

RESOLUTION NO. 23-167, SERIES 2023

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

- 1) 1100 KENNEDY PLACE (APN: 704-300-020) COMPRISING APPROXIMATELY 1.01 ACRES FROM “RESIDENTIAL LOW DENSITY” TO “RESIDENTIAL HIGH DENSITY”; AND
- 2) 3500 CHILES ROAD (APN: 069-530-024) COMPRISING APPROXIMATELY 14.56 ACRES FROM “BUSINESS PARK” TO “RESIDENTIAL HIGH DENSITY” FOR APPROXIMATELY 10.00 ACRES AND “RESIDENTIAL MEDIUM HIGH DENSITY” FOR APPROXIMATELY 4.56 ACRES; AND
- 3) 3425 CHILES ROAD (APN: 069-530-025) COMPRISING APPROXIMATELY 1.04 ACRES FROM “BUSINESS PARK” TO “RESIDENTIAL HIGH DENSITY”; AND
- 4) 3015 COWELL BOULEVARD (APN: 069-530-007) COMPRISING APPROXIMATELY 1.1 ACRES FROM “BUSINESS PARK” TO “RESIDENTIAL HIGH DENSITY”; AND
- 5) 2740 COWELL BOULEVARD (APN: 069-530-029) COMPRISING APPROXIMATELY 2.47 ACRES FROM “GENERAL COMMERCIAL” TO “RESIDENTIAL HIGH DENSITY”; AND
- 6) 4920 CHILES ROAD (APN: 068-010-009) COMPRISING APPROXIMATELY 1.0 ACRE FROM “GENERAL COMMERCIAL” TO “RESIDENTIAL HIGH DENSITY”; AND
- 7) 526 B STREET (APN: 070-017-001) COMPRISING APPROXIMATELY 2.2 ACRES FROM “PUBLIC/SEMI-PUBLIC” TO “RESIDENTIAL MEDIUM HIGH DENSITY”

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 land use designations to allow high density housing on the subject sites; and

WHEREAS, the subject sites are suitable for high density residential 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 would redesignate the subject sites for residential uses to Residential High Density at densities between 24.00 to 48.00 units per net acre (without a density bonus) and/or Residential Medium High Density at densities between 13.45 to 23.99 units per net acre (without a density bonus) in order to provide the necessary housing sites consistent with the 2021-2029 Housing Element and to meet the City of Davis Regional Housing Needs Allocation; and

WHEREAS, this amendment to the General Plan to redesignate the subject parcels to Residential High Density enables developments consistent with General Plan policies promoting a variety of housing, including affordable housing, and is 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; reduce the number of vehicle miles travelled, also reducing the emission of greenhouse gases and other pollutants; and promote 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; 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 that the City Council of the City of Davis does hereby amend the City of Davis General Plan Land Use Map to redesignate the land use for the subject properties, as follows:

- 1) 1100 Kennedy Place (APN: 704-300-020) comprising approximately 1.1 acres from "Residential Low Density" to "Residential High Density", as shown in Exhibit A; and
- 2) 3500 Chiles Road (APN: 069-530-024) comprising approximately 14.56 acres from "Business Park" to "Residential High Density" for approximately 10.00 acres and "Residential Medium High Density" for approximately 4.56 acres, as shown in Exhibit B; and
- 3) 3425 Chiles Road (APN: 069-530-025) comprising approximately 1.04 acres from "General Commercial" to "Residential High Density", as shown in Exhibit C; and
- 4) 3015 Cowell Boulevard (APN: 069-530-007) comprising approximately 1.1 acres from "Business Park" to "Residential High Density", as shown in Exhibit D; and
- 5) 2740 Cowell Boulevard (APN: 069-530-029) comprising approximately 2.47 acres from "General Commercial" to "Residential High Density", as shown in Exhibit E; and
- 6) 4920 Chiles Road (APN: 068-010-009) comprising approximately 1.0 acre from "General Commercial" to "Residential High Density", as shown in Exhibit F; and
- 7) 526 B Street (APN: 070-017-001) comprising approximately 2.2 acres from "Public/Semi-Public" to "Residential Medium High Density", as shown in Exhibit G.

