

**RESOLUTION NO. 20-199, SERIES 2020**

**RESOLUTION AMENDING THE GENERAL PLAN OF THE CITY OF DAVIS  
RELATING TO THE FOLLOWING LAND USE DESIGNATION AMENDMENTS:**

- 1) REDESIGNATING 737-885 RUSSELL BOULEVARD (UNIVERSITY COMMONS) FROM “COMMUNITY RETAIL” TO “MIXED USE”; AND**
- 2) REDESIGNATING 1770 RESEARCH PARK DRIVE (UNIVERSITY RESEARCH PARK MIXED-USE) FROM “GENERAL COMMERCIAL” TO “MIXED USE”; AND**
- 3) REDESIGNATING 2555 RESEARCH PARK DRIVE (PLAZA 2555 APARTMENTS) FROM “GENERAL COMMERCIAL” TO “RESIDENTIAL HIGH DENSITY”**

WHEREAS, the City Council adopted a comprehensive update of the City of Davis General Plan in May, 2001; and

WHEREAS, the City of Davis has historically batched General Plan amendments in compliance with state laws governing the number of times a local agency may amend any mandatory element of its General Plan; and

WHEREAS, the City Council has approved resolutions of intent to adopt changes to the General Plan as stated in the attached individual resolution for each amendment; and

WHEREAS, there are no substantive changes regarding any of the amendments that would result in a re-consideration of the Council prior actions of approval; and

WHEREAS, the findings for approval of each amendment are included in each attached resolution; and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 27, 2020, to receive comments and consider amendment of the General Plan related to the 737-885 Russell Boulevard (University Commons) project and rejected approval of the project; and the City Council held a duly noticed public hearing to receive comments and consider amendment of the General Plan and other entitlement applications on July 21, 2020 wherein public testimony was received and the hearing closed, and the item was continued to August 18, 2020. On August 18, 2020, the City Council approved the project conditioned upon certain revisions, and on August 25, 2020 approved Resolution 20-125 stating its intent to approve the General Plan Amendment; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 26, 2020, to receive comments and consider amendment of the General Plan related to the property at 1770 Research Park (University Research Park Mixed Use), and recommended approval of the project; and the City Council held a duly noticed public hearing on October 27, 2020, to receive comments and consider amendment of the General Plan and other entitlement applications and approved Resolution 20-165 stating its intent to approve the General Plan Amendment; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 29, 2018, to receive comments and consider amendment of the General Plan related to the property at 2555 Research Park (Plaza 2555 Apartments, APNs: 069-530-030 and 069-530-031 ), and recommended approval of the project; and the City Council held a duly noticed public hearing on October 16, 2018 and November 17, 2020, to receive comments and consider amendment of the General Plan and other entitlement applications and approved Resolution 20-178 stating its intent to approve the General Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Davis does hereby amend the General Plan Land Use Map and related sections, and shall remain consistent with each resolution and exhibits, as attached hereto.

PASSED AND ADOPTED by the City Council of the City of Davis on this 15th day of December, 2020, by the following vote:

AYES: Arnold, Carson, Frerichs, Partida


NOES: None

ABSTAIN: Chapman



Gloria J. Partida  
Mayor

ATTEST:



Zoe S. Mirabile, CMC  
City Clerk

**RESOLUTION NO. 20-125, SERIES 2020**

**RESOLUTION OF THE CITY OF DAVIS STATING ITS INTENT TO AMEND THE CITY OF DAVIS GENERAL PLAN LAND USE ELEMENT TO ADD THE LAND USE CATEGORY “MIXED USE” AND TO AMEND THE CITY OF DAVIS LAND USE MAP TO REDESIGNATE THE PARCEL LOCATED AT 737-885 RUSSELL BOULEVARD FROM COMMUNITY RETAIL TO MIXED USE (GPA 2-18)**

