

RESOLUTION NO. 18-094, SERIES 2018

**RESOLUTION AMENDING THE GENERAL PLAN TO RE-DESIGNATE THE
“WDAAC” PROPERTY FROM AGRICULTURE AND URBAN AGRICULTURE
TRANSITION AREA TO RESIDENTIAL - MEDIUM DENSITY, NEIGHBORHOOD
MIXED USE, RESIDENTIAL – HIGH DENSITY, AND URBAN AGRICULTURAL
TRANSITION AREA, AND ESTABLISH THE BASELINE PROJECT FEATURES
SUBJECT TO APPROVAL OF THE VOTERS**

WHEREAS, the City of Davis desires to foster a safe, sustainable, healthy, and diverse community; maintain Davis as a cohesive, compact city surrounded by and containing farmland, greenbelts, natural habitats and natural resources; and preserve and create an array of distinct neighborhoods so that all residents can identify a neighborhood that is “home” for them; and

WHEREAS, Measure R the “Citizens Right to Vote on Future Use of Open Space and Agricultural Lands” affords residents an opportunity to participate in decisions affecting compact growth, agricultural preservation and provision of an adequate supply of housing to meet the internal needs of the community; and

WHEREAS, the General Plan establishes parameters for consideration of a General Plan Amendment to change the land use designation from agricultural to an urban land use category; and

WHEREAS, the Planning Commission held a public hearing on April 11, 2018 to receive comments and consider the proposed amendment; and

WHEREAS, the City Council held a public hearing on May 29, 2018 to receive comments and consider the proposed amendment; and

WHEREAS, Environmental Impact Report SCH #2017042043 adequately assesses the impacts of this General Plan Amendment; and

WHEREAS, the City Council finds that the proposed West Davis Active Adult Community could help meet internal housing needs, in particular, housing needs of seniors.

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

SECTION 1 – Land Use Map. The City of Davis General Plan Land Use Map (Figures 11a and 11b) is hereby amended with the change of the West Davis Active Adult Community (“WDAAC”) property from a designation of “Agriculture” and “Urban Agricultural Transition Area” to “Residential-Medium Density,” “Neighborhood Mixed Use,” “Residential-High Density,” and “Urban Agricultural Transition Area,” as shown in the map, attached hereto as Exhibit A.

SECTION 2 – Baseline Project Features. The Baseline Project Features for the applications, as established by Chapter 41 of the City of Davis Municipal Code, are attached hereto as Exhibit B.

SECTION 3 – Effective Date. This Amendment shall not be effective unless and until the action is ratified by the voters in a “Measure R” election, as specified in City of Davis Ordinances 2008 and 2350, the Citizen’s Right to Vote on Future Use of Open Space and Agricultural Lands Ordinance.

PASSED AND ADOPTED by the City Council of the City of Davis on this 12th day of June, 2018, by the following vote:

AYES: Frerichs, Lee, Swanson, Davis

NOES: None

ABSENT: Arnold (recuse)



Robb Davis
Mayor

ATTEST:



