

Appendix C. 2
Core Area Specific Plan Text and Map Amendments

PAGE	PARAGRAPH		REVISED
10	2	Text Amendment Add sentence at end of paragraph.	<u>The Core Area Specific Plan was amended in 2007 to reflect the intentions for development in portions of three special character areas as identified in the Downtown Davis and Traditional Residential Neighborhoods adopted in July of 2001 and amended in _____ of 2007.</u>
20	3	Text Amendment Edit paragraph Add new paragraph	<p>The purposes of Planned Development District No. 2-86 <u>B</u>(the area bounded by A and B Streets and First and Fifth Streets) are to: stabilize and protect the residential character of the area while allowing limited commercial uses combined with higher residential densities along Third Street <u>and portions of B Street</u>; retain and renovate existing homes wherever possible <u>outside of the B and 3rd Streets Visioning project boundary</u>; and retain Landmark Trees, Trees Worth Saving, and all other significant trees whenever possible.</p> <p><u>Amendments to the zoning designations and development regulations for portions of PD 2-86 A located along 3rd Street and on the west side of B Street between 2nd and 4th Streets have been made to allow transition of these areas to more urban building forms and higher densities.</u></p>
26	2	Text Amendment Edit document sentence 5	Retail with offices is shown on several properties fronting the west side of B Street between Third Street and Fourth Street east of C Street, between First Street and Third Street east of B west of D Street and several <u>the</u> properties along both sides of Third Street between the Campus and B Street.
26	8	Text Amendment	University Avenue First Street Transitional District: Includes professional offices, single-family and combined residential/office uses. In this district, the residential scale and character of the University Avenue neighborhood shall be retained. It is a goal for this district that parking impacts be minimized.
27	1	Text Amendment Add new paragraph	<u>B Street Transitional District: intent to create mixed use urban village including higher density, compact/attached ownership residential units, live/work, and professional offices/services oriented to creative and other occupations generating low traffic generation and lower parking demand. Single family, two-family and duplexes may also be included. No new on-site parking will be allowed in front yards along B Street. Required parking shall be provided in the rear with access from the alley and shall be screened.</u>

27	3	Text Amendment Add new paragraphs	<p>Multifamily: Includes apartment, condominium, town house, <u>row house</u> and other development types with five or more units in a structure. Densities are limited to 10 to 15 units per gross acre except in that portion of the Core Area east of B Street where the maximum density is 30 units per net acre.</p> <p><u>For multifamily uses (more than three units) in the area along 3rd Street between A Street and B Street, up to 30 units per net acre are allowed. On 3rd Street between the east side of University Avenue and west side of B Street and northwest corner of B and 2nd Streets, up to 40 units per net acre would be allowed for ownership units in mixed use projects.</u></p> <p><u>For multifamily uses (more than three units) on the west side of B Street between 2nd and 4th Streets densities ranging from up to 24-26 units per net acre are allowed for town or row homes. On the west side of B Street between 2nd and 3rd Streets, residential ownership projects would be allowed up to 40 units per net acre and up to 50 units per net acre would be allowed for an ownership senior project.</u></p>
27	7	Text Amendment Add new paragraph	<p>Core Retail with Offices: Mixed retail and office uses with retail uses dominant at ground floor level and offices encouraged as tenants for upper stories. Uses need not be mixed on individual parcels. Retail uses include stores, restaurants, cultural, entertainment, hotels and commercial recreation (such as recreation centers and athletic clubs). Offices include business, professional, government and medical offices. Apartments may be included and are encouraged on upper stories. Single family, two-family and duplexes may also be included.</p> <p><u>Total floor area in the Retail with Offices District located along 3rd Street between University Avenue and B streets and on the northwest corner of B and 2nd Streets are allowed a floor area ratio (FAR) of up to 2:1 maximum including bonus: commercial only 1:1, mixed use 1:1.5; 0.5 FAR bonus allowed for preservation of designated historic structure, underground parking or "Trees Worth Saving"; 0.2:1 FAR bonus for plaza or preservation of "Trees of Significance." Parking structures are excluded from the calculations of floor area ratio.</u></p>

