

RESOLUTION NO. 16-107, SERIES 2016

**RESOLUTION TO REVISE AND UPDATE THE FINAL PLANNED DEVELOPMENT,
AFFORDABLE HOUSING PLAN, AND NEIGHBORHOOD DESIGN GUIDELINES
FOR THE CANNERY PROJECT**

WHEREAS, the planning entitlements for development of The Cannery project, including the Final Planned Development (FPD), Affordable Housing Plan, and Neighborhood Design Guidelines, were approved by the City Council of the City of Davis in December 2013 and approved the use of the property for a mix of residential and non-residential uses, with parks, greenbelts, and a community farm; and

WHEREAS, the approved Design Guidelines describe the “stacked flat” residential units as 4-story buildings, with a garage on the ground level, three floors of single-level units accessible by elevator, with a minimum of one garage space per unit. The proposal would increase the number of stacked flat units from 96 to 120, while maintaining the same design concepts previously approved. The proposal would revise and update the FPD and Design Guidelines to permit an increased of 24 units (from 12 units per building (i.e., 4 units per floor), to 15 units per building (i.e., 5 units per floor). Under the approved 96-unit stacked flat design, the unit sizes were previously planned to range between 1,600 square feet and 1,800 square feet. The requested 120 stacked flat units will effectively increase the range of unit sizes to between approximately 1,300 square feet and 2,000 square feet and provide a greater diversity and range of housing options; and

WHEREAS, the proposal to increase the number of stacked flats condominium units by 24 units would increase this unit type, but would be consistent with the allowed density of up to 40 dwelling units per acre (du/ac) for Subarea G (The University Flats). The previous density based on 96 units on 3.08 net acres was 31.2 du/ac; whereas the proposed density based on 120 units on 3.08 net acres is 38.96 du/ac; and

WHEREAS, under the approved Final Planned Development (FPD) for The Cannery, up to 24 residential units are allowed within Subarea I, the Neighborhood Mixed Use site. Further, the Cannery Neighborhood Design Guidelines provide that no structure shall exceed two stories or 35 feet in height on the west side, and no building shall exceed 45 feet on the east side; and

WHEREAS, in order to respond to market conditions, the City received a request to revise the approved Design Guidelines to increase maximum allowed height of buildings on the west side of the Neighborhood Mixed Use site from 35 feet to 45 feet, to be consistent with the east side which already allows a maximum height of 45 feet; and to revise the FPD to increase the allowed residential units from 24 to 36 units, which represents a net increase of 12 units compared to The Cannery Project as approved; and

WHEREAS, the proposal would update the unit counts and requirements in the Affordable Housing Plan to account for the additional units, of which the 24 additional Stacked Flat condominium units are exempt from the affordable requirements, 12 of the Mixed-Use apartment units are in vertical mixed-use buildings and exempt from the affordable requirements, and the remaining 24 Mixed-Use apartment units adjust the affordable requirement by up to 8.4 units from a total of 57.65 units to 64.85 units, rounded to 65 units; and

WHEREAS, the Cannery project exceeds their affordable housing requirement of 58 affordable units by providing a total of 82 affordable units consistent with the Affordable Housing Plan based on 62 affordable units and 20 affordable units credited from the provision of accessory dwelling units. The revisions and additional new units would not result in provision of new or additional affordable housing obligations; and

WHEREAS, the Environmental Impact Report (SCH 2012032022), as certified by Resolution No. 13-159, and the Mitigation Monitoring and Reporting Program were adopted by the City Council on November 19, 2013 for The Cannery Project and the proposed revisions are within the scope of the analysis of the EIR which analyzed an upper limit of 610 residential units and 236,000 square feet of mixed-use commercial, office and high-density residential uses within The Cannery and adequately evaluated the environmental impacts; and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 18, 2016 and June 8, 2016 to receive comments and consider the revisions; and

WHEREAS, the City Council held a duly noticed public hearing on June 21, 2016 on the proposed revisions, during which public hearing the City Council received comments from the Developer, City staff, and members of the general public.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Davis does hereby find and determine, as follows:

