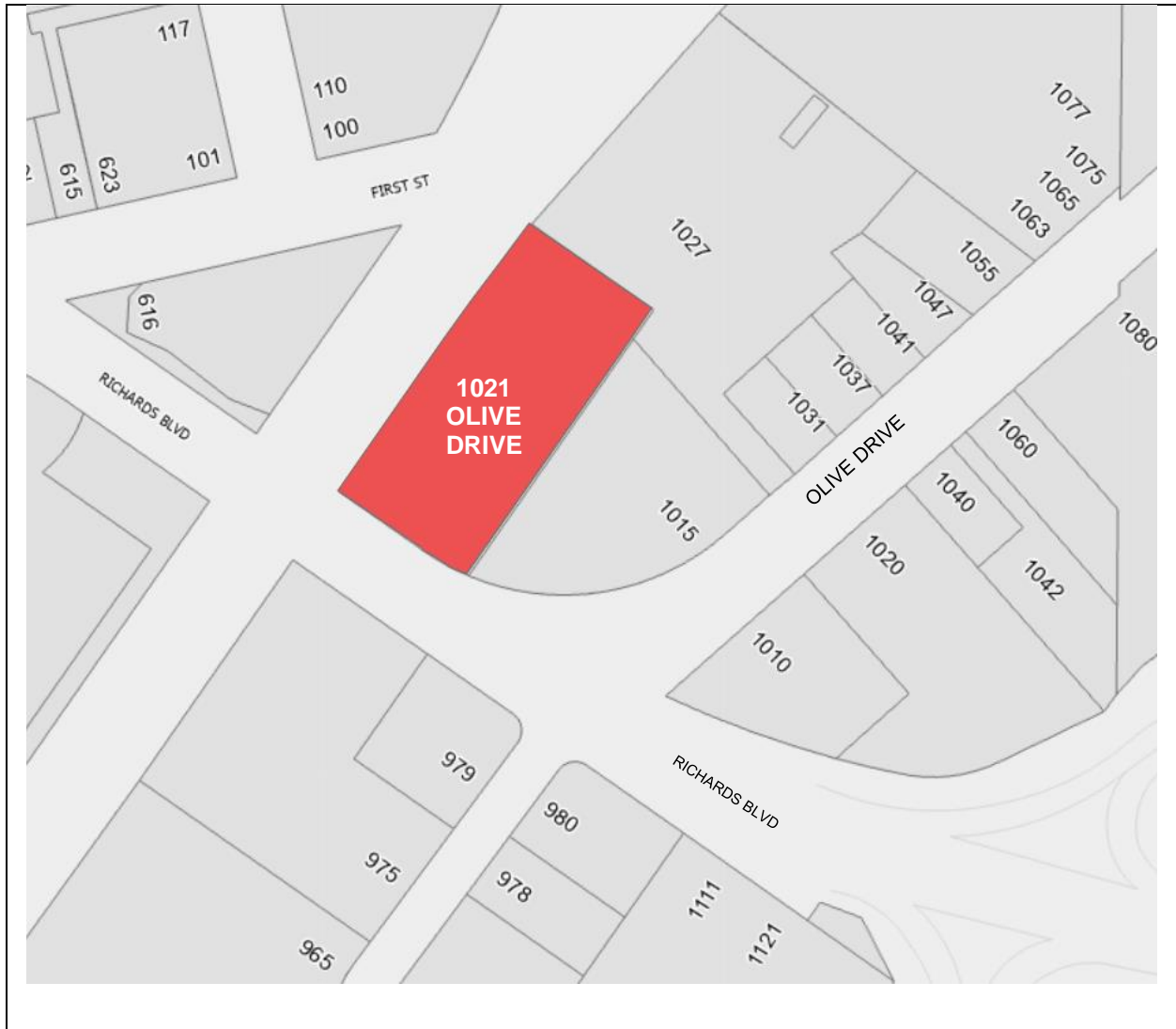


EXHIBIT C
General Plan Map Amendment

4600 Fermi Place (APN: 071-425-001)
Approximately 6.98 acres to "Mixed Use"



EXHIBIT D General Plan Map Amendment

**1616 Da Vinci Court (APN: 069-060-024)
Approximately 2.06 acres to "Mixed Use"**