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 Land Use Element to create a new designation of Mixed Use provides for a combination of residential and non-residential uses in the same zone, provided it has been determined that those uses are compatible; and

WHEREAS, the Mixed Use designation will provide the city with another tool to encourage infill development in the areas deemed suitable; and

WHEREAS, a General Plan Amendment shall be required on any parcel for a change to the new designation of Mixed Use; 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 health, safety or general welfare of the city of Davis; and

WHEREAS, the property located at 737-885 Russell Boulevard (APN 034-253-007), consisting of approximately 8.25 acres is currently designated “Community Retail”; and

WHEREAS, amending the General Plan designation of the property to “Mixed Use” enables a project that reflects General Plan policies that contribute to infill housing within the City limits, contributes to a mix of uses in the neighborhood, and promotes transit use; and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 27, 2020, to receive comments and consider the amendment of the General Plan related to the property at 737-885 Russell Boulevard (APN 034-253-007), and the Planning Commission rejected approval of the project; and

WHEREAS, the City Council held a duly noticed public hearing on July 21, 2020 to receive comments and 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. After closing the public hearing, the City Council continued its deliberations to August 18, 2020. On August 18, 2020, the City Council made a motion to approve the project with certain revisions and directed staff to return on August 25, 2020 with final approval documents.



WHEREAS, the City Council considered the amendment of the General Plan related to the property, and adopted the amendment based on the findings that:

1. The development and amendment are consistent with the General Plan Land policy LU 2.1 in that it provides needed infill development within the city limits by providing mixed uses and transit-oriented development in established neighborhoods.
2. The development reinvests in an aging commercial center to revitalize it with a mix of retail and commercial uses and the amendment helps it to meet the community's changing retail needs and provide expanded commercial opportunities.
3. The development and amendment contribute to the broad range of housing types and configurations.
4. The development and amendment provide residential uses which is an appropriate means of meeting the city's housing needs.
5. The development and amendment provide for the opportunity to reduce vehicle usage and vehicle miles travelled by placing residential units near the job producing non-residential uses and the surrounding commercial uses in the neighborhood; and

WHEREAS, based on oral testimony and documentary evidence reviewed during the public hearing, the City Council certified that the Environmental Impact Report (SCH: 2018112044) prepared for the project and determined that the potential environmental impacts of the project are adequately addressed and the appropriate findings were made.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Davis that the General Plan Land Use Element shall be amended to add a Mixed Use designation as shown on Exhibit A, and the General Plan Land Use Map shall be amended as shown on the map attached as Exhibit B of this resolution.

PASSED AND ADOPTED by the City Council of the City of Davis on this 25<sup>h</sup> 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

**GPA 2-18**  
**EXHIBIT A**

**U. Mixed Use**

**Intent:** To provide sustainable and transit oriented opportunities for medium and large-scale multi-story, mixed use development that integrates retail uses and/or office and research and development related uses with higher density multifamily residential uses. The Mixed Use designation is intended to create housing opportunities; retain and encourage healthy, active retail centers for the community; promote innovative design by integrating residential and non-residential uses; facilitate neighborhood connections and convenient transportation alternatives in the vicinity of the project.

**Allowable uses:**

1. Retail uses.
2. Offices.
3. Personal services (i.e. dry cleaners, salons, yoga studios.)
4. Restaurants
5. Research and development space, including laboratories.
6. Residential uses, including home occupations and live/work uses.
7. Light manufacturing and assembly with limits on the sizes of factories.
8. Open Space, including green belts, squares and plazas.

The specific types, maximum amounts and densities of allowable uses shall be established in the site's zoning regulations. The zoning is anticipated to be a Planned Development district or an equivalent zone. The Mixed Use land use must be found to be compatible with the existing surrounding land uses and the surrounding planned land uses.

**Prohibited Uses**

1. Major manufacturing.
2. Warehouse and distribution.
3. Outdoor storage.
4. Agricultural Uses, including but not limited to crop production and animal husbandry.