1. The proposed revisions are consistent with the objectives of the General Plan, comply with applicable Zoning regulations, and are consistent with any adopted design guidelines for the district within which the project is located.
2. The Environmental Impact Report (SCH 2012032022), as certified by Resolution No. 13-159, and the Mitigation Monitoring and Reporting Program were adopted by the City Council on November 19, 2013 for The Cannery Project and the proposed revisions are within the scope of the analysis of the EIR which adequately evaluated the environmental impacts.
3. The developer can commence construction within can commence construction in a timely manner and intends to complete the construction within a reasonable timeframe.
4. The proposed revisions will have no adverse impact upon the owners of surrounding properties. The privacy of adjacent property owners and tenants is sufficiently protected; the height of the building and the setbacks are appropriate for the location and uses and would be in scale with nearby buildings and uses, and provide adequate setback from property lines, public streets, and adjoining uses.
5. With the proposed revisions, the development will still constitutes a residential environment of sustained desirability and stability in harmony with the character of the surrounding neighborhood with facilities and open space adequate to serve the anticipated population.
6. The auto, bicycle and pedestrian traffic system is adequately designed to meet anticipated traffic and is designed to provide the minimum amount of interference with each other. Existing road infrastructure, bicycle lanes, and sidewalks are adequate to serve the project and are designed to minimize conflicts. On-site circulation and pathways are clearly identified.

7. With the proposed revisions, the architecture, site design, and landscape will still be suitable for the purposes of the buildings and the sites and will enhance the character of the neighborhood and community.
8. The architectural design of the proposed project is compatible with the existing properties and anticipated future developments within the neighborhood in terms of such elements as height, mass, scale and proportion and will be subject to applicable design guidelines.
9. The proposed revisions will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation, in that the project does not create excessive traffic which will degrade existing levels of service upon the local streets, does not create additional hazards to bicyclists or pedestrians using the sidewalks, and provides adequate access, circulation, parking for vehicles, bicycles, and pedestrians.
10. The proposed revisions will not impact the appropriate use of construction materials or methods for the location, climate, and environmental conditions of the site.

BE IT FURTHER RESOLVED that the tables and figures for The Cannery Final Planned Development (Exhibit A), Affordable Housing Plan (Exhibit B) and Neighborhood Design Guidelines (Exhibit C) to reflect the additional condominium units in the University Stacked Flat Condominiums (Subarea G) and revisions to the building height and setbacks and to reflect the additional apartment units in the Neighborhood Mixed-Use Commercial District (Subarea I) and revisions to the building height are hereby amended, are attached hereto.

PASSED AND ADOPTED by the City Council of the City of Davis on this 21st day of June, 2016, by the following vote:

