

RESOLUTION NO. 16-___, SERIES 2016

**RESOLUTION APPROVING AMENDMENT TO THE CITY OF DAVIS SOUTH DAVIS
SPECIFIC PLAN TO MODIFY GUIDELINES FOR NON-RESIDENTIAL
DEVELOPMENT ALONG CHILES ROAD / NORTHERLY COWELL BOULEVARD**

WHEREAS, the South Davis Specific Plan was adopted in 1987 with the goal of a mixture of uses, including locations for residential, commercial, office, and industrial-research land uses accompanied by an adequate level of supporting public facilities and community by sensitively merging existing land uses and streets with new development; and

WHEREAS, the South Davis Specific Plan establishes guidelines for non-residential development that have not been updated to reflect the General Plan policies encouraging designs that are urban in nature at neighborhood activity nodes; and

WHEREAS, several properties along Cowell Boulevard and Chiles Road have irregular shape or dimensions and would benefit from flexibility in the amount of a parcel that is required to be landscaped; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 24, 2015, and recommended that the City Council approve the amendment of the General Plan based on findings below.

1. Find that the proposed South Davis Specific Plan amendment is appropriate in that it provides flexibility in development of non-residential uses that can provide jobs for Davis residents and revenue for the City of Davis.
2. Find that the text change allows the Planning Commission to evaluate landscaping for a development project within the context of the proposed use and its location.
3. Find that the proposed amendment provides consistency with General Plan policies for sensitive infill and creative development patterns.
4. Find that appropriate environmental assessment, Mitigated Negative Declaration #4-15, has been prepared for this project. It has been determined that the proposed project does not have potential significant adverse impacts on the environment given the applicable mitigation measures and conditions of approval. Any impact will be reduced to less than significant levels, and no environmental impact report required.

WHEREAS, the City Council held a duly noticed public hearing on ___, 2016, to receive comments and consider amendment of the South Davis Specific Plan related to the property and other entitlement applications; and

WHEREAS, based on oral testimony and documentary evidence reviewed during the public hearing, the City Council determined that Mitigated Negative Declaration #4-15 adequately addresses the potential environmental impacts of the project, that standard City mitigation

measures and conditions of approval were made part of the project to reduce any impacts to a less than significant level, and that the appropriate findings were made.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davis that the South Davis Specific Plan Text is amended as follows:

For non-residential development situated along Chiles Road / northerly Cowell Boulevard, the following guidelines shall apply:

- Buildings shall be set back 50 feet or more from the street
- Seventy-five percent of required parking shall be completely screened by a landscaped berm
- Twenty percent of the site area shall be landscaped, or as otherwise established within a Planned Development
- Buildings, walls, and landscaped berms shall be designed generally parallel with Interstate 80 to form a functional noise barrier.

PASSED AND ADOPTED by the City Council of the City of Davis this ___th day of _____, 2016, by the following vote.

AYES:

NOES:

Robb Davis
Mayor

ATTEST:

Zoe S. Mirabile, CMC
City Clerk