

RESOLUTION NO. 16-XXX, SERIES 2016

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DAVIS AMENDING THE
GENERAL PLAN TO ADD HOTELS AS A CONDITIONALLY PERMITTED USE WITHIN
THE BUSINESS PARK DESIGNATION, WITH A MAXIMUM FLOOR AREA RATIO OF
1.0**

WHEREAS, the City of Davis has visions to foster a safe, sustainable, healthy, diverse and stimulating environment for all in the community; maintain Davis as a cohesive, compact, university-oriented city surrounded by and containing farmland, greenbelts, natural habitats and natural resources; and preserve and create an array of distinct neighborhoods so that all residents can identify a neighborhood that is “home” for them; and

WHEREAS, State Planning Law allows any mandatory element of the General Plan to be amended as many as four times in a calendar year; and

WHEREAS, the Planning Commission held a public hearing on August 24, 2016 to receive comments and consider the proposed amendment; and

WHEREAS, the City Council held a public hearing on November 1, 2016 to receive comments and consider the proposed amendment; and

WHEREAS, Initial Study and Negative Declaration #4-15 adequately assesses the impacts of this General Plan Amendment and the proposed extended-stay hotel project at 2750 Cowell Boulevard; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAVIS:

Section 1 –Land Use Text Changes. The General Plan Land Use Text relating to the Business Park category is hereby amended, as shown in the text, Exhibit A, to this resolution.

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

Exhibit A General Plan Text Changes

G. Business Park

Intent: To provide locations for administrative, professional, government and medical offices and non-polluting science, technology, light manufacturing and ancillary warehouse facilities in pleasant, pedestrian-oriented mixed-use environments featuring freeway and airport access, a variety of amenities and high-quality architectural and landscape design. Residential development would be conditionally allowable.

A "Business Park" is a hybrid of industrial and office parks which contains multiple uses and activities such as traditional industrial uses (such as warehouse/distribution light manufacturing, and research and development activities) as well as other types of land uses including headquarter offices, recreational facilities, health clubs, day care centers, incubator spaces for emerging companies, and secondary residential uses.

It is intended that a "Business Park" be functionally and aesthetically integrated into the community and not provide commercial uses that are encouraged in the downtown and neighborhood centers.

Allowable Uses:

1. Offices, light industry, research and development, light manufacturing and warehousing (as an ancillary use), provided they meet City standards regarding pollution, health and safety. Limited food establishments tailored to serve business park employee needs subject to conditional use review.
2. Residential uses to the extent that they are secondary and do not conflict with the primary use of the area.
3. Hotel uses are conditionally allowable between Drummond Avenue and the eastern terminus of Research Park Drive.

Maximum Floor Area Ratio: 50 percent, with an additional 15 percent for the housing component of a mixed use project, subject to a limit of 150 housing units. Such additional floor area shall include any housing units allowable under an affordable housing bonus. The additional floor area ratio allowed for housing does not apply to all sites, including large sites intended for non-residential uses only. Floor Area Ratio for a hotel use may not exceed 100 percent.

Policies:

Policy LU G.1 Business parks should include sophisticated land planning, high quality architectural and landscape design, building flexibility, a variety of amenities and environmental controls.

Action LU G.1a After adoption of the General Plan Update, work with the Mace Ranch property owner / developer and other affected property owners to consider possible reconfiguration of land uses in the vicinity of the Upper Second Street" location. This might include revisions to the 11-acre Service Commercial site and factoring in additional information that will become available through the Frontier Fertilizer re-use process that is being initiated through an EPA grant. The study could lead to the City co-sponsoring zoning amendments to create a more logical land use pattern in this area. This might include some Community Retail combined with a scaling back of the Service Commercial provision of the public / semi-public use, or similar changes.