AYES: Davis, Frerichs, Lee, Swanson, Wolk

NOES: None

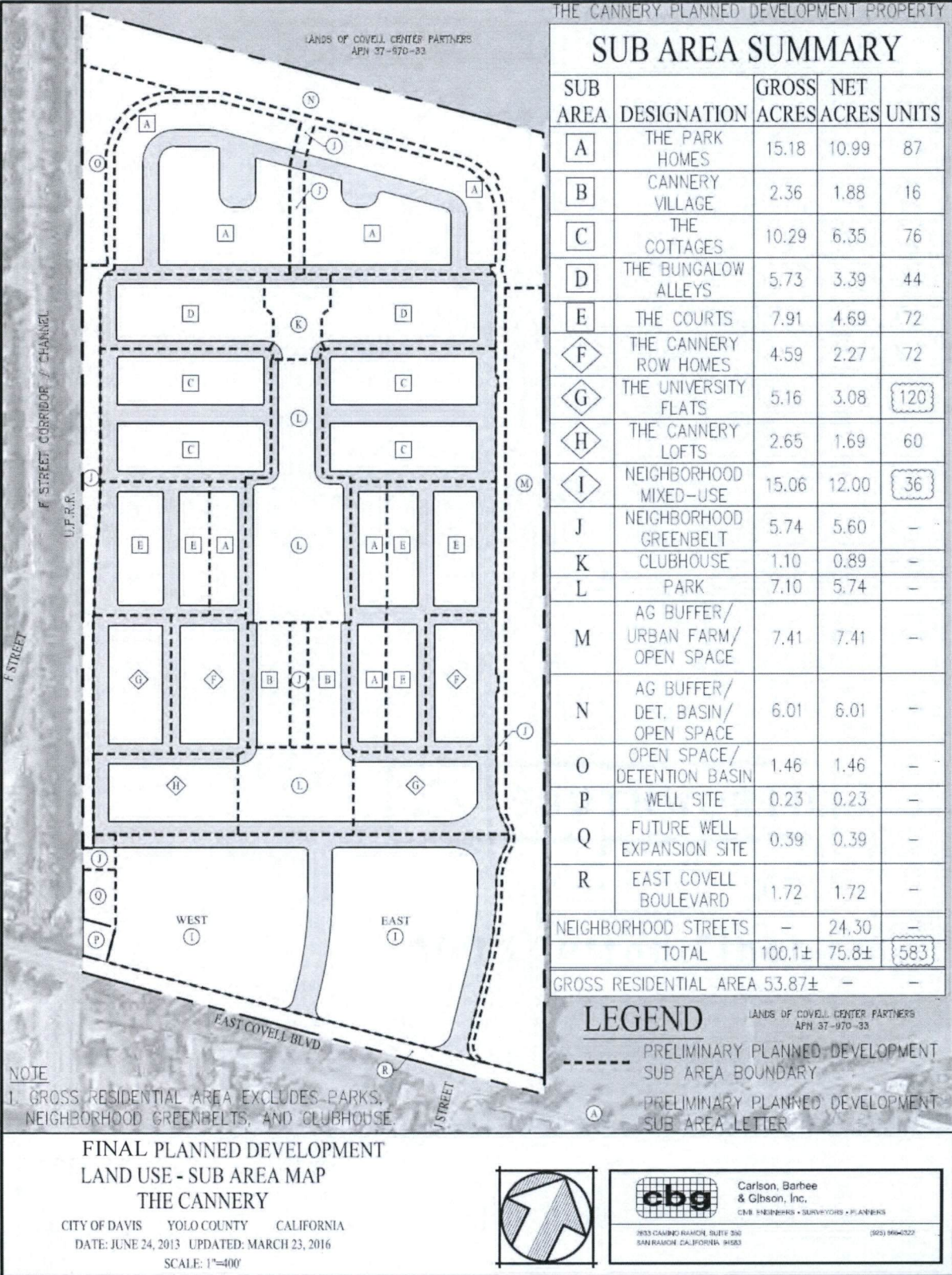
Daniel M. Wolk
Mayor

ATTEST:

