

ATTACHMENT #4

ORDINANCE NO. _____

AMENDING SECTION 40.01.090 OF CHAPTER 40 OF THE CITY OF DAVIS MUNICIPAL CODE BY REZONING THE DAVIS LIVE PROJECT SITE (APN #036-252-12) LOCATED AT 525 OXFORD CIRCLE, OF APPROXIMATELY 1.045± ACRES, TO PLANNED DEVELOPMENT (PD) #02-18

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

SECTION 1. PROPERTY AREA.

The Davis Live project site consists of one parcel located at 525 Oxford Way, totaling approximately 1.045± acres generally described and referenced to as APN 036-252-12 which is shown on Exhibit A and described in Exhibit B.

SECTION 2. ZONING MAP CHANGE.

Section 40.01.090 (Zoning Map) of Chapter 40 of the City of Davis Municipal Code, as amended, is hereby amended by changing the land use designation of the parcels containing approximately 1.045± acres as shown on Exhibit A, to Planned Development #02-18 (PD #02-18) for the Davis Live Project, as shown on Exhibit B.

SECTION 3. PURPOSE OF PLANNED DEVELOPMENT AREA.

The purpose of this preliminary planned development is to:

- A. Optimize an underutilized infill location within the City of Davis;
- B. Contribute to the overall character and livability of the surrounding neighborhood and UC Davis by facilitating the reuse of property;
- C. Provide additional housing near existing mobility infrastructure (i.e., pedestrian and bicycle facilities and transit) to reduce vehicle trips, vehicle miles travelled, and parking demand;
- D. Provide housing density adjacent to UC Davis and proximate to the downtown area of the City of Davis to reduce vehicle trips, vehicle miles travelled, and parking demand within the downtown area;
- E. Provide high density affordable student-oriented housing in close proximity to UC Davis and support services; and
- F. Provide energy-efficient building design, low-water use indoor and outdoor design, and high-quality construction by incorporating national and/or local sustainable design practices.

SECTION 4. USES.

Permitted uses within PD #02-18 include:

- A. Student, faculty, staff, and general housing;
- B. Office and management functions;
- C. Educational, recreational, fitness, and social functions;
- D. Student-oriented commercial uses; and
- E. Required building components accessory to main use.

SECTION 5. DEVELOPMENT STANDARDS.

The following development standards are applicable to PD #02-18:

- | | |
|---|---|
| A. Residential density: | 68 units per gross acre |
| B. FAR: | 3.34 |
| C. Allowable height: | 85' to roof (parapets, elevator and stair penthouses and mechanical equipment may exceed) |
| D. Lot coverage: | 67% |
| E. Yard requirements: | 10'-0" front and rear
10'-0" interior side |
| F. Allowable projections into yards: | 1/3 of required yard dimension
Yards may include landscape structures |
| G. Useable open space (plaza & terraces): | 20% |
| H. Landscape area: | 10% |
| I. On-site vehicle parking: | 1.0 space per unit |
| J. Long-term secured bicycle parking: | 1.0 space per bed |
| K. Short-term visitor bicycle parking: | 0.2 spaces per bed |

SECTION 6. CONFLICTS.

For provisions not covered by this Ordinance, the provisions of Chapter 40 of the Davis Municipal Code, as amended, shall apply. Where there is a conflict between the provisions of Chapter 40 and this Ordinance, the provisions of this Ordinance shall apply.

SECTION 7. FINDINGS.

- A. The City Council of the City of Davis hereby finds that the criteria for the approval of the preliminary planned development have been fulfilled:
 1. The planned development is in conformity with the General Plan.
 2. The Davis Live Project Planned Development is in conformity with the intent of the Planned Development District of the Zoning Chapter (Article 40.22).
 3. The Davis Live Project Planned Development is consistent with the Zoning Ordinance, as the purpose of the Planned Development District is to allow for diversification in the relationship of various buildings and structures and provide relief from the rigid standards of conventional zoning. The proposed Planned Development is intended to provide an integrated and sustainable building.
 4. The property is suitable for the proposed development.
- B. The City Council further finds that the public necessity and convenience and general welfare requires the adoption of the rezoning set forth in Section 2, as evidenced by the Findings presented to the Planning Commission and City Council.
- C. The City Council further finds that the project is an infill project statutorily exempt from CEQA pursuant to Public Resources Code 21094.5. and is also a transit priority project statutorily exempt from CEQA pursuant to Public Resources Code 21155.1.
- D. The City Council further incorporates the General Findings for Project Approval included as Attachment #1 to the staff report.

SECTION 8. CONTINGENCIES AND EFFECTIVE DATE.

The Ordinance shall become effective 30 days after adoption and only upon approval of General Plan Amendment #01-18.

INTRODUCED on the _____th day of _____, 2018 and PASSED by the City Council of the City of Davis this ____ day of _____, 2018 by the following vote:

AYES:

NOES:

ABSENT:

Brett Lee
Mayor

ATTEST:

Zoe S. Mirabile, CMC
City Clerk

Exhibits

- A. Project Location
- B. Legal Description
- C. Planned Development Zoning Map

Exhibit A

Davis Live Project Location Map



**Exhibit B
Legal Description**

The land referred to in this Commitment is situated in the City of Davis, County of Yolo, State of California, and is described as follows:

PARCEL ONE:

LOT 294, PLAT OF SUBDIVISION NO. 1008 UNIVERSITY FARMS UNIT NO. 7-A, FILED JANUARY 21, 1964 IN BOOK 6 OF MAPS, AT PAGES 14 AND 15 YOLO COUNTY RECORDS.

PARCEL TWO:

AN UNDIVIDED 1/10TH INTEREST IN LOT A, UNIVERSITY FARMS UNIT NO. 7A, FILED JANUARY 21, 1964 IN BOOK 6 OF MAPS, AT PAGES 14 AND 15, YOLO COUNTY RECORDS.

EXCEPTING THEREFROM FROM PARCELS 1 AND 2 ABOVE, ALL OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES AND ALL OTHER MINERALS WITHIN AND UNDERLYING AND WHICH MAY BE PRODUCED FROM THE REAL PROPERTY HEREIN DESCRIBED, TOGETHER WITH A PERPETUAL SUBSURFACE RIGHT TO INGRESS AND EGRESS FOR THE PURPOSES OF PROSPECTING AND EXPLORING FOR AND OF MINING, EXTRACTING AND REMOVING OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES AND ALL OTHER MINERALS WITHIN OR UNDERLYING THE ABOVE DESCRIBED PROPERTY, INCLUDING SUBSURFACE RIGHT OF WAY, EASEMENTS AND SERVITUDES, IN, UNDER AND THROUGH THE ABOVE DESCRIBED PROPERTY FOR SUCH PURPOSES, BUT EXCLUDING AND EXCEPTING THEREFROM, ALL RIGHTS IN AND TO THE SURFACE OF SAID LAND AND THE SUBSURFACE THEREOF, DOWN TO A DEPTH OF 500 FEET MEASURED VERTICALLY FROM SAID SURFACE, AS CONVEYED TO J.M. WALKER AND LLOYD F. DONANT, BY DEED DATED DECEMBER 16, 1963 AND RECORDED JANUARY 8, 1964 IN BOOK 742 OF OFFICIAL RECORDS, PAGE 142. SAID DEED PROVIDES THAT "GRANTEES COVENANT AND AGREE THAT THE SUBSURFACE RIGHTS HEREBY RECEIVED SHALL BE EXERCISED IN SUCH A WAY THAT NEITHER THE SURFACE OF SAID LANDS NOR IMPROVEMENTS LOCATED THEREON, SHALL IN ANY WAY BE DISTURBED OR DAMAGED."

PARCEL THREE:

ALL THAT REAL PROPERTY SITUATED IN THE CITY OF DAVIS, COUNTY OF YOLO, STATE OF CALIFORNIA, AS DESCRIBED IN RESOLUTION NO. 17-106, RECORDED FEBRUARY 9, 2018 AS INSTRUMENT NO. 2018-0003148-00 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A PORTION OF OXFORD CIRCLE AS SHOWN ON THAT CERTAIN PLAT OF UNIVERSITY FARMS UNIT NO. 7A, FILED JANUARY 21, 1964, IN BOOK 6 OF MAPS, PAGES 14 AND 15, YOLO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 294 AS SHOWN ON SAID PLAT; THENCE NORTH 00°17'00" WEST 37.13 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT A AS SHOWN ON SAID PLAT; THENCE ALONG SAID SOUTHERLY LINE 2.01 FEET ALONG A CURVE TO THE LEFT

CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 07°41'23" AND A CHORD BEARING SOUTH 86°26'29" EAST 2.01 FEET; THENCE NORTH 31°40'46" EAST 20.04 FEET; THENCE NORTH 89°42'50" EAST 84.88 FEET; THENCE SOUTH 58°19'14" EAST 9.00 FEET; THENCE SOUTH 31°40'46" WEST 14.42 FEET; THENCE NORTH 89°42'50" EAST 49.59 FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 00°17'10" EAST 37.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 294; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 294 SOUTH 89°42'50" WEST 147.08 FEET TO THE POINT OF BEGINNING.

APN: 034-252-012-000 (as to Parcels One and Two)

Exhibit C Planned Development Zoning Map

