ORDINANCE NO. 2419, SERIES 2013

ORDINANCE AMENDING PLANNED DEVELOPMENT #2-86B TO AMEND DEVELOPMENT STANDARDS FOR THE B STREET TRANSITIONAL DISTRICT TO ADD SPECIAL HEIGHT AND FAR PROVISIONS FOR THE PROPERTIES LOCATED AT 225 AND 229 B STREET AND TO RENAME IT PLANNED DEVELOPMENT #2-86C

WHEREAS, the City of Davis General Plan incorporates by reference the Core Area Specific Plan as the General Plan requirements, including the Land Use Map of the Core Area Specific Plan; and

WHEREAS, the Core Area Specific Plan identifies properties around the perimeter of the Downtown Core to function as a transition between higher intensive commercial and office land uses and lower intensive uses where a mixture of commercial office and residential uses are encouraged and considered appropriate for mixed use zoning; and

WHEREAS, the Core Area Specific Plan Policy 7 calls for the Core Area to be anchored by relatively large developments that are of appropriate scale and character including intensification at Third Street near the Central Park expansion, with the desire for a new retail cluster to strengthen the Third Street link between the University and Core Area and to encourage use of the park facilities and Teen Center; and intended to function as a primary and secondary retail corridor; and

WHEREAS, The Davis Downtown and Traditional Residential Neighborhoods Design Guidelines identify parcels on Third Street in the B and 3rd Streets Project area as “opportunity sites”; and identify portions of the project area as three distinct Special Areas, Special Character Areas, “Third Street,” and “Central Park” and a Mixed Use Character Area “Core Transition West” intended to improve the visual and land use transition between the Downtown Core and University Avenue/Rice Lane traditional residential neighborhood; and

WHEREAS, allowing new mixed use buildings and residential uses in the project area, including condominium units for ownership are encouraged and included in adopted City Council goals to:

1. Consider densification and infill opportunities to enhance the downtown; and
2. Employ policies so the housing supply includes options for a wide range of demographics; and

WHEREAS, the modification to the B Street Transitional District clarifies the intent for development of a specific limited area consistent with community goals; and

WHEREAS, the Planning Commission held a duly noticed public hearing on June 26, 2013 to receive comments and consider amendments of the Core Area Specific Plan; and

WHEREAS, the City Council held a duly noticed public hearing on August 27, 2013 and based on oral testimony and documentary evidence reviewed during the public hearing, determined that the Addendum to the B and 3rd Streets Visioning Process EIR prepared for the Mission Residences Project adequately identifies the potential environmental impacts of the project and concludes that there is no significant impact that was not analyzed in previous environmental documents; and
WHEREAS, the City Council modified the proposed ordinance amendment for the special height and floor area ratio provisions, limiting application of the new provisions within the B Street Transitional District to the two properties at 225 and 229 B Street (Assessor’s Parcel Numbers: 070-065-11 and 070-065-12); and

WHEREAS, the proposed amendment is consistent with the General Plan and Core Area Specific Plan, as amended; and

WHEREAS, the public interest, convenience, and general welfare require the adoption of this amendment.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DAVIS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Planned Development #2-86B shall be amended as shown in Attachment 1.

SECTION 2. Planned Development #2-86 B shall be renamed to Planned Development #2-86C.

INTRODUCED on the 27th day of August, 2013, and PASSED AND ADOPTED by the City Council of the City of Davis this 10th day of September, 2013, by the following vote:

AYES: Frerichs, Swanson, Wolk, Krovoza

NOES: Lee

ATTEST:

Joseph F. Krovoza, Mayor

Zoe S. Mirabile, CMC
City Clerk
ATTACHMENT 1

Ordinance No. 2419

Planned Development #2-86 C
Amendments to Planned Development #2-86B, B Street Transitional District

SECTION 9. SUBAREA E: B STREET TRANSITIONAL DISTRICT

E. Lot Area, Floor Area Ratio (FAR) and Yard Requirements. Varies, the following minimum yard and area requirements shall apply:

2. Floor Area Ratio.
   a. B Street (west side) between Second and Fourth Streets:
      i. Base of 1:1 FAR up to a maximum of 1:1.5 FAR including bonus
      ii. Bonus of 0.5:1 FAR considered for preservation of designated historic residential structure, or preservation of “trees worth saving.”
   b. Special FAR Provisions – Increased FAR provisions apply to specific property areas identified on the B Street Transitional District Special Height and FAR Provisions map (see Exhibit D) as follows:
      i. For the properties located at 225 and 229 B Street, FAR may be increased to a maximum of 2.0 with site-specific review and approval for underground parking, 1-2 bedroom units, or open space greater than required by the zoning.

F. Building Height.

1. Single family, two family, multifamily dwellings, duplex, town/row homes, condominium ownership dwellings, flats and permitted or conditional non-residential uses.
   a. Overall height: three stories and 38 feet maximum measured to roof peak.
   b. At Street: two stories and 30 feet maximum measured to roof peak.
   c. At Alley: two stories and 24 feet maximum measured to roof peak.

2. Special Height Limits – Additional special height limits apply to specific property areas identified on the B Street Transitional District Special Height Limit map (see Exhibits B and C) as follows:
   a. Properties located at 246 Fourth Street and 337 B Street and the entire northern 30 foot width of the property located at 333 B Street bordering these two parcels, are limited to a height of two stories and 30 feet maximum measured to the roof peak.

3. Special Height Provisions – Increased height provisions apply to specific property areas identified on the B Street Transitional District Special Height and FAR Provisions map (see Exhibit D) as follows:
   a. For the properties located at 225 and 229 B Street, height may be increased to four stories and 45 feet maximum with site-specific review and approval for underground parking, 1-2 bedroom units, and open space greater than required by the zoning.
Exhibit A
Zoning Designation
Planned Development PD2-86C
September 2013

PD 2-86C Sub-Areas
- Subarea A - Low Density Residential
- Subarea B - University Ave. Residential Overlay District
- Subarea C - University Ave. Transitional District
- Subarea D - Core Retail with Offices
- Subarea E - B Street Transitional District

Not a Part

Special Use Restrictions
- Special Height Limits - See Exhibits B, C
- Special Height and FAR Provisions - See Exhibit D

Scale: 0 Feet to 200 Feet
Exhibit D

B Street Transitional
Subarea E Special Height and FAR Provisions
Planned Development PD2-86C

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