Zoe Mirabile, CMC
City Clerk

Exhibit A

Revisions to The Cannery Final Planned Development

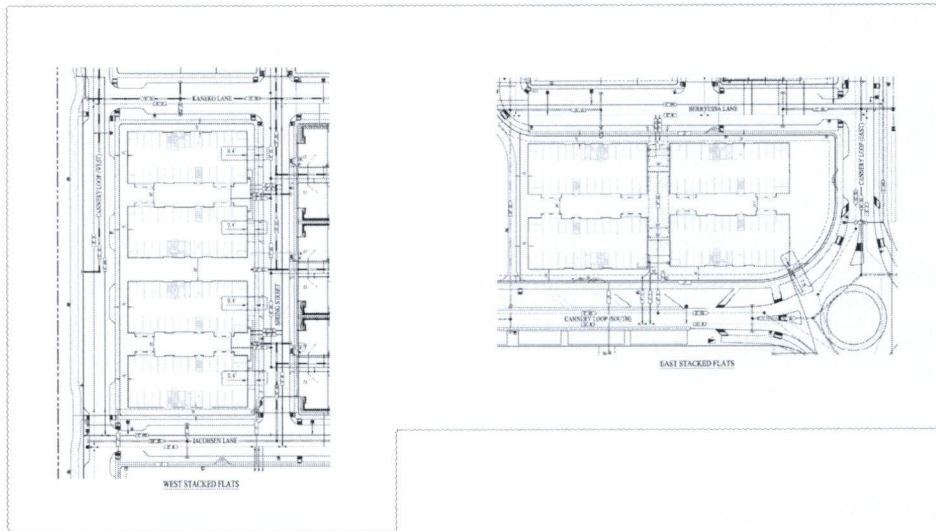


SINGLE FAMILY DETACHED HOUSING													
MINIMUM SETBACKS													
PRODUCT TYPE	SUB AREA	CATEGORY	MINIMUM LOT SIZE	MINIMUM LOT AREA	FRONT (LIVING)	FRONT (PORCH)	REAR	GARAGE	SIDE (INTERIOR)	SIDE (STREET)	MAX HEIGHT	OPEN SPACE	LOT COVERAGE
COURTS	E	MDR	42'W X 56'D	2,350 SF	4'-0"		5'-0"	4'-0"	3'-6"	7'-6"	35'-0" (2 STORIES)	225 SF	60%
BUNGALOW ALLEYS	D	MDR	40'W X 80'D	3,200 SF	10'-0"	7'-6"	4'-0"	4'-0"	4'-0"	8'-0"	35'-0" (2 STORIES)	225 SF	60%
THE COTTAGES	C	MDR	48'W X 75'D	3,600 SF	10'-0"	7'-6"	8'-0"	18'-0"	4'-0"	8'-0"	35'-0" (2 STORIES)	300 SF	60%
CANNERY VILLAGE (MAIN RESIDENCE)	B	MDR	45'W X 105'D	4,725 SF	10'-0"	5'-6"	15'-0" (WITHOUT ADU)	18'-0"	3'-2"	5'-0"	35'-0" (2 STORIES)	375 SF	60%
CANNERY VILLAGE (ADU)	B	ADU	—	—	5'-0" (PASEO)	3'-0" (PASEO)	—	—	10'-0"/ 3'-0"	—	35'-0" (1.5 STORIES)	—	—
PARK HOMES	A	LDR	50'W X 90'D	4,500 SF	10'-0"	7'-6"	10'-0" MIN/ 18'-6" AVG. (7' AT CASITA & DEEP RECESSED GARAGE)	18'-0"	4'-0"	8'-0"	35'-0" (2 STORIES)	375 SF	55%

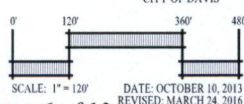
MULTIFAMILY HOUSING											
MINIMUM SETBACKS											
PRODUCT TYPE	SUB AREA	CATEGORY	MINIMUM LOT AREA	PUBLIC STREET/ PROPERTY LINE	INTERIOR STREET/ PRIVATE DRIVE	BETWEEN BUILDINGS	GARAGE SETBACK BETWEEN BUILDINGS/ AT ALLEY	MINIMUM RESIDENT PARKING	MAXIMUM HEIGHT	OPEN SPACE	LOT COVERAGE
UNIVERSITY FLATS	G	HDR	7,500 SF	10'-0"	4'-0"	20'-0"	28'-0"	1 COVERED/UNIT	56'-0" (4 STORIES)	200 SF/UNIT	65%
CANNERY ROW HOMES	F	HDR	1,000 SF	7'-6"/0' AT COMMON WALLS	4'-0"	15'-0"	28'-0"/ 4'-0"	1 COVERED/UNIT	40'-0" (3 STORIES)	200 SF/UNIT	75%
CANNERY LOFTS	H	HDR	7,500 SF	10'-0"	5'-0"	15'-0" (1-2 STORY) 20'-0" (3-STORY)	28'-0"/ 4'-0"	1 SPACE (1-2 BEDROOMS) 2 SPACES (3+ BEDROOMS)	40'-0" (3 STORIES)	48 SF/UNIT (PRIVATE) 100 SF/UNIT (COMMON) ①	55%

NOTES:

- ① PRIVATE AND COMMON USEABLE OPEN SPACE FOR THE CANNERY LOFTS IS SUBJECT TO CITY REVIEW AND APPROVAL FOR ADEQUACY OF BOTH SIZE AND CONFIGURATION AT TIME OF PROJECT DESIGN REVIEW.
- ② PUBLIC STREET/PROPERTY LINE SETBACKS FOR THE UNIVERSITY FLATS MAY BE REDUCED IN CERTAIN LOCATIONS AS SHOWN BELOW:



THE CANNERY
FINAL PLANNED DEVELOPMENT
SUPPLEMENTAL EXHIBIT
TYPICAL LOT INFORMATION
CITY OF DAVIS YOLO COUNTY CALIFORNIA



cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

7432 CANNERY PARKWAY, SUITE 200
DAVIS, CALIFORNIA 95618

(925) 946-8222
WWW.CBGI.COM

SHEET NO.
13
OF 13 SHEETS

Exhibit B

Revisions to The Cannery Affordable Housing Plan

The Cannery Affordable Housing Plan Project Individualized Plan

Revised August 28, 2013 June 13, 2016

1.0 Proposed Project

ConAgra Foods Inc. and The New Home Company (“Applicant”) propose The Cannery project on the Con Agra Food, Inc. property north of East Covell Boulevard in the City of Davis. The Cannery project (“project”) is a mixed-use, multi-generational neighborhood with housing opportunities for families, young professionals and seniors, a neighborhood mixed-use site, parks, open space and urban farm uses.