### **Special Considerations for Mixed Use Developments.**

The following special considerations shall be applied:

1. Include a mix of high density residential uses with convenient retail and services for the daily needs of residents or with space for job-generating office uses and/or research and development (laboratory) uses.
2. Provide site amenities and outdoor gathering spaces for employees, customers and residents.
3. Incorporate measures to reduce the reliance on vehicle ownership and use.
4. Provide on site improvements, access and facilities, designed to encourage and facilitate pedestrian, bicycle, transit, and other alternative transportation options as well as emerging mobility technologies.
5. The determination for whether residential or non-residential shall be permitted on the first floor and what is permitted on the floors above the first floor shall be included within the commensurate Planned Development or its equivalent applicable zone.
6. Support high-density developments that provide high quality design in an appropriate urban scale and enhances the City's character.
7. Provide site improvements, access, and on-site facilities and design that encourage and facilitate pedestrians, bicycles, transit, other alternative transportation options, and emerging mobility technologies.

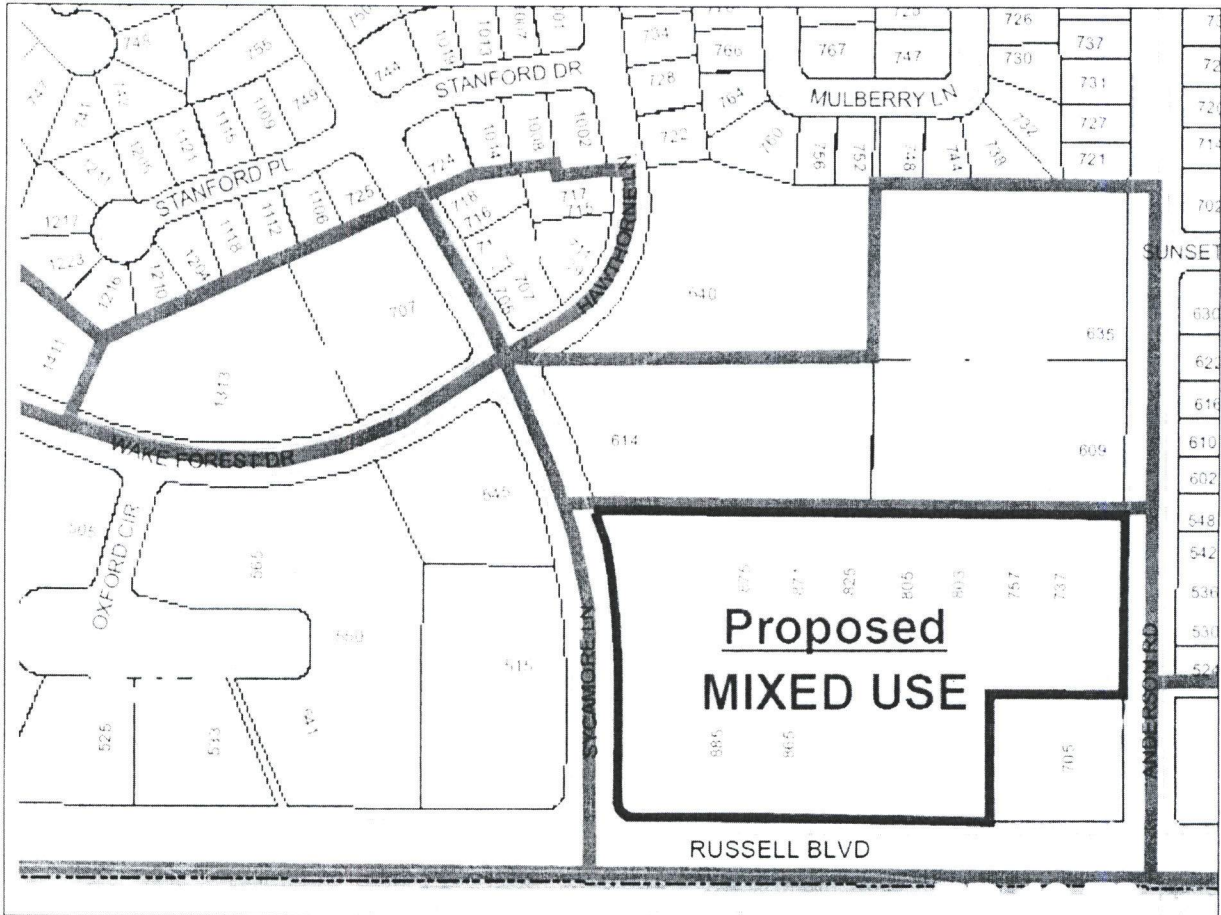
### **Policies**

**Policy LU U.1** Promote compact development patterns, mixed-uses, and higher-development intensities that use land efficiently; reduce greenhouse gas emissions and auto dependence and the expenditure of energy and other resources; and that promote walking bicycling, and transit use, consistent with SACOG's strategies to facilitate and streamline the development of residential mixed-use projects and Transit Priority Projects.



**GPA 2-18**  
**EXHIBIT B**

**General Plan Land Use Map Amendment to redesignate  
737-885 Russell Boulevard (APN: 034-253-007)  
from "Community Retail" to "Mixed Use"**



**RESOLUTION NO. 20-165, SERIES 2020**

**RESOLUTION OF THE CITY OF DAVIS STATING ITS INTENT TO AMEND THE  
DAVIS GENERAL PLAN LAND USE ELEMENT TO AMEND THE CITY OF DAVIS  
LAND USE MAP TO REDESIGNATE THE PARCELS LOCATED AT 1770 RESEARCH  
PARK DRIVE FROM GENERAL COMMERCIAL TO MIXED USE  
(GENERAL PLAN AMENDMENT #3-18)**

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

WHEREAS, the General Plan Land Use Element has been amended to create the designation of Mixed Use which provides for a combination of residential and non-residential uses in the same zone, provided it has been determined that those uses are compatible; and

