

RESOLUTION NO. 01- 156

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DAVIS
ADOPTING INTERIM GUIDELINES FOR INFILL DEVELOPMENT
PROJECTS**

WHEREAS, the General Plan update was adopted on May 23, 2001 and the plan contains policies, standards and actions (including LU 2.1, LU 2.1a, LU 2.1b, LU 2.1c, LU 2.1d, and LU 2.1e) calling for guidelines and strategies for infill development projects; and

WHEREAS, the City Council certified the General Plan update environmental impact report on June 6, 2000; and

WHEREAS, infill is generally defined as urban development, redevelopment and intensification on vacant or underutilized land within the City's boundaries as an alternative to accommodating growth through expansions of City boundaries, and as such includes most all forms of development within the City's boundaries; and

WHEREAS, infill has benefits including resource conservation, efficiency of facilities and services, promotion of alternative modes of transportation, and opportunities for diverse housing and mixed use options; and

WHEREAS, infill which is not carefully planned and designed can create impacts involving neighborhood character, privacy, traffic congestion and parking; and

WHEREAS, the City Council has considered alternative approaches for implementing the infill related policies and actions in the General Plan; and

WHEREAS, the City Council finds that interim guidelines for infill development can be adopted and applied to the review of projects with discretionary applications, in addition to the standard criteria used in the review of such applications;

WHEREAS, such interim guidelines can be used while final infill guidelines and strategies are completed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davis as follows:

1. The City Council hereby adopts the interim guidelines for the review of proposed infill development projects as contained in Exhibit A attached to this resolution.
2. Exhibit A describes how the interim guidelines will be applied.

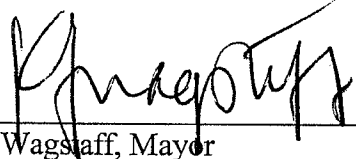
3. The effective date of the interim guidelines is October 25, 2001 and the interim guidelines shall be used until final guidelines and strategies are adopted by City Council to replace the interim guidelines.

PASSED AND ADOPTED by the City Council of the City of Davis this 24th day of October, 2001, by the following vote:

AYES: BOYD, FREEMAN, GREENWALD, HARRINGTON, WAGSTAFF.

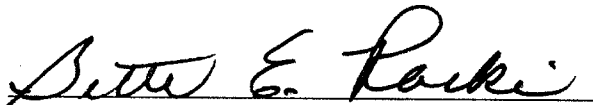
NOES: NONE.

ABSENT: NONE.



Ken Wagstaff, Mayor

ATTEST:



Bette Racki, City Clerk

Exhibit Attached:

A. Interim Guidelines for the Review of Proposed Infill Development Projects

O/bwalcott/general plan/resolution re infill guidelines

EXHIBIT A
**INTERIM GUIDELINES FOR THE REVIEW OF
PROPOSED INFILL DEVELOPMENT PROJECTS**

Purpose and Intent

The purpose of these interim guidelines is to provide guidance for the review of infill development projects until final guidelines are adopted by City Council.

The intent of the interim guidelines is to encourage and maximize opportunities for infill development projects which are beneficial to the community, protective of existing neighborhoods, and well designed. The benefits of infill include resource conservation, efficiency of facilities and services, promotion of alternative modes of transportation, and opportunities for diverse housing and mixed use options. The intent of the interim guidelines is to facilitate the seamless infill of potential sites that minimize impacts on the City as a whole and on existing residential neighborhoods (including but not limited to impacts upon neighborhood character, aesthetics, noise and privacy) and on traffic congestion and parking.

The guidelines establish basic principles and statements of preferred policy direction to guide the review of discretionary applications for infill development. The interim guidelines are intentionally flexible to: recognize the unique circumstances of every site; address the wide range of projects subject to the guidelines (from building additions to large new developments); and to encourage uniqueness and diversity of design rather than homogeneity.

Effective Date and Period

These interim guidelines are effective on October 25, 2001. These guidelines shall apply to all pending or future applications which require discretionary land use entitlement as of the effective date.

The interim guidelines shall remain in effect until the final guidelines are adopted by City Council.

Applicability

The list below is intended to show the range of projects that are subject to review in terms of infill development principles. For types of projects not identified in this list, the Planning Director shall determine whether the interim guidelines apply based on the most similar types of projects in the lists below.

Applicable. The following projects, including new construction and remodels, are subject to the interim guidelines:

1. Projects requiring a general plan amendment, specific plan amendment, and/or a rezoning.
2. Second unit (also known as “granny flat”) and guest house projects requiring a conditional use permit.
3. Duplex residential projects requiring design review.

4. Multi-family projects requiring design review or a final PD.
5. Neighborhood retail / commercial / office / industrial / similar projects requiring design review, final PD approval or a conditional use permit.
6. Core area projects, including the central commercial district, mixed use district, University Avenue area, and north G Street area requiring design review, final PD or conditional use permit (but not including single family dwelling projects per the “not applicable” section below).