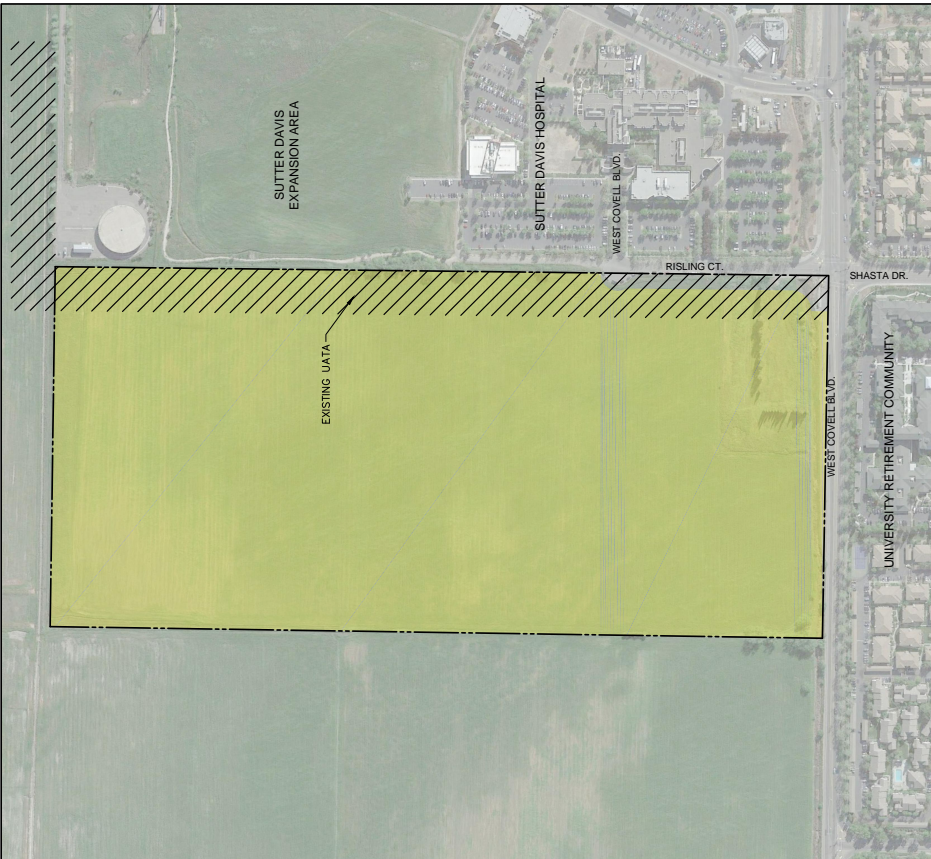
Zoe S. Mirabile, CMC
City Clerk



PROPOSED GENERAL PLAN DESIGNATION



SCALE: 1"=400'

-  RESIDENTIAL - MEDIUM DENSITY
-  NEIGHBORHOOD MIXED USE
-  RESIDENTIAL - HIGH DENSITY
-  PROPOSED URBAN AGRICULTURE TRANSITION AREA (UATA)



EXISTING GENERAL PLAN DESIGNATION

SCALE: 1"=400'

-  AGRICULTURAL
-  EXISTING URBAN AGRICULTURAL TRANSITION AREA (UATA)

**EXISTING AND PROPOSED
GENERAL PLAN DESIGNATION**
FOR
WEST DAVIS ACTIVE ADULT

DAVIS, CALIFORNIA

PREPARED BY:



CECH&ST.COM
 Project Planning & Civil Engineering & Landscape Architecture
 2109 20th Street, Suite 200
 Davis, CA 95618
 (530) 755-0208

West Davis Active Adult Community

Exhibit B

PROJECT OVERVIEW

The West Davis Active Adult Community is a senior and active adult neighborhood designed to allow its residents to age in place within the City of Davis. The project will provide an array of housing options including traditional single-story homes, cottages, bungalows, stacked flats, and apartments for active adults and seniors, and will also include senior affordable housing that complies with the requirements of the City's Affordable Housing Ordinance. In an effort to provide a variety of housing options that are intended to meet a wide range of needs, the target home sizes are as follows:

- Greenway Homes - 1,200, 1,400 & 1,800 sf
- Senior Affordable apartments – 600 sf
- Cottages – 900 sf
- Bungalows – 1,100 sf
- Stacked flats/Condos/rental housing – mixture of home sizes from 600- 1,600 sf

The project site is located proximate to a broad array of medical services including Sutter Davis, Dignity Health, UC Davis medical offices and Communicare. The project will utilize universal design features in accordance with requirements set forth in the Development Agreement for this project to help make the for-sale housing accessible to people with disabilities and help residents to age in place. The project will provide walking paths, and a communal gathering space with an activity and wellness center, in an effort to foster personal interaction and reduce isolation of residents. Finally, to promote age diversity in the neighborhood, the project will offer a portion of the homes without an age restriction.

BASELINE FEATURES**Primary Project Components:**

- A maximum of 560 primary housing units, including affordable, market rate rental and market rate for-sale housing units.
- Provide land to accommodate 150 subsidized affordable senior apartments.
- Offer a mix of housing types which may include single family homes, cottages, bungalows, multi-story stacked flats, senior apartments, continuing care and affordable housing.
- Provide an approximately three-acre parcel for either the expansion of University Retirement Community (“URC”) for the benefit of its residents or for use by another specialized senior care facility.
- Include a mixed-use Activity and Wellness Center that is available to the general public.
- Provide recreational opportunities within an oak-filled agricultural buffer area, five internal mini-parks, and more than two miles of walking and bike paths.
- Land donation for a landing area to accommodate bike overcrossing of Highway 113.

Home Sizes and Types:

Greenway Homes: Single Story*	2-3 Bedrooms	1,800 sq. ft. maximum
Small Builder/ Lots Single Story*	2/3+ Bedrooms	Builder's Decision, per Planning Commission approvals
Cottages: Single Story	2-3 Bedrooms	1,200 sq. ft. maximum
Bungalows: Single Story	2-3 Bedrooms	1,350 sq. ft. maximum ^o
Stacked Flats/Condominiums	2-3 Bedrooms	1,600 sq. ft. maximum
Senior Apartments	1-2 Bedrooms	1,000 sq. ft. maximum
Senior Affordable Apartments	1-2 Bedrooms	1,000 sq. ft. maximum

- * A caregiver suite, visitor space or personal office is permitted as additional square footage within greenway and small builder/custom homes but shall be limited to the general area over the garage as a limited exception to the single story requirement.
- ^o A stand-alone caregiver/accessory dwelling unit is permitted as additional square footage.

Activity and Wellness Center:

Construct an Activity and Wellness Center to include components utilized by the Home Owners' Association ("HOA") and which will include components available for public use and enjoyment. The Activity and Wellness Center shall include the following:

- Swimming pool with membership open to the public;
- Commercial space, to accommodate uses such as a coffee house or restaurant with outdoor dining space;
- Offices, including space that may accommodate telemedicine facility;
- Public meeting space available for HOA and public use; and
- Transit hub for residents and the public to minimize single-occupant vehicle trips as defined in the Development Agreement for this project.

Agricultural Buffer / Oak Forest Area:

Construct an agricultural buffer area consistent with City code and the approved General Plan map, a portion of which will include space to be used by the public. In the 150-foot-wide agricultural buffer the developer will:

- Plant a minimum of 350 native oak trees in and around the agricultural buffer surrounding the neighborhood;
- Establish a foundation and seed funds for the initial planting and ongoing maintenance of the oak forested area in association with the HOA and appropriate local organizations;

- Create habitat nodes utilizing native plants and shrubs to encourage indigenous wildlife and pollinators; and
- Provide for public art and sitting areas.

Parks and Open Space:

Develop a community with easy access to outdoor trails, recreation and gathering areas. To this end, the developer shall:

- Build more than two miles of walking paths, bike paths and greenways throughout the neighborhood;
- Provide three “pocket parks;”
- Provide a dog exercise area; and
- Provide a tot lot and mini-park proximate to the Activity and Wellness Center.

Improvements to Covell Boulevard:

The project shall improve pedestrian safety and the overall experience along Covell Boulevard as follows:

- Re-landscaping of the north side of Covell Boulevard beginning at Highway 113 off-ramp west to Risling Court;
- New landscaping from Risling Court along Covell Boulevard to the western border of West Davis Active Adult Community;
- Install new pedestrian and bicyclists’ safety striping at John Jones Road. Realign bike path entrance on south side to align with striping;
- Reconfigure the Covell Boulevard and Shasta Drive intersection to remove all free-rights and improve bicycle and pedestrian safety; and
- Widen Covell Boulevard west from Risling Court to western border of West Davis Active Adult Community.

Sustainability Features:

Assist the City in achieving its climate action plan policies by providing the following:

- All for sale homes, cottages, bungalows and condominiums to be zero net electric usage as defined by the 2020 California Green Standards with individual or shared photovoltaic systems;
- Photovoltaic panels at the Activity and Wellness Center to produce the majority of electricity for the Activity and Wellness Center buildings; and
- Each purchaser of a home in the West Davis Active Adult Community who sells an existing Davis house is to receive funds to retrofit their existing Davis home to install energy reduction upgrades.

Phasing and Implementation:

The first phase of development shall include infrastructure for senior affordable apartments; dedication of the agricultural buffer area; installation of drainage improvements; commence planting the

oak forest; develop the dog park, tot lot and sycamore grove; improvements to Covell Boulevard; infrastructure for specialized senior care; as well as infrastructure for approximately 50% of the residential development.

The second phase shall include construction of the Activity and Wellness Center, development of the transit center, infrastructure for balance of housing units, complete planting the oak forest, and develop the remaining greenways and pocket parks.

Compliance with Baseline:

West Davis Active Adult Community is required to develop in accordance with the Baseline Features stated above, subject to mandatory compliance with state and federal laws. Project implementation may include further entitlements from the City of Davis, including but not limited to, Large Lot Subdivision Map, Final Planned Development, Tentative Subdivision Map, and Design Guidelines. Any changes to the attached baseline exhibit which are necessitated by compliance with legal, engineering, environmental and/or conditions on subsequent project approvals shall be deemed consistent Baseline Features, and City of Davis Ordinances governing Measure J/R.