WHEREAS, the Mixed Use designation provides the city with another tool to encourage infill development in the areas deemed suitable; and

WHEREAS, a General Plan Amendment shall be required on any parcel for a change to the new designation of Mixed Use; 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 health, safety or general welfare of the City of Davis; and

WHEREAS, the property located at 1770 Research Park Drive (APNs 069-290-001, and 069-290-044), consisting of 6.2 acres is currently designated "General Commercial"; and

WHEREAS, amending the General Plan designation of the property to "Mixed Use" enables a project that reflects General Plan policies that contribute to infill housing within the City limits, contributes to a mix of uses in the neighborhood, and promotes transit use; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 26, 2020, to receive comments and consider the amendment of the General Plan related to the property at 1770 Research Park Drive (APNs 069-290-001, and 069-290-044); and the Planning Commission recommended approval of the project, based on findings that:

1. The development is consistent with the General Plan Land policy LU 2.1 in that it provides needed infill development within the city limits by providing mixed uses and transit oriented development in established neighborhoods.
2. The proposed development contributes to the broad range of housing types and configurations.



3. The proposed project provides residential uses, which is an appropriate means of meeting the city's housing needs.
4. The proposed project provides for the opportunity to reduce vehicle miles travelled by placing residential units near the job producing non-residential uses and the surrounding commercial uses in the neighborhood.

WHEREAS, the City Council held a duly noticed public hearing on October 27, 2020 to receive comments and consider amendment of the General Plan related to the property; and

WHEREAS, based on oral testimony and documentary evidence reviewed during the public hearing, the City Council determined that the project qualifies as a Transit Priority Project under the California Public Resources Code (PRC) Section 21155 and a Sustainable Communities Project under PRC Section 21155.1. Therefore, the project is exempt from the California Environmental Quality Act (CEQA). The proposed project is also exempt from CEQA as an infill project pursuant to PRC Section 21094.5.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Davis does hereby declare its intent to amend the General Plan Land Use Map as shown on Exhibit A, attached hereto.