Not applicable. The following projects are not subject to the interim guidelines:

1. Projects requiring only a building permit and not discretionary review.
2. Construction of, or an addition to, a single family dwelling in compliance with existing zoning (including a single family dwelling located in the “Traditional Residential Neighborhood Guidelines” overlay area)
3. Aspects of a project which are precluded by a development agreement.
4. Aspects of a project which are superceded by historic resources design review guidelines or standards.
5. Small scale maintenance or improvement projects such as re-roofing, paving, fencing, landscaping, accessory structures not requiring a building permit, or similar types of work.

Additional notes regarding applicability.

1. Affordable housing projects shall be reviewed in terms of these interim guidelines. The guidelines are applicable to decisions regarding the location and design of an affordable housing site. The guidelines shall not be used, however, to make the design of an affordable housing site infeasible and unaffordable.
2. For projects not subject to the interim guidelines, the guidelines are considered advisory but not mandatory.

Pre-Application Review Encouraged

Applicants are encouraged to meet with staff to discuss how the interim guidelines might affect a project. Should such discussions need to expand beyond a brief meeting(s), staff may encourage a pre-application review by staff or Planning Commission if it would be beneficial to the preparation of the formal applications.

How the Guidelines Shall be Applied in a Project Review

City staff, the Planning Commission and City Council (as designated depending on the type of review) shall apply these guidelines to augment the review of projects requiring discretionary planning applications such as general plan amendments, specific plan amendments, rezonings, final planned developments, conditional use permits and design reviews. As with other review criteria, the applicants in such projects would have the burden to demonstrate how their projects are consistent with these guidelines.

A project shall be reviewed for conformance with these guidelines. A project may be approved if it is consistent with a preponderance, but not all, of the guidelines. All of the guidelines may not be applicable to all projects (for example, a design guideline related to the placement of windows would not apply to a general plan amendment). Some projects

may be minimally affected by the guidelines if many of the guidelines are not applicable, but the guidelines should be reviewed for these projects nonetheless.

Review of use. As part of the review of a proposed use (such as a general plan amendment, rezoning, conditional use permit, etc.), the guidelines may affect the approval, denial or the conditions of approval.

Review of design. As part of a design review, the guidelines may affect the design, intensity and the conditions of approval of a project. A project design may be denied based on a lack of conformance with guidelines but a principal permitted use in an existing zoning district will not be questioned in the design review.

Interim Guidelines

Interim Guideline	Conformance? (Yes, Yes with Conditions, No, Not Applicable)	Notes
General land use, infrastructure and fiscal principles		
1. The project contributes to the development of complete and integrated neighborhoods. Examples include but are not limited to the location of housing in proximity to neighborhood shopping, employment, transit, parks, schools, greenbelts, bikeways, and other public facilities and services. <i>Note: It is acknowledged that a small project may have a relatively small contribution to the development of a complete and integrated neighborhood.</i>		
2. The project contributes to a mix of uses in the neighborhood.		
3. The project contributes to the variety of housing types, densities, prices and rents, and designs in the neighborhood, including but not limited to affordable housing.		
4. The project preserves and protects historic resources.		
5. Open space is integrated with new buildings to enhance living and working areas. Higher density housing is organized around usable common open space. Recreational open space and/or outdoor sitting are provided in retail, office, business park and industrial uses.		

Interim Guideline	Conformance? (Yes, Yes with Conditions, No, Not Applicable)	Notes
6. Sound walls are avoided where feasible by the use of alternative measures such as the strategic siting of noise sensitive land uses, organization of building and parking areas, and landscape design.		
7. The project contributes to the efficient utilization of existing infrastructure and provision of public services.		
8. The project contributes to the fiscal health of the City. If the project has a net fiscal cost to the City, the project consists of community benefits that outweigh the fiscal impact. Such community benefits may include social, cultural, or other community-serving aspects.		
Design with the neighborhood and for compatibility		
9. The project design enhances and does not erode the existing neighborhood character. The scale of new structures on all sides is compatible with the scale and mass of existing adjacent structures. For this guideline, “compatible” does not necessarily mean the same size but does mean that appropriate scale transitions are part of the project design. These might include a stepped setback of upper stories or a breaking up large box like forms into smaller masses. <i>Note: The intent of this guideline is to allow for intensification where encouraged and allowed under zoning while also considering the existing neighborhoods. This guideline is usually more relevant in existing residential areas and less relevant in commercial or industrial areas not adjacent to residences.</i>		
10. The project is designed to be compatible with adjacent uses. Compatibility includes, but is not limited to, provision of privacy and protection from noise. The project should carefully considers the placement of windows, balconies, roof decks, outdoor activity areas, landscaped buffers, parking areas, trash facilities, etc.		

