

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DAVIS
APPROVING A DEVELOPMENT AGREEMENT WITH COVELL
VILLAGE PARTNERS REGARDING THE PROJECT COMMONLY
KNOWN AS COVELL VILLAGE**

WHEREAS, to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Government Code Sections 65864 *et seq.* (the "Development Agreement Statute") which authorizes cities to enter into agreements for the development of real property with any person having a legal or equitable interest in such property in order to establish certain development rights in such property; and

WHEREAS, in accordance with the Development Agreement Statute, the City of Davis (the "City") has enacted regulations (the "Development Agreement Regulations") to implement procedures for the processing and approval of development agreements in accordance with the Development Agreement Statute; and

WHEREAS, on _____, the City certified the Final Environmental Impact Report for the Covell Village Project (the "Final EIR"); and

WHEREAS, prior to adopting this Ordinance, the City Council, on _____, adopted Resolution No. _____, finding that, where feasible, mitigation measures have been imposed and modifications incorporated into the Project which avoid or substantially lessen all significant adverse environmental impacts and that social, economic and other benefits outweigh the remaining adverse environmental impacts that cannot be mitigated to a level of insignificance; and

WHEREAS, the City Council of Davis adopted Resolution No. ____, which approved a general plan amendment for the Covell Village project, subject to the approval of the voters of the city and, by Resolution no. ____ called an election of this General Plan Amendment.. This General Plan amendment will become effective if approved by the voters voting on the general plan amendment; and

WHEREAS, Developer desires to carry out the development of the Property consistent with the General Plan, as amended, and the Development Agreement; and

WHEREAS, the Development Agreement will assure both the City and Developer that the Project can proceed without disruption caused by a change in City planning and development policies and requirements, which assurance will thereby reduce the actual or perceived risk of

planning, financing and proceeding with construction of the Project and promote the achievement of the private and public objectives of the Project; and

WHEREAS, the Development Agreement will also assure the City and its voters that the Development will proceed as proposed and that the public improvements and other amenities and funding obligations that were material to the voters, will be accomplished as proposed; and

WHEREAS, pursuant to Section 65867 of the Government Code, the Planning Commission held a duly noticed public hearing on _____, 2005, continued to _____, 2005, on the General Plan Amendment, and the Development Agreement, during which public hearing the Planning Commission received comments from the Developer, City staff, public agencies and members of the general public; and

WHEREAS, following the public hearing, the Planning Commission, by a vote of three to three, did not make a recommendation to the City council on the FEIR, the General Plan Amendment and the Development Agreement and

WHEREAS, pursuant to Section 65867 of the Government Code, the City Council, , on _____, 2005, held a duly noticed public hearing on the FEIR, the General Plan Amendment and the Development Agreement, during which public hearing, the City Council received comments from the Developer, City staff, public agencies and members of the general public;

THE CITY COUNCIL OF THE CITY OF CITY OF DAVIS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. This Ordinance incorporates, and by this reference makes a part hereof, the Development Agreement attached hereto as Exhibit A, subject to the provisions of Section 5 hereof.

SECTION 2. This Ordinance is adopted under the authority of Government Code Section 65864 et seq., and pursuant to “Development Agreement Regulations”.

SECTION 3. In accordance with the Development Agreement Regulations, the City Council hereby finds and determines, as follows:

- (a) The Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the General Plan, as amended, in that it establishes certain development rights, obligations and conditions for the implementation of the Covell Village Project;
- (b) The Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the general plan designations which will apply to the Property;
- (c) The Development Agreement is in conformity with public convenience, general welfare and good land use practice;

- (d) The Development Agreement will not be detrimental to the public health, safety and general welfare;
- (e) The Development Agreement will not adversely affect the orderly development of property or the preservation of property values; and
- (f) The Development Agreement is consistent with the provisions of Government Code Sections 65864 through 65869.5.

SECTION 4. The foregoing findings and determinations are based upon the following:

- (a) The Recitals set forth in this Ordinance, which are deemed true and correct;
- (b) Resolution No. _____, adopted by the City Council on _____, 2005, making findings as to the Final EIR for Covell Village, including the Statement of Findings and Facts and Statement of Overriding Considerations (Exhibit A thereto), and the Mitigation Monitoring and Reporting Program (Exhibit B thereto) approved by and incorporated in said Resolutions, which Resolutions and exhibits are incorporated herein by reference as if set forth in full;
- (c) The City's General Plan, as amended by the General Plan Amendment adopted by the City Council by Resolution No. _____ prior to adoption of this Ordinance;
- (d) All City staff reports (and all other public reports and documents) prepared for the Planning Commission, City Council, or others relating to the EIR, the, the General Plan Amendment, the Development Agreement, and other actions relating to the Property;
- (p) All documentary and oral evidence received at public hearings or submitted to the Planning Commission, or City during the comment period relating to the EIR, the General Plan Amendment, the Development Agreement, and other actions relating to the Property; and
- (q) All other matters of common knowledge to the Planning Commission and City Council, including, but not limited to the City's fiscal and financial status; City policies and regulations; reports, projections and correspondence related to development within and surrounding the City; State laws and regulations and publications.

SECTION 5. The City Council hereby approves the Development Agreement, attached hereto as Exhibit A, subject to the provisions of Section 6 hereof, and subject further to such minor, conforming and clarifying changes consistent with the terms thereof as may be approved by the City Manager, in consultation with the city Attorney prior to execution thereof, including completion of references and status of planning approvals, and completion and conformity of all

exhibits thereto, and conformity to the General Plan, as amended, as approved by the City Council and the voters.

SECTION 6. The approvals contained in Section 5 hereof are subject to and conditioned upon all of the following becoming effective:

(1) Resolution No. _____, adopted by the City Council prior to adoption of this Ordinance, approving the General Plan amendment;

(2) Approval by the voters voting on the General Plan Amendment and baseline project features pursuant to "Measure J."

SECTION 7. Upon the effective date of this Ordinance as provided in Section 10 hereof, the Mayor and City Clerk are hereby authorized and directed to execute the Development Agreement on behalf of the City of Davis

SECTION 8. The City Manager is hereby authorized and directed to perform all acts authorized to be performed by the City Manager in the administration of the Development Agreement pursuant to the terms of the Development Agreement.

SECTION 9. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 10. This Ordinance shall be in full force and effect thirty (30) days after its passage and adoption; provided, however, that if all of the actions referred to in Section 6 hereof are not effective on such date, then the effective date of this Ordinance shall be the date on which all of said actions become effective, as certified by the City Clerk.

* * * * *

THE FOREGOING ORDINANCE was first read at a regular meeting of the Davis City Council on the _____ day of _____, 2005, and was passed and adopted at a regular meeting of the Davis City Council on the _____ day of _____, 2005.

AYES:

NOES:

ABSTAIN:

ABSENT:

Ruth Uy Asmundson, Mayor of the City of Davis

Attest:

Bette Racki, City Clerk of the City of Davis