The 100.1-acre Cannery site is generally a slanted rectangle and its boundaries are defined by East Covell Boulevard on the south, existing Union Pacific Railroad (UPRR) line and the F Street open drainage channel on the west and agricultural lands on the north and east.

The Cannery project includes 547-583 residential units in a variety of housing types and configurations, a mixed-use center featuring commercial, office, flex, and neighborhood-serving uses, park, open space, and urban farm and clubhouse uses, as shown on The Cannery Planned Development (PD) Exhibit, Figure 1. The residential portion of the project consists of the following unit mix:

	Planned Development Density Range	Gross Acres	Units
Low Density Residential	3.0 to 5.9 units/acre	152	87
Medium Density Residential	6.0 to 13.9 units/acre	26.3	208
High Density Residential	14 to 40 units/acre	12.4 ¹	228 <u>252</u>
Mixed Use Residential Units			<u>2436</u>
		53.9	<u>547583</u>

¹ Acreage and unit count for the High Density Residential category does not include Mixed-Use site units.

Residential units will be provided in a variety of housing types and sizes suitable for a variety of residents including families, small households, working professionals and seniors.

PUD Area	Housing Area	Residential Product Type	Lot Sizes	Units
Area A	The Park Homes	Single Family Units	50'-55' x 90'	87
Area B	Cannery Village	Single Family Units with Cottage Units	45' x 105'	16
Area C	The Cottages	Single Family Units	48' x 75'	76
Area D	The Bungalow Alleys	Alley Homes with Above Garage Units	40' x 80'	44
Area E	The Courts	Court Homes	-	72
Area F	The Brownstones	Row Houses	-	72
Area G	The University Flats	Stacked Flats	-	<u>96120</u>
Area H	The Cannery Lofts	Multi-Family Apartments	-	40-60
Area I	Market Flats <u>Mixed Use</u>	Mixed Use – Apartments	-	120 -24
Area I	Studio Row <u>Mixed Use</u>	Mixed Use – Live Work Units <u>Vertical</u>	-	12
		Total		<u>547583</u>

The unit mix shown above is based on specific density targets for each land use category. Due to the density ranges allowed in The Cannery project, the actual market rate residential units may vary as the project develops over time.

2.0 Affordable Housing Policy

State law (California Government Code Section 65584) requires each city and county plan accommodate a fair share of the region's housing needs through zoning and land use. In urban areas, state law provided for councils of governments to prepare regional needs allocation plans that assign a share of the region's housing needs to each city and county. In the six-county greater Sacramento region, the Sacramento Area Council of Governments (SACOG) is the entity authorized to determine the future housing needs for the region, known as the regional housing needs allocation. Each housing allocation includes a distribution for housing affordable to very-low, low and moderate-income households.

In order to meet the City of Davis' fair share of the regional housing need for the very-low-, low and moderate-income households, the City implemented policies within the Housing Element of the General Plan to provide for such housing. General Plan implementing policies require that, to the extent feasible, affordable housing units be affordable to very low, low and moderate-income households. General Plan policies also require that affordable units be rental or ownership units. On July 9, 2013, the Davis City Council amended the City's Housing Element to adopt a tiered requirement for ownership housing products and to provide a menu of options for satisfying the need for affordable housing in the City.

The City of Davis' Affordable Housing Ordinance (18.05 of the Municipal Code) ("Ordinance") requires that developers seeking entitlement approvals for new development projects include or provide for an affordable housing component.

2.1 Updated City Affordable Housing Ordinance

The Davis City Council voted on July 9, 2013 to amend its Affordable Housing Ordinance to reflect the loss of the Redevelopment Agency as a subsidy source for housing projects, changes in development patterns as the City sees more compact infill projects, and a focus on rental housing to serve very-low income households.

