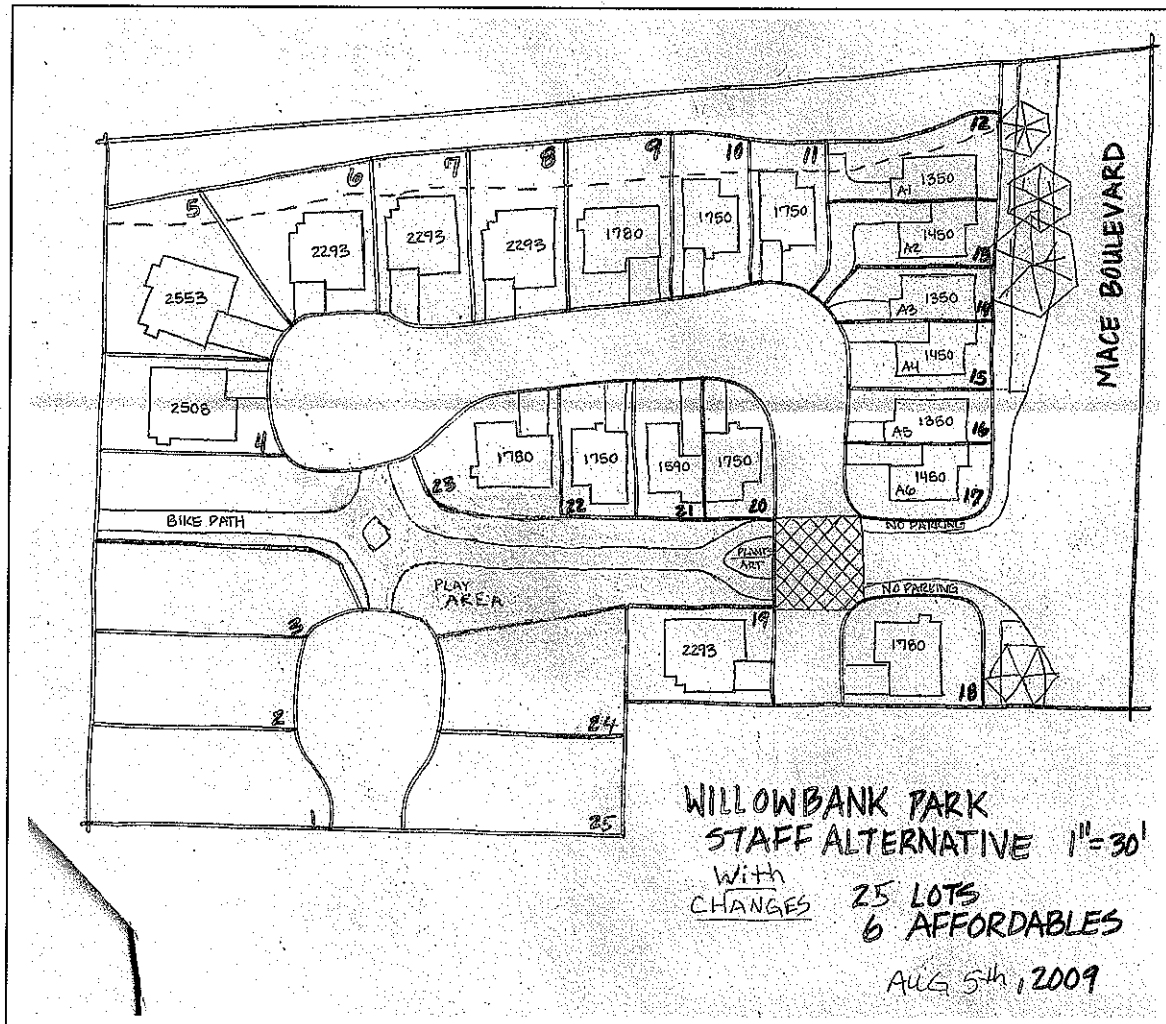


WILLOWBANK PARK
STAFF ALTERNATIVE 1"=30'

26 LOTS
6 AFFORDABLES

July 10, 2009



Neighborhood Revision to the Staff Alternative Plan

RESOLUTION TO NO. _____, SERIES _____

RESOLUTION OF INTENT TO AMEND THE CITY OF DAVIS GENERAL PLAN LAND USE MAP TO REDESIGNATE THE VACANT PARCEL LOCATED ON THE WEST SIDE OF MACE BOULEVARD (APN #069-490-35) BETWEEN SAN MARINO DRIVE AND REDBUD DRIVE, FROM PUBLIC/SEMI-PUBLIC TO RESIDENTIAL MEDIUM-DENSITY

WHEREAS, the parcel described above consisting of 4.48 acres is designated "Public/Semi-public"; and

WHEREAS, the proposed amendment would allow for consistency between the General Plan Land Use Map designation and the Zoning Ordinance Land Use Map designation rezoning the parcel for development with residential homes; and

WHEREAS, amending the General Plan land use designation of the parcel designated Public/Semi-public to Residential Medium-Density enables the development of a project that reflects General Plan policies; contributes to infill housing within the city limits; and thus contributes to the mix of use types in the neighborhood in a manner that utilizes land efficiently; and

WHEREAS, the Planning Commission held a duly noticed public hearing on June 24, 2009 and September 9, 2009, to receive comments and consider amendment of the General Plan related to property; and the Planning Commission recommended that the City Council approve the amendment of the General Plan based on findings below:

1. That the proposed General Plan amendment is appropriate in that it provides needed housing and contributes to infill housing development within the city limits.
2. That the proposed project's density is consistent with the General Plan Residential Medium Density land use designation, which permits a range of 4.80 to 11.20 units per gross acre, or 6.00 to 13.99 units per net acre with density bonus.
3. That the proposed amendment provides consistency with General Plan policies for sensitive infill, a mix of housing types and creative development patterns.
4. That Mitigated Negative Declaration #5-08 has been prepared for this project and determines that impacts of the project will be less than significant with the mitigation measures adopted; and that pertinent mitigation measures in the General Plan and South Davis Specific Plan would apply to the development of the subject site.
5. That the project is consistent with the City's Interim Infill Guidelines.
6. That the project provides a mix of housing types in the neighborhood.
7. That the project provides an architectural "fit" with the scale of surroundings uses and the mix of adjoining low density land uses.
8. That the project provides an urban/community design which is human-scaled, comfortable, safe and conducive to pedestrian use.
9. That development respects the setback requirements and existing uses and privacy on adjacent properties through the use of setbacks and feathering density.

WHEREAS, based on oral testimony and documentary evidence reviewed during the public hearing, the City Council determined that Mitigated Negative Declaration #5-08 adequately addresses the potential environmental impacts of the project, that mitigations were made part of the project to reduce impacts to a less than significant; and that the appropriate findings were made.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Davis that the General Plan of the City of Davis is amended based on the map revision exhibited as Exhibit A.

PASSED AND ADOPTED by the City Council of the City of Davis on this ____ day of _____, 2009 by the following vote.

AYES:

NOES:

ABSENT:

Ruth Ay Asmundson, Mayor

ATTEST: Zoe Mirabile, City Clerk

RESOLUTION TO NO. _____, SERIES _____

RESOLUTION OF INTENT TO AMEND THE CITY OF DAVIS SOUTH DAVIS SPECIFIC PLAN LAND USE MAP TO REDESIGNATE THE VACANT PