

**RESOLUTION NO. 18-159, SERIES 2018**

**RESOLUTION OF INTENT TO AMEND THE CITY OF DAVIS GENERAL PLAN LAND USE ELEMENT REGARDING ALLOWABLE USES AND DENSITIES; AND TO AMEND THE CITY OF DAVIS GENERAL PLAN LAND USE MAP TO REDESIGNATE THE PARCEL LOCATED AT 525 OXFORD CIRCLE (APN #034-252-12), FROM EXISTING RESIDENTIAL HIGH DENSITY TO THE NEW RESIDENTIAL VERY HIGH DENSITY CATEGORY**

WHEREAS, the Davis General Plan contains several goals and policies expressing a desire to encourage infill development and discourage urban sprawl; and

WHEREAS, amending the General Plan Section, Residential "Allowable Uses and Densities" to provide a higher density land use designation and increasing the range of allowable densities in the land use element will provide the City with an additional tool to encourage higher density residential infill development in locations deemed suitable; and

WHEREAS, a General Plan Amendment shall be required on any existing parcel for a density change to the new "Residential Very High Density" category; and

WHEREAS, the General Plan Amendment is appropriate in that it is compatible and consistent with existing infill development policies in the General Plan; and

WHEREAS, the General Plan Amendment will not adversely impact the general welfare; and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 23, 2018, to receive comments and consider amendments to the General Plan and voted to not recommend adoption of the amendment based on the fact that they did not concur the project was Statutorily Exempt from CEQA pursuant to PRC Section 21155.1; and

WHEREAS, the Planning Commission voted on June 13, 2018 to reconsider its May 23, 2018 action and held a duly noticed public hearing on July 25, 2018, to receive comments and consider amendments to the General Plan; and

WHEREAS, the Planning Commission on July 25, 2018, based on oral testimony and documentary evidence reviewed during the public hearing, determined that the project is an infill project that qualifies for a Statutory Exemption from CEQA pursuant to PRC Section 21094.5 and that the project is a transit priority project that qualifies for a Statutory Exemption from CEQA pursuant to PRC Section 21155.1; and

WHEREAS, on July 25, 2018, the Planning Commission voted to recommend City Council adoption of the amendment; and

WHEREAS, the City Council held a duly noticed public hearing on August 28, 2018, and based on oral testimony and documentary evidence reviewed during the public hearing, determined that the project is an infill project that qualifies for a Statutory Exemption from CEQA pursuant to PRC Section 21094.5 and also that the project is a sustainable communities project and qualifies for a Statutory Exemption from CEQA pursuant to PRC Section 21155.1; and

WHEREAS, the parcel described above consisting of 1.045 acres is designated "Residential Medium Density"; and

WHEREAS, the proposed General Plan amendment would allow for very high density residential uses; and

WHEREAS, amending the General Plan land use designation of the parcel designated "Residential Medium Density" to the new "Residential Very High Density" range of 50.00-70.00 units per gross acre enables a development that reflects General Plan policies promoting a broad range of housing types, configurations and densities; is consistent with smart-growth principles to bring a mix of uses near each other to create active, vital neighborhoods; provides affordable housing close to UC Davis; reduces the number of vehicle miles travelled (VMT), also reducing the emission of greenhouse gases and other pollutants; promotes infill development and densification rather than suburban sprawl along the periphery of the City, and is consistent with the smart-growth principles promoted in the Sacramento Area Regional Council of Governments (SACOG) Blueprint program and Sustainable Communities Strategy; and

WHEREAS, the City Council approves the amendment of the General Plan based on the following findings, as well as the General Findings for Project Approval (Attachment #1 to staff report):

1. The General Plan Amendment will allow for the development of very high density residential uses.
2. The General Plan Amendment will not adversely impact the general welfare of residents or businesses within the area.
3. The proposed project will provide for an integrated living environment and creative relationship with adjacent uses that include University-owned housing and the UC Davis campus, apartments, and commercial. It will allow for and encourage architectural variation while maintaining the residential character within the area.
4. The location of the increased density is appropriate due to its proximity to the UC Davis campus and supporting commercial services. Although, higher in density than the existing properties in the area, the proposed residential development is compatible with the existing neighborhood and will not have significant adverse effect on surrounding properties.
5. The project is Statutorily Exempt for CEQA pursuant to PRC Section 21094.5 and PRC 21155.1.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Davis does hereby declare its intent to redesignate the land use of the project site from Residential Medium Density to Residential Very High Density as shown in Exhibit A, attached hereto, and its intent to amend the General Plan Land Use Element to create a Residential Very High Density designation as follows:

SECTION 1. General Plan Land Use Element Text Amendment.

The General Plan of the City of Davis, Section IV: Community Form, Chapter 1: Land Use and Growth Management, is hereby amended as follows (deletions are in ~~strikeout~~, additions are underlined):

A. Residential

Intent: This category is intended to allow for residential development emphasizing compact clustered development in new areas and infill in existing neighborhoods, together with a mixture of local-serving retail and institutional uses, to meet housing demands, reduce pressure for peripheral growth and facilitate transit and bicycle/pedestrian travel.