The July 9, 2013 City Council decision followed a public forum held by the Social Services Commission on February 25, 2013, a City Council hearing at which they voted unanimously on March 26, 2013 to direct staff to revise the City's Inclusionary Affordable Housing Ordinance and applicable Housing Element Policies, and a Planning Commission hearing on May 22, 2013.

3.0 Project’s Affordable Housing Requirement

Based on the City’s Affordable Housing Ordinance, as amended on July 9, 2013, the affordable housing requirements that are applicable to the Project are as follows:

- Provide a graduated scale for for-sale inclusionary obligations that is more compatible with the City’s planning policies to promote infill and a greater variety of housing types, according to the following ranges:
 - 25% of large-lot single-family units (5,000 square feet or larger)
 - 15% of small-lot single family detached units
 - 10% of single-family attached units
 - 0% for stacked flat condominiums, or rental units in vertical mixed-use buildings
- Provide a credit for Accessory Dwelling Units (ADUs or second units), toward the inclusionary requirements on a 50% basis, according to the following criteria:
 - No more than 50% of a project’s obligation may be met by ADUs
 - ADUs must meet performance standards to promote leaseability, including minimum size of unit and the provision of direct access from a street, alley or greenbelt
- Retain the land dedication option

Consistent with the City’s Affordable Housing Ordinance (18.05 of the Municipal Code) and applicable Housing Element policies, The Cannery is required to provide 58 affordable housing units.¹

	Type	Lot Sizes	Total Units	Affordable Housing Requirement	
				Percentage	Units
The Park Homes	SF detached	>5,000'	45	25%	11.25
The Park Homes	SF detached	50-55' x 90' (4950')	42	15%	6.3
Cannery Village	SF detached	>5,000'	5	25%	1.25
Cannery Village	SF detached	45'x 105'(4725')	11	15%	1.65
The Cottages	SF detached	48' x 75' (3600')	76	15%	11.4
The Bungalow Alleys	SF detached	40' x 80' (3200')	44	15%	6.6
The Courts	SF detached	-	72	15%	10.8
The Brownstones	SF attached	-	72	10%	7.2
Studio Row	SF attached	-	12	10%	1.2
The University Flats	SF attached	-	96	0%	0
The Cannery Lofts		-	40-60	0%	0
Market Flats	Potential Mixed Use Vertical	-	12	0-35%	0-8.4
Mixed Use – Vertical		-	12	0%	0
Total Affordable Housing Requirement¹					57.6564.85 Rounded to 5865

¹ The Cannery will be consistent with the City’s Affordable Housing Ordinance (18.05 of the Municipal Code). Should ultimate unit counts vary The Cannery projects Affordable Housing Requirement shall be increased or decreased accordingly.