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, Arnold

NOES: Vaitla



Will Arnold
Mayor

ATTEST:



Zoe S. Mirabile, CMC
City Clerk

EXHIBIT A
General Plan Map Amendment

1100 Kennedy Place (APN: 704-300-020)
Approximately 1.1 acres to "Residential High Density"

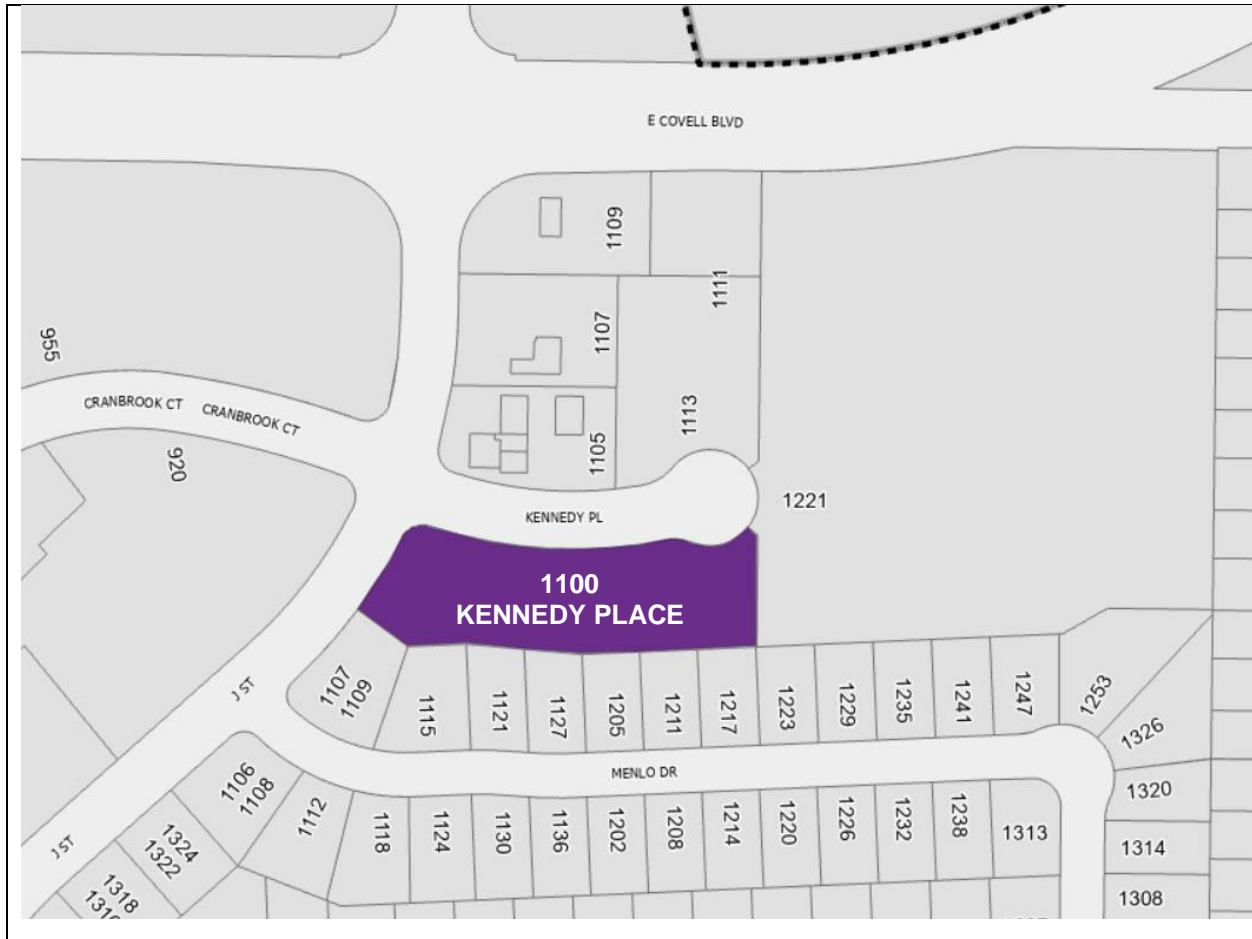


EXHIBIT B General Plan Map Amendment

3500 Chiles Road (APN: 069-530-024)
Approximately 10.00 acres to “Residential High Density” and
Approximately 4.56 acres to “Residential Medium High Density”

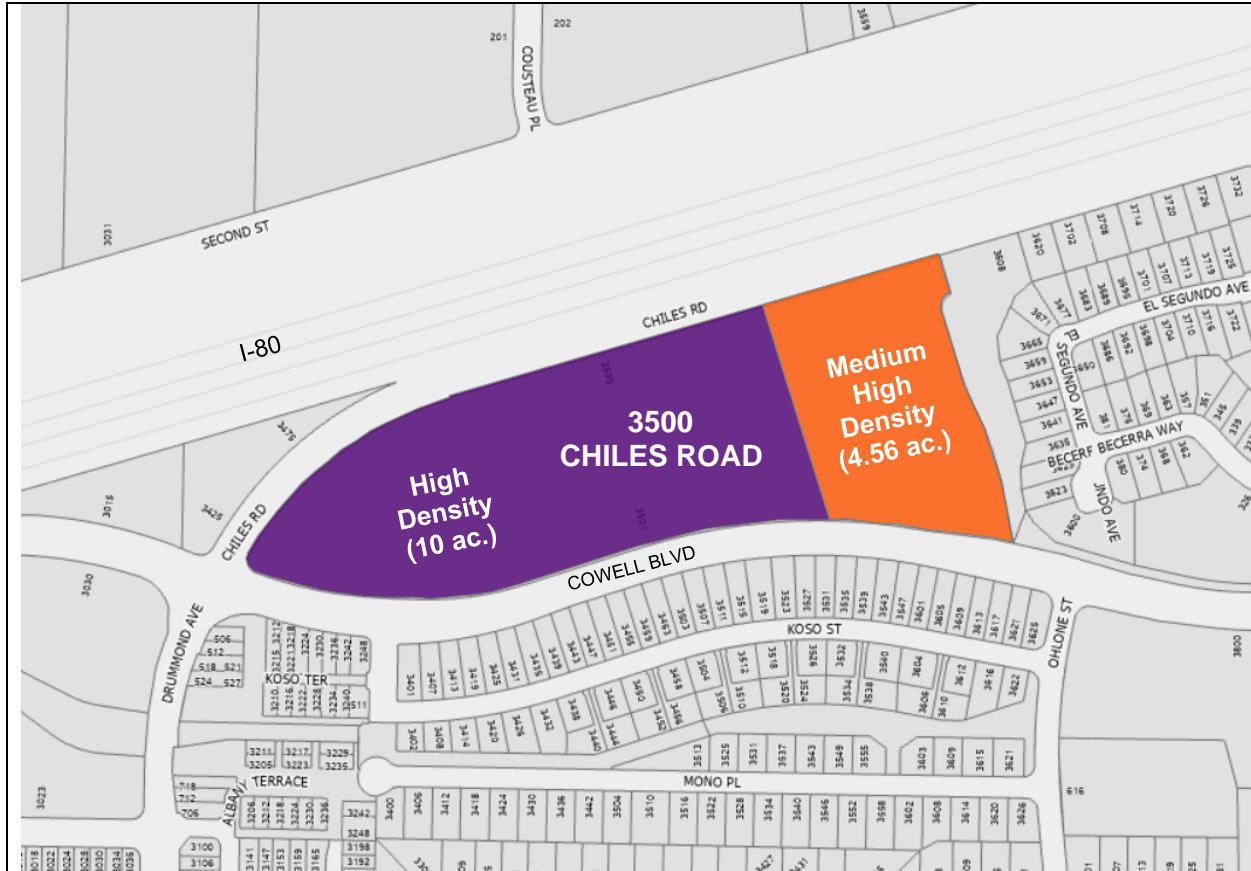


EXHIBIT C General Plan Map Amendment

**3425 Chiles Road (APN: 069-530-025)
Approximately 1.04 acres to "Residential High Density"**

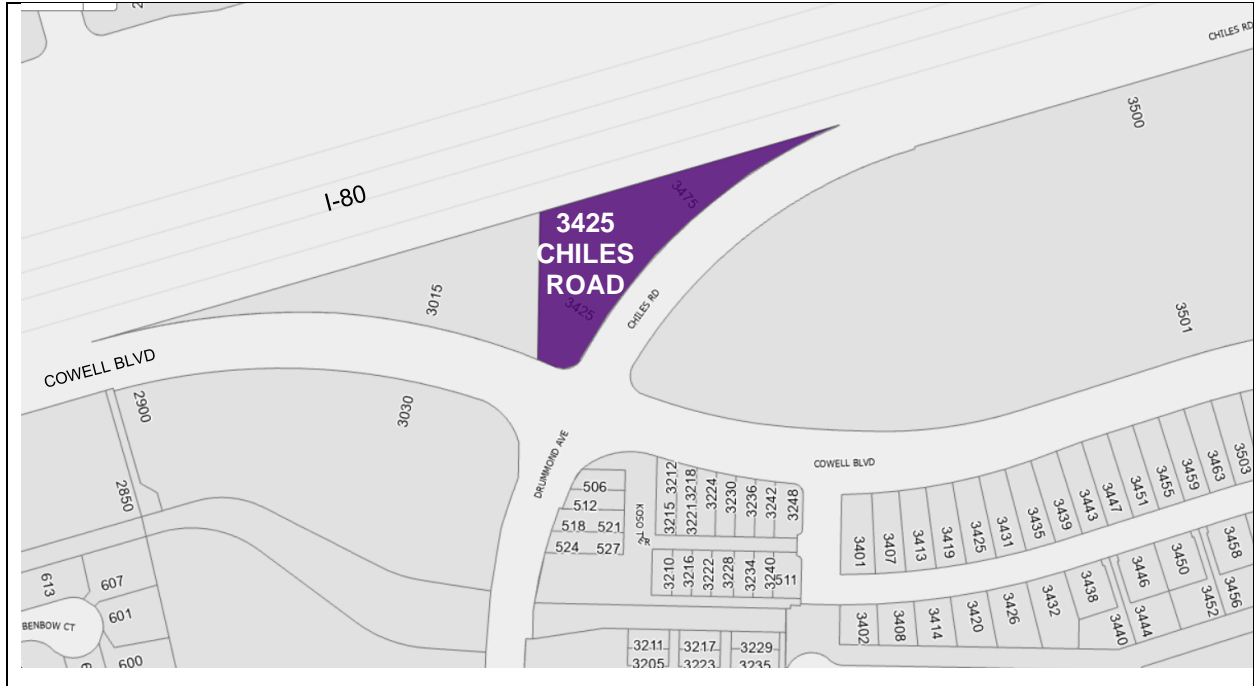