Allowable Uses and Densities:

1. A mix of all types of housing, including single-family, mobile homes, split lots, and multi-family units. Allowed gross densities shall be as follows:
  - Low Density: 3.00 to 5.99 units per gross acre.
  - Medium Density: 6.00 to 13.99 units per gross acre.
  - Medium High Density: 14.00 to 24.99 units per gross acre.
  - High Density: 25.00 to ~~50.00~~ 49.99 units per gross acre.
  - Very High Density: 50.00 to 70.00 units per gross acre.
  - The maximum allowable "pre-bonus" gross densities would be 4.79 units per gross acre in the low density category; 11.20 in the medium density category, 19.99 in the medium high density category, ~~and 40.00~~ 39.99 in the high density category, and 56.00 in the very high density category.
  - The maximum allowable "post-bonus" gross densities would be 5.99 in the low-density category, 13.99 in the medium density category, 24.99 in the medium high density category, and ~~50.00~~ 49.99 in the high density category, and 70.00 in the very high density category (assuming a 25% density bonus).

The maximum allowable "post-bonus" gross density would apply to a project that is exempt from providing affordable housing.
  - The minimum "pre-bonus" gross density would be 2.40 units per gross acre in the low-density category. The minimum "post-bonus" gross density would be 3.00 units per gross acre in the low-density category.

Intent of "High Density" and "Very High Density" ~~category~~ categories. Projects in ~~this category~~ these categories are intended to implement the "Smart Growth Principles" promoted in the Sacramento Area Regional

Council of Governments (SACOG) Blueprint program including but not limited to compact development for efficiency of land usage and infrastructure; contribution to the avoidance of sprawl; and reduction of vehicle miles travelled. The projects provide for needed market-rate and affordable housing, and alleviate the pressure for rental housing in established low density residential neighborhoods.

The projects would typically be characterized by:

- Location: The site location encourages walking, biking and public transit use, and the reduction of auto trips. The location is characterized by being: near transit routes and bicycle facilities; near community facilities and services, near shopping, employment centers, parks and greenbelts; and separated or adequately buffered from low density residential uses.
- Quality site and architectural design. The site and architectural design contributes to the attractiveness of living in a compact development and facilitates the ease of walking and biking to work or neighborhood services. The design fosters a sense of community and place, interaction among residents, and the development of smaller communities within a larger project. Building considerations include: heights that accommodate the higher density while providing adequate setbacks from property lines; appropriate massing across a site in the placement of individual buildings and structures, and where necessitated by sensitivities to adjoining uses providing for “stepping” of building heights throughout of upper floors. Parking may be provided with surface parking, below grade, in structures or a combination thereof. Usable open space meets or exceeds normal standards for a residential high density project.

The very high density designation is restricted to properties on the north side of Russell Boulevard, between State Highway 113 and Sycamore Lane. Application of this designation requires a general plan amendment to apply it to the parcel.

Table of Minimum and Maximum Densities

		Gross	Net**
Low Density	Without density bonus	2.40 - 4.79	2.88 - 5.75
	With density bonus*	3.00 - 5.99	3.60 - 7.19
Medium Density	Without density bonus	4.80 - 11.20	5.76 - 13.44
	With density bonus*	6.00 - 13.99	7.20 - 16.79
Medium High Density	Without density bonus	11.21 - 19.99	13.45 - 23.99
	With density bonus*	14.00 - 24.99	16.80 - 29.99
High Density	Without density bonus	20.00 - <del>40.00</del> <u>39.99</u>	24.00 - 48.00
	With density bonus*	25.00 - <del>50.00</del> <u>49.99</u>	30.00 - <del>60.00</del> <u>59.99</u>
Very High Density	<u>Without density bonus</u>	<u>40.00 - 56.00</u>	<u>48.00 - 67.20</u>
	<u>With density bonus*</u>	<u>50.00 - 70.00</u>	<u>60.00 - 84.00</u>

## Notes:

- a. With density bonus \* is assumed to be 125% of without density bonus for the purpose of this table.  
Net density\*\* is assumed to be 120% of gross density for the purpose of this table.
- b. Some of the non-residential land use categories (that is, Neighborhood Retail, Business Park, and Office) allow limited residential uses to the extent that the residential uses do not conflict with the primary use of the area. The residential component in a mixed use project in one of these land use categories is limited to an additional 15% floor area ratio (in addition to the 50% allowable floor area ratio in these land use categories).
- c. The allowable residential densities in the Core Area shall be retained as stated in the Core Area Specific Plan.
- d. See the separate General Plan policy interpretation document titled "Residential Density Yields and Neighborhood Greenbelts."
- e. Through a specific plan or Planned Development, the City may approve developments with densities on any given parcel that are lower than the otherwise allowable minimum or higher than the otherwise-allowable maximum density for a given area, provided the overall density is consistent with the allowable density.

SECTION 2. General Plan Land Use Map Amendment.

The General Plan Land Use Map of the City of Davis, is hereby amended to redesignate the land use of the subject property from "Residential Medium Density" to new "Residential Very High Density" category, as shown in Exhibit A, attached hereto.

PASSED AND ADOPTED by the City Council of the City of Davis on this 28th day of August, 2018, by the following vote:

AYES: Arnold, Carson, Frerichs, Partida, Lee

NOES: None



Brett Lee  
Mayor

ATTEST:



Zoe S. Mirabile, CMC  
City Clerk

**EXHIBIT A**  
525 Oxford Circle  
APN 036-252-12