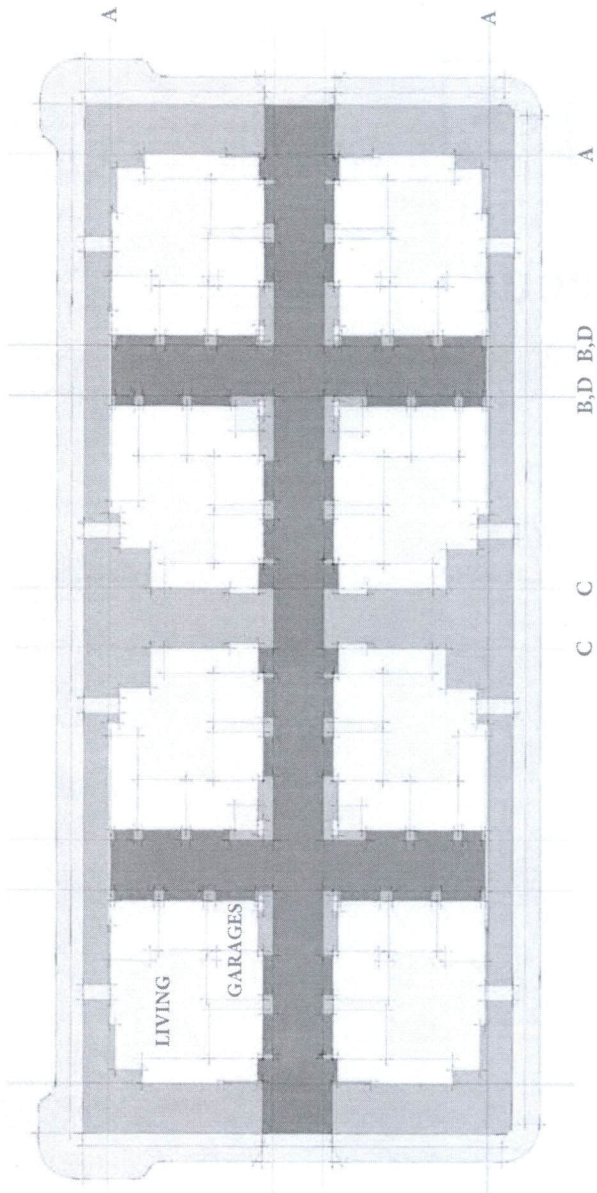
Exhibit C

Revisions to The Cannery Neighborhood Design Guidelines

6.6 MULTIFAMILY DEVELOPMENT STANDARDS



Location Key



Footprints represent the minimum setbacks to depict maximum building size and do not depict all solutions for achieving minimum outdoor living space requirements.

The University Flats		Category:	HDR
Description:	Stacked flats, condominiums, for-sale	A. Minimum setback to public street or property line:	10'-0" ↙ (1)
Minimum lot area:	7500 Square Feet	B. Minimum setback to interior street / private drive:	4'-0"
Minimum lot width:	75'	C. Minimum distance between buildings:	20'-0"
Minimum lot depth:	N/A	D. Minimum garage setback between buildings ² :	28'-0" ²
Maximum lot coverage:	65%		
Minimum usable outdoor space:	200 square feet/unit		
Maximum height:	56'-0" → 45'-0" / 4-Stories		
Parking			
Minimum resident parking:		1 covered space/unit	

Resolution No. 16-107

(1) Minimum setback to public street or property line may be reduced to 7.8'-0" and 9.4'-0" as per the Final Planned Development, as amended on June 21, 2016.

although primary entries may be oriented to the parking areas. Attractive facades, secondary entries, and seating areas should also be provided on the street side and whenever visible by the public to create visual appeal and facilitate pedestrian access.

- Buildings at corner locations shall have significant corner architectural treatments such as variations in building height, towers, building entries, courtyards, or other architectural features that serve as landmarks.
- Tenant spaces should be clearly distinguishable and may utilize any number of techniques including:
 - Alternating building or roof heights between tenants.
- Varying building facades through the use of color and material treatments, recessed entrances, and varying landscape and pedestrian areas.
- Incorporating roof overhangs, window boxes, or arcades.
- Building pilasters, columns, or piers between building bays.

7.4 SPECIAL CONDITIONS

East Side

- The floor area ratio shall be a minimum of 0.30.
- No building shall exceed 45 feet in height.
- To encourage an urban interface with the street, no street setbacks are required.
- Building articulation, recesses, and plazas are required to eliminate an unbroken wall effect.
- Off-street parking shall be provided at the following ratios:
 - Office/flex: Three parking spaces per 1,000 square feet of gross leasable floor area (not including vendor stands/covered bicycle parking).
 - Residential: 1.0 parking spaces shall be provided per

residential unit.

West Side

- The floor area ratio shall be a minimum of 0.20. **45**
- No structure shall exceed two stories or 35 feet in height.
- All uses shall be conducted wholly within a completely enclosed building except for off-street parking, loading facilities, outdoor seating, and outdoor play areas associated with child care facilities.
- Off-street parking shall be provided at the following minimum ratios:
 - Commercial/retail/office: Four parking spaces per 1,000 square feet of gross leasable floor area (not including vendor stands/covered bicycle parking).
 - Residential: 1.0 parking spaces shall be provided per residential unit.

7.5 CIRCULATION AND PARKING

The Cannery Commerce District is designed to accommodate vehicular circulation, while promoting the circulation and safety of pedestrians and cyclists as the highest priority. An emphasis will be placed upon pedestrian connections to and from transit stops, through the district, and to adjacent residential uses.

- Overall site design shall use pedestrian circulation and activity nodes as primary organizing elements.
- Major pedestrian access routes shall be emphasized and clearly defined through elements such as pavement changes (material and color), landscaping, signage, lighting, bollards, and elevated and/or covered walkways.
- Bicycle routes through the district should be clearly marked with pavement striping and signage.
- Bicycle parking should be distributed near storefronts throughout the district, as well as included at parking lot

Resolution No. 16-107