PASSED AND ADOPTED by the City Council of the City of Davis on this 27th day of October, 2020, by the following vote.


AYES: Arnold, Carson, Frerichs, Lee, Partida

NOES: None



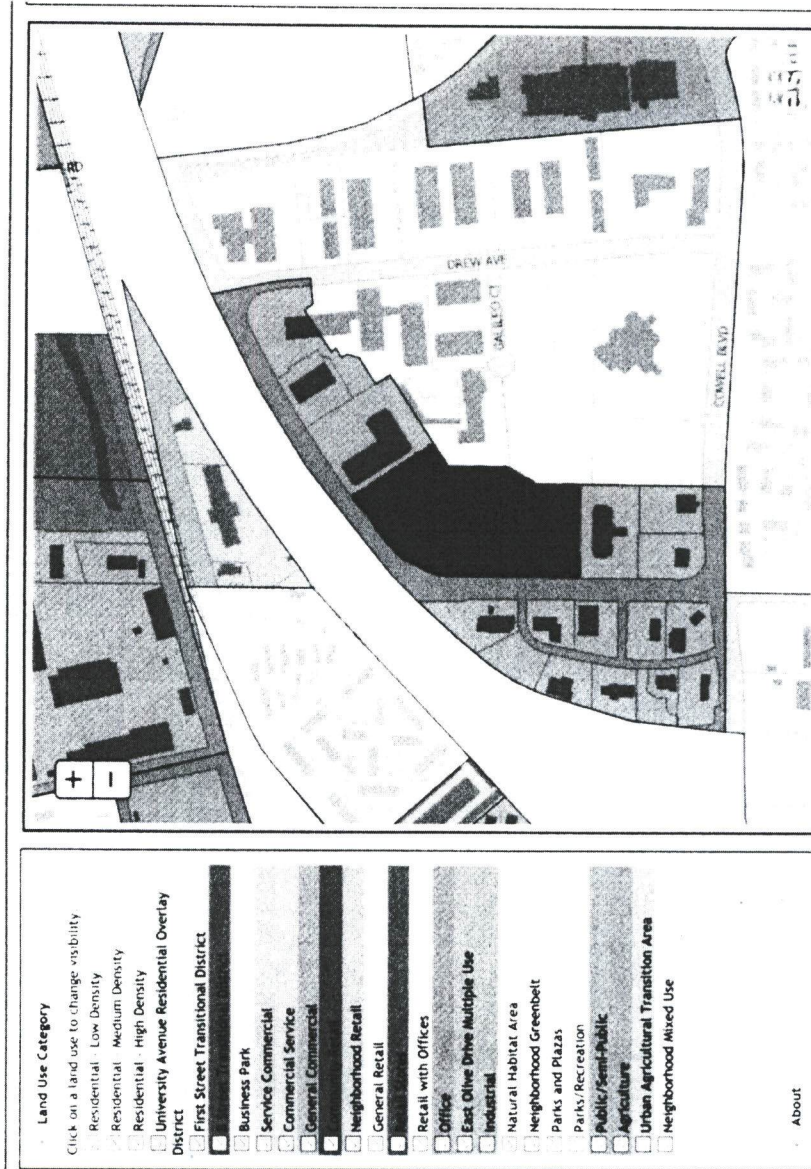
Glofia J. Partida  
Mayor

ATTEST:



