

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 OFFICE DESIGNATION BETWEEN SECOND STREET AND INTERSTATE 80, 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 September 28, 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 #6-15 adequately assesses the impacts of this General Plan Amendment and the proposed extended-stay hotel project at 4647 Fermi Place; 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 Office 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

F. Office

Intent: To provide locations for small administrative, professional and medical offices in centrally located areas near the downtown and/or residential neighborhoods. Residential and hotel uses would be conditionally allowable.

Allowable Uses:

1. Administrative, professional and medical offices.
2. Residential uses to the extent that they are secondary and do not conflict with the primary use of the area.
3. Hotel uses may be conditionally allowed in the area between Second Street and Interstate 80.

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. The additional floor area ratio allowed for housing does not apply to all sites, including large sites intended for non-residential uses only. Maximum FAR for a hotel use is 100 percent.