EXHIBIT D General Plan Map Amendment

**3015 Cowell Boulevard (APN: 069-530-007)
Approximately 1.1 acres to "Residential High Density"**

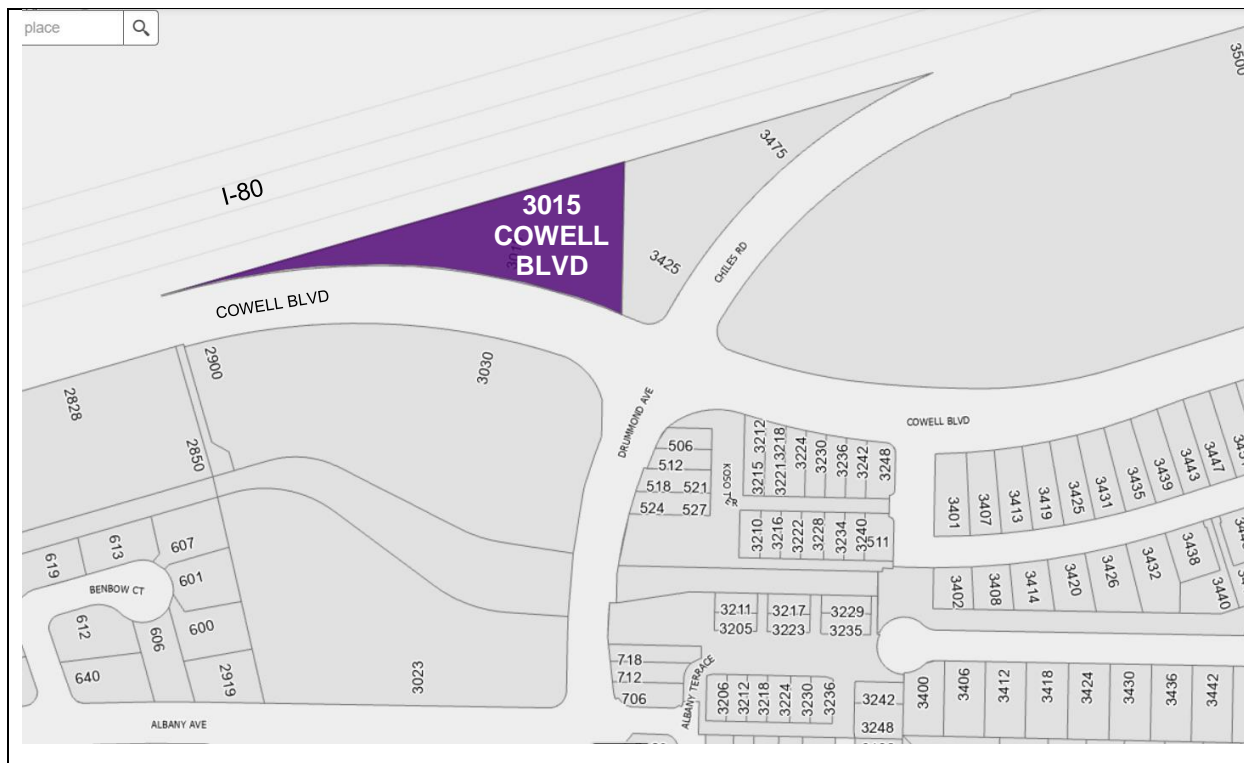


EXHIBIT E

General Plan Map Amendment

2740 Cowell Boulevard (APN: 069-530-029)
Approximately 2.47 acres to “Residential High Density”

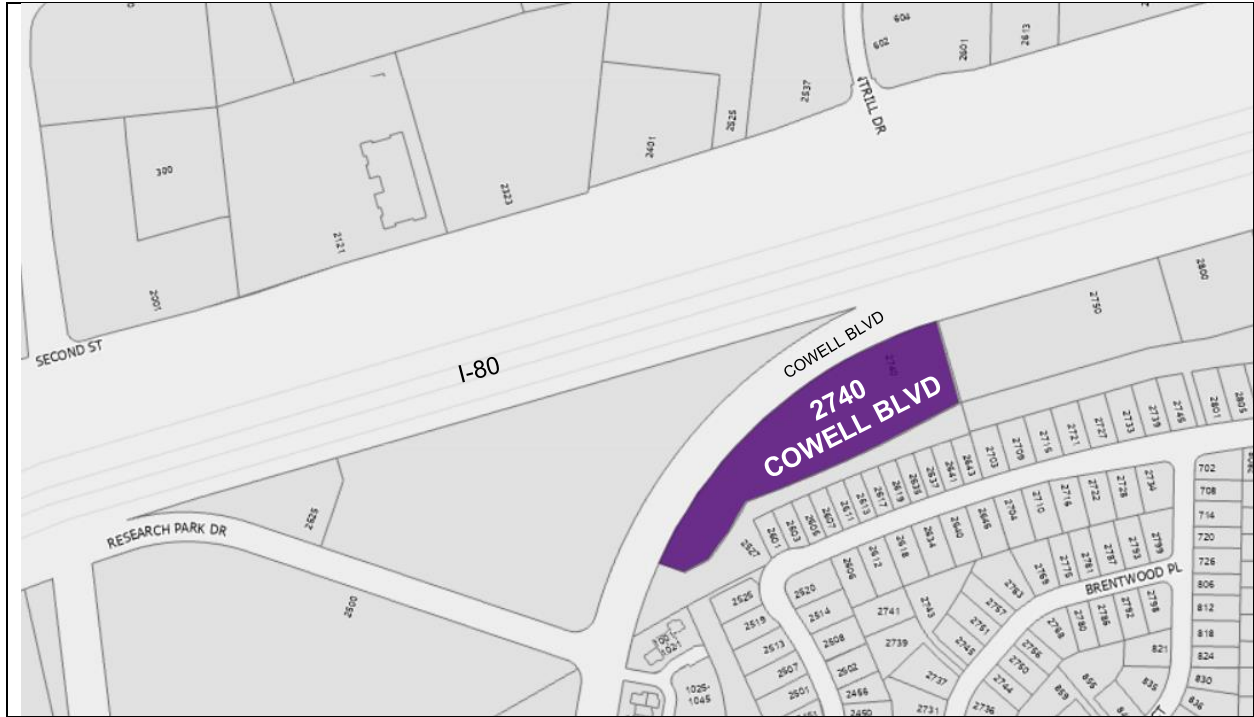


EXHIBIT F

General Plan Map Amendment

4920 Chiles Road (APN: 068-010-009)