28	Fig. 9	Map Amendment	<p><u>Amend Land Use Map (See Exhibit A)</u> <u>To reflect land use designation changes from Low Density Residential to Retail with Offices for properties at:</u> <u>235-239 3rd Street,</u> <u>232 University Ave.</u> <u>232-240 3rd Street,</u></p> <p><u>From University Avenue Transitional District to Retail with Offices for properties at:</u> <u>233 and 305 B Street</u></p> <p><u>To change name of “University Avenue Transitional District” to “First Street Transitional District”.</u></p> <p><u>To add new “B Street Transitional District”</u></p> <p><u>To change land use designation changes from University Avenue Transitional District to B Street Transitional District for properties along the west side of B Street Between 2nd to 4th Streets including</u> <u>239 2nd Street,</u> <u>217- 229 B Street,</u> <u>311 to 337 B Street</u> <u>246 4th Street</u></p>
35	1	Text Amendment	<p>Implementation: A. City Planning staff should encourage property owners to facilitate these new developments; Redevelopment Agency powers may be used in the case of the proposed Third Street development. By targeting the Third Street area for the development of a new retail cluster, assembly of parcels into major units by the Redevelopment Agency shall be avoided elsewhere in the Core.</p> <p>B. The area along Third Street shall be treated with sensitivity because of potential impacts on adjacent land uses. Development along this corridor shall be of an appropriate scale and character in relation to the surrounding and adjacent land uses. The design of projects in this area shall also be sensitive to the Core Area as a whole. Particular attention needs to be given to pedestrian, bicycle, and automobile circulation, and to parking. On-site parking facilities shall be incorporated into these projects consistent with the requirements and standards set forth in the Core Area Specific Plan (Figures 12 and 16), <u>Design Guidelines and Zoning.</u></p>

48	5	Text Amendment	<p>Policy: Improve pedestrian access between UC Davis and the Core Area.</p> <p>Explanation: Delivery trucks, parked cars, and circulating cars all impede pedestrian access along Third Street near University Avenue. Improving pedestrian access will provide an important link along Third Street between the University and the heart of the Core Area.</p> <p>Implementation: A. Existing bollards shall be maintained on Third Street to discourage through automobile circulation on Third Street and University Avenue while facilitating walking and biking between UC Davis and the Core Area.</p> <p><u>Implementation: B. Initiate a street improvement program for 3rd Street between A and B Streets including consideration of widening the sidewalk, installation of new street lighting, street furniture and tree grates, replacement of unhealthy trees, possible undergrounding of utilities, enhanced pedestrian crosswalks and modification of street paving and design to formalize a multiple use street.</u></p>
79	5	Text Amendment Insert new paragraph after “Existing Residential Neighborhoods” heading	<p>Existing Residential Neighborhoods</p> <p><u>For development in designated Transitional and Mixed Use Districts refer to the Davis Downtown and Traditional Residential Design Guidelines, Mixed Use and Special Character District Sections.</u></p>
88	6	Text Amendment Add New Implementation Tasks	<p><u>18. Within _____ of adoption of the _____ Specific Plan Amendments, initiate a process to define elements of a Street Enhancement Program for 3rd Street and B Street rear alleys, including design elements, construction costs, funding mechanisms, cost sharing and implementation schedule.</u></p> <p><u>19. Consider establishment of a Historic Impact Mitigation fee as compensation for demolition of designated historic resources or pre-1945 contributor structures with high integrity. Fees collected would be used for efforts or projects considered to strengthen the historic integrity of the Conservation District as a whole, such as: to facilitate relocation of historic structures to suitable sites; for purchase of historic properties and/or relocation sites; payment of full or partial relocation and rehabilitation costs; restoration or repair of historic resources; and payment for historic research and surveys. The use of historic mitigation</u></p>

			<p><u>fees to reimburse the Redevelopment Agency for the 3rd and J Street, site or to contribute to purchase of another site shall be considered.</u></p> <p><u>20. Consider establishment of a Cost Recovery Fee to recoup partial costs resulting from specific plan amendment process as part of development costs for development within the B and 3rd Streets Visioning Process Project Area.</u></p> <p><u>21. Consistent with the CASP policies and the Davis Downtown and Traditional Residential Neighborhoods Design Guidelines, the City shall use any in-lieu parking fees collected from new developments in the project area to fund some or all of the following efforts aimed at serving the travel demand of new development sites while minimizing parking on-site or on adjacent neighborhood streets:</u></p> <ol style="list-style-type: none"> <u>1. Coordinate with UC Davis staff to provide parking on campus for any project developments that will house University functions.</u> <u>2. Provide a local car-share program, in conjunction with the University, the Yolo TMA, and other interested agencies, to reduce the need for individual car ownership by project residents and residents of the greater project vicinity.</u> <u>3. Consider Redevelopment Agency participation in combination with in-lieu fees to develop a consolidated parking facility.</u> <u>4. Consider creating a new Central Park parking district that could provide parking in a series of smaller lots or in a centralized parking structure or lot at a location such as a joint project at the School District site at the north end of the Park should redevelopment be proposed.</u> <u>5. Consider reducing parking time limits and the installing parking meters on Third Street to maximize the use of on-street parking for commercial uses.</u>
110	Fig. 30	Map Amendment Pending	<u>Figure 30 Designated Historical Resources – update map to add newly designated historical resources if any.</u>