

RESOLUTION NO. 20-126, SERIES 2020

RESOLUTION OF THE CITY OF DAVIS APPORTIONING USE OF THE ROADWAY IMPACT FEES, PARK FEES, AND COMMUNITY ENHANCEMENT FUNDS FROM THE UNIVERSITY COMMONS PROJECT WITHIN THE PROJECT VICINITY AND FOR CERTAIN IMPROVEMENTS

WHEREAS, the City of Davis received an application for planning entitlements for the University Commons Mixed Use Redevelopment Project to redevelop an existing shopping center located at 737-885 Russell Boulevard (APN 034-253-007) as a new multi-story, vertical mixed use development consisting of up to 136,800 square feet of new retail space, 13,200 square feet of existing retail to remain, up to 4 floors of residential uses above the retail with up to 894 beds composed of 622 bedrooms and 264 units, and a parking structure; and

WHEREAS, the project requires planning entitlements for a General Plan Amendment, a Rezone, Demolition, and also includes a Development Agreement with requirements addressing project timing, funding, and fees, and included preparation of an Environmental Impact Report (SCH: 2018112044), which adequately evaluated the potential environmental impacts of the project; and

WHEREAS, the City Council held a duly noticed public hearing on July 21, 2020 and August 18, 2020 to receive comments, review all the information pertaining to the project, including the Planning Commission hearing minutes or comments, reports, and all evidence received by the Planning Commission, consider the project, and based on oral testimony and documentary evidence reviewed during the public hearing, the City Council voted 3 to 2 to certify the EIR and approve the project with revisions and with updated approval documents on consent at a subsequent meeting; and

WHEREAS, on August 18, 2020 the City Council further determined that the nearby area should be assured of receiving certain benefits from the project and voted 5 to 0 that a minimum portion of the impact fees and community enhancement contribution generated by the approved project to the City would be used within the vicinity of the project site and for certain types of improvements;

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Davis that:

A minimum of forty percent (40%) of the University Commons Project's roadway impact fees, park fees, and community enhancement contributions shall be designated, consistent with the Mitigation Fee Act and any fee resolutions adopted by the City Council, to be spent within one-half mile of the project site and furthermore one-third of the base amount of the roadway impact fees and community enhancement contributions shall be designated for pavement rehabilitation, safety, and other transportation improvements.

PASSED AND ADOPTED by the City Council of the City of Davis on this 25^h day of August, 2020 by the following vote:

AYES: Carson, Lee, Partida

NOES: Arnold, Frerichs

Gloria J. Partida
Mayor

ATTEST:

Zoe S. Mirabile, CMC
City Clerk