Interim Guideline	Conformance? (Yes, Yes with Conditions, No, Not Applicable)	Notes
11. The project is compatible with the noise environment. Sound walls are avoided where alternative mitigation measures are feasible.		
Design for pedestrians, cyclists and transit users		
12. Site and building design is human scaled, comfortable, safe and convenient for pedestrians, cyclists and transit users. Access to nearby public facilities is considered, including but not limited to transit stops, neighborhood centers and parks.		
13. The main entrances to buildings are clearly defined with covered entrances (such as a porch in a dwelling) or other pronounced architectural forms.		
14. Portions of buildings abutting a street or accessway relate to the street frontage through use of transparent elements including windows. Commercial buildings should be located to abut the street or other public accessway with parking located behind unless inappropriate within a contemplated site and project context. <i>Note: The latter guideline is an overall goal but individual project applicability must be considered. For example, impacts to adjacent residential must be considered as well as location and visual impact of service doors.</i>		
15. Higher density and intensity uses are sited in areas which are conducive to alternative forms of transportation (including walking, biking and transit use) and where related facilities are readily available.		

Interim Guideline	Conformance? (Yes, Yes with Conditions, No, Not Applicable)	Notes
Design for energy, water and other resource conservation		
<p>16. The project consists of an overall “green building” approach and measures including but not limited to: land planning to preserve existing features; site development to reduce erosion and minimize impervious surfaces and run-off; water conservation indoors and outdoors; energy efficient heating and cooling systems, appliances and lighting; selection of materials based on recyclability and durability; and waste reduction, re-use and recycling during construction and throughout the life of the building.</p>		
<p>17. The site, building and landscape design promotes energy efficiency and alternative energy systems. Efforts to exceed minimum City and State energy efficiency standards are demonstrated. Energy efficient measures include but are not limited to: the orientation of building openings for natural heating, cooling and lighting; site planning which considers the potential shading effects on adjacent properties and buildings; and upgrades in windows and appliances.</p>		
<p>18. The site, landscape and building design promotes water conservation. Efforts to exceed minimum city and state water conservation standards are demonstrated. Water conservation measures in landscaping include but are not limited to use of water-conserving plants, grouping plants by water requirements, limitations on turf areas, efficient irrigation, soil improvements, and mulch. Water conservation measures in buildings include but are not limited to water conserving appliances and fixtures.</p>		
Principles for the review of proposed changes from non-residential land use to residential land use		
<p>19. The proposed residential use has greater feasibility, long term community benefit, and sustainability than the currently planned non-residential use.</p>		

Interim Guideline	Conformance? (Yes, Yes with Conditions, No, Not Applicable)	Notes
<p>20. The residential use is well-served by facilities and services. Such facilities and services include neighborhood shopping, employment, transit, parks, schools, greenbelts, bikeways and other public facilities and services. The type and density of the proposed residential use is appropriate given the location of the site in relation to facilities and services. The project contributes to the planning of a residential “neighborhood” with an identity and a complement of facilities and services rather than an isolated housing “island” or “enclave.”</p>		
<p>21. The residential use is compatible with the noise environment and air quality. Noise mitigation along major streets and/or highways does not consist of large and unattractive walls “forced in” simply to mitigate incompatible, high levels of noise or to justify use of unsuitable sites. Sound mitigation is integrated into the overall site planning. The proposed type of residential use allows for the provision of a well-designed sound barrier with well-designed landscaping.</p>		
<p>22. The proposed residential use (including its arrangement of uses on the site) is compatible with the existing and planned residential and non-residential uses in the area (that is, the characteristics of the proposed use are compatible with the characteristics of the existing uses, and vice versa). Compatibility includes, but is not limited to, the provision of privacy and protection from noise.</p>		
<p>Car management</p>		
<p>23. The project provides a balance between the need to provide adequate parking with the benefits of reducing automobile travel. The project provides the minimum amount of parking needed for the proposed use. <i>Note: One example is to provide a portion of the required parking in a landscaped reserve area and not convert the area to parking until</i></p>		

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<i>the need is demonstrated.</i>		
24. The project promotes alternative transportation modes and helps alleviate peak hour congestion.		
<p>25. The project implements, as appropriate, transportation management plans and related measures to encourage alternative transportation, reduce parking demand and construction, decrease the likelihood of parking spillover onto on-street parking, minimize the parking and traffic impact on the neighborhood, and provide improved services to residents and employees. The following measures or equivalents should be included as part of a project proposal (recognizing that the number and extent of measures utilized will be based on factors including the type, size and location of the project):</p> <ul style="list-style-type: none"> • Free annual transit passes for residents and employees • A shared parking agreement between different uses, such as offices and dwellings • Shared use of cars or bicycles • Vouchers for free cab rides for special emergencies • Promotion of web-based delivery services to avoid personal vehicle trips • Secured, weather-protected bicycle parking • Provide parking for residents or employees off-site • Provide tandem or elevator parking spaces • The mix of units includes smaller units to reduce the impacts of the number of residents and cars, in addition to providing a more diverse mix of housing opportunities. • A portion, up to 50%, of required parking is placed in a reserve and maintained as landscaping (where such landscaping does 		

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<p>not include trees or other semi-permanent plantings) and requires an application prior to any future conversion to active parking. The portion of spaces placed in a reserve is based on factors including the proposed use, location (such as proximity to UCD), on-street parking availability and transit availability.</p>		
Citizen involvement		
<p>19. The applicant has made a good faith effort to obtain input from interested citizens and respond to the concerns.</p>		