RESOLUTION NO. 13-160, SERIES 2013

RESOLUTION AMENDING THE GENERAL PLAN OF THE CITY OF DAVIS FOR THE CANNERY DEVELOPMENT PROJECT

WHEREAS, the City of Davis General Plan includes visions to maintain Davis as a cohesive, compact, university-oriented city surrounded by and containing farmland, greenbelts, natural habitats and natural resources; and to reflect Davis' small town character in urban design that contributes to and enhances livability and social interaction; and

WHEREAS, the City Council goals for 2012-2014 include guiding principles to support market-rate affordability, varying house sizes and models to meet needs and desires of a wide range of demographics and multiple income levels; and to promote reduction of resource consumption and waste generation, preserve agriculture, promote local food production, reduce automobile and energy use, foster a healthy and vibrant economic climate based on green technologies, and create a people-centric urban design environment; and

WHEREAS, the City of Davis General Plan identifies the property at 1111 Covell Boulevard for Industrial uses;

WHEREAS, the property has been unused since the closure of the Hunt-Wesson Cannery in 1999; and

WHEREAS, the City wishes to change the use of the property to a mix of residential and non-residential uses, with parks, greenbelts, and a community farm;

WHEREAS, The City has prepared Environmental Impact Report SCH #2012032022 to assess the impacts of the project on the environment, pursuant to the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, Resolution No. 13-159, Series 2013, makes the appropriate findings under CEQA; and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 25, 2013 to receive comments and consider amendments of the General Plan, the Zoning Ordinance, and other actions; and

WHEREAS, the City Council held a duly noticed public hearing on November 12, 2013, and based on oral testimony and documentary evidence reviewed during the public hearing, determined that Environmental Impact Report SCH #2012032022 prepared for The Cannery Project adequately identifies the potential environmental impacts of the project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davis that the General Plan of the City of Davis is hereby amended to add the following Land Use Category:
T. Neighborhood Mixed Use

Intent: To provide a mix of non-residential and residential uses in areas conveniently located to neighborhoods and to facilitate transit and bicycle/pedestrian travel through a blending of retail, job-generating, and residential uses. This land use category is distinguished from the other General Plan land use categories (including Neighborhood Retail, Office, Business Park, and Residential) in that this category expects a mix of the uses allowable in the other categories.

Allowable Uses:
1. Retail and service uses to serve the daily needs for goods and services of surrounding City residents and businesses such as groceries, restaurants, pharmaceuticals, dry cleaning printing, office supplies, and similar uses.
2. Office, research, and research / development uses.
3. Business park and light industrial uses (see Business Park land use category).
4. Commercial service uses.
5. Residential uses, including home occupations and live/work uses.
7. Open space, including greenbelts, squares, and plazas.

The specific uses, maximum amounts of the specific uses, and the preliminary site plan in a Neighborhood Mixed-Use designated site shall be:
• Established in the site's zoning, anticipated to be a Planned Development district.
• Compatible with surrounding development.

Maximum Floor Area Ratio: 50 percent, with a potential total of 80 percent through the following:
• A 15 percent increase if the project consists of both residential and non-residential components, and the residential component consists of a minimum of 15 percent and a maximum of 70 percent of the total floor area; and/or
• A 15 percent increase if a minimum of 70 percent of the required off-street parking spaces in the project is provided below-grade.

AND BE IT FURTHER RESOLVED that the figures for the Land Use Map (Figures 11A & 11B), Street Classifications (Figure 16), Primary Bicycle Network (Figure 23), Park & School Sites (Figure 30) and Open Space (Figures 31A & 31B) are hereby amended as shown in the Attachments to this resolution.

PASSED AND ADOPTED by the City Council of the City of Davis on this 19th day of November, 2013, by the following vote:

AYES: Frerichs, Swanson, Wolk

NOES: Lee, Krovoza

ATTEST:
Zoe S. Mirabile, CMC
City Clerk

Joseph F. Krovoza,
Mayor