Approximately 1.0 acre to “Residential High Density”

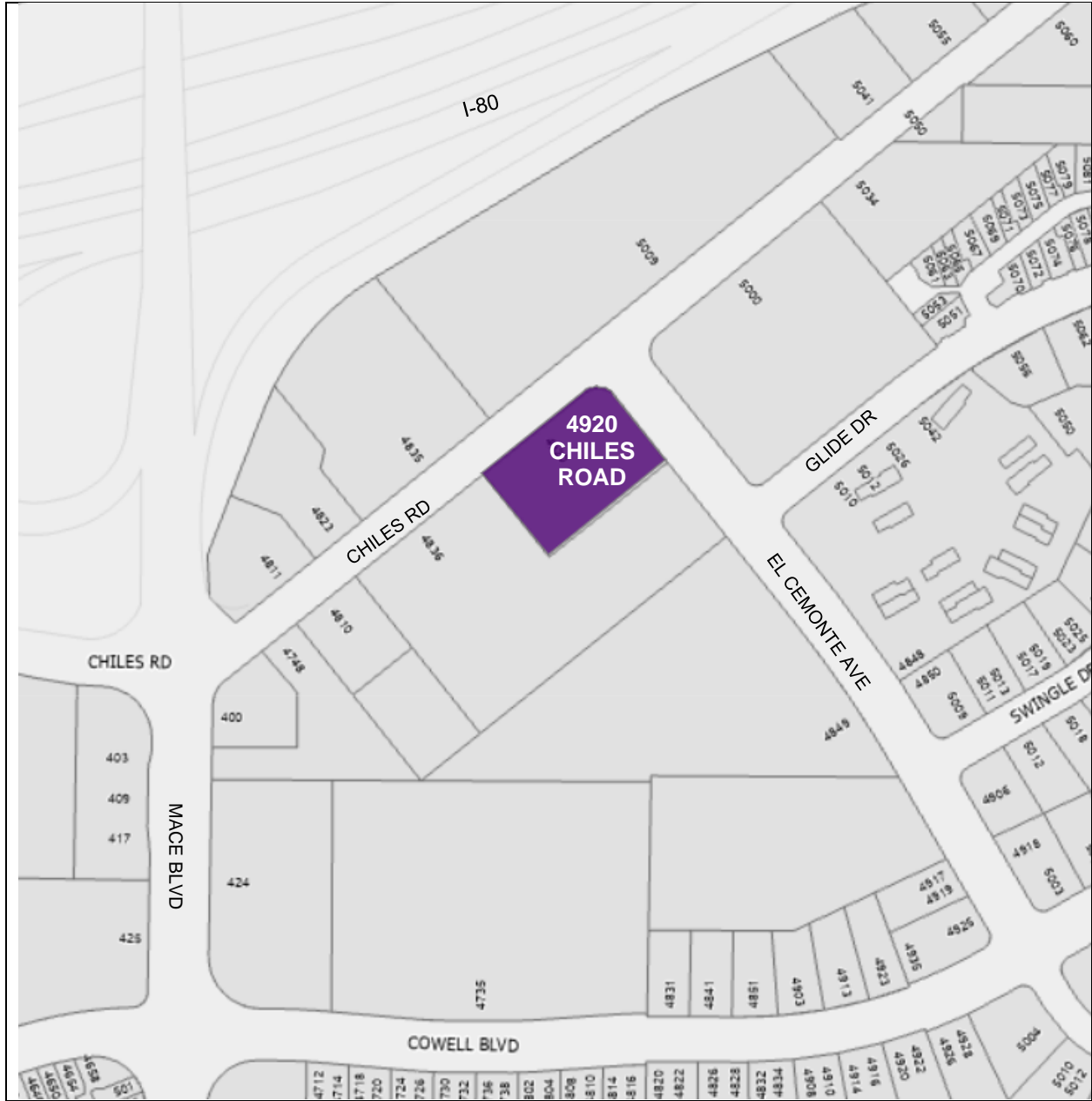


EXHIBIT G
General Plan Map Amendment

526 B Street (APN: 070-017-001)
Approximately 2.2 acres to “Residential Medium High Density”