Zoe S. Mirabile, CMC  
City Clerk

# EXHIBIT A



General Plan Amendment #3-18 to Land Use Map

Existing Designation -- General Commercial



Proposed Designation -- Mixed Use

**RESOLUTION NO. 20-178, SERIES 2020**

**RESOLUTION OF INTENT TO AMEND THE CITY OF DAVIS GENERAL PLAN LAND USE MAP TO REDESIGNATE THE TWO PARCELS (APNs 069-530-030 AND 069-530-031) COMPRISING APPROXIMATELY 7.34 ACRES LOCATED AT THE NORTHERN CORNER OF RESEARCH PARK DRIVE AND COWELL BOULEVARD FROM GENERAL COMMERCIAL TO RESIDENTIAL HIGH DENSITY DESIGNATION FOR PLAZA 2555 PROJECT**

WHEREAS, the two parcels (APNs 069-530-030 AND 069-530-031) comprising approximately 7.34 acres located at the northern corner of Research Park Drive and Cowell Boulevard, as shown in Exhibit A), are currently designated "General Commercial" in the General Plan land use map; and

WHEREAS, the proposed amendment would allow for consistency between the General Plan Land Use Map designation, South Davis Specific Plan, and Zoning Ordinance Land Use Map designations in order to facilitate the uniform residential development of the subject site and the property located at the northern corner of Research Park Drive and Cowell Boulevard (APNs: 069-530-030 AND 069-530-031 respectively) commonly known as Plaza 2555; and

WHEREAS, the irregular shape and 7.34-acre size of the subject site and its location relative to other commercial facilities in the South Davis area reduce the viability of the site for commercial uses, a consolidated and uniform development of the subject site will accord a uniform development that reflect General Plan policies relative to infill, densification and provision of a mix of housing types in the area, while promoting transit use due to its location; and

WHEREAS, the residential high density designation will allow for compact multi-family and infill development in an existing neighborhood, convenient to local-serving retail, meet the housing demand, reduce pressure for peripheral growth, and facilitate transit and pedestrian/bicycle travel; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 29, 2018, and recommended that the City Council approve the intent to amend the General Plan based on findings below:

1. Find that the proposed General Plan amendment is appropriate in that it provides needed housing and contributes to infill housing development within the City limits.
2. Find that the project's proposed density of approximately 31.54 units per acre is consistent with the General Plan Residential High Density land use designation, which permits a range of 20.00 to 39.99 units per gross acre.
3. Find that the proposed amendment provides consistency with General Plan policies for sensitive infill, a mix of housing types and creative development patterns.



4. Find that the proposed project will provide varying architectural "fit" with the scale of surrounding structures and their uses.
5. Find that the proposed project will not adversely impact the general welfare of businesses or residents within the area, and that the intended uses will serve the public need and convenience, as this will add to the residential development in South Davis.
6. Find that the project is statutorily exempt from CEQA as a Transit Priority Project pursuant to Section 21155.1 of the PRC.

WHEREAS, the Planning Commission held a duly noticed public hearing on August 29, 2018 to receive comments and consider amendment of the General Plan related to the property and other entitlement applications and recommended approval to the City Council; and

WHEREAS, the City Council held duly noticed public hearings on October 16, 2018 and November 17, 2020 to receive comments and consider amendment of the General Plan related to the property and other entitlement applications; and

WHEREAS, based on oral testimony and documentary evidence reviewed during the public hearing, the City Council declared that the project is a transit priority and sustainable communities project, that standard City conditions of approval were made part of the project, and that the appropriate findings were made.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Davis does hereby authorize that the General Plan Land Use Map will be amended as shown on the map attached hereto of this resolution.

PASSED AND ADOPTED by the City Council of the City of Davis on this 17th day of November, 2020, by the following vote:

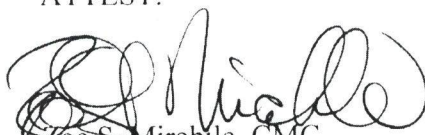
AYES: Arnold, Carson, Frerichs, Lee, Partida

NOES: None



Gloria J. Partida  
Mayor

ATTEST:



Zoe S. Mirabile, CMC  
City Clerk

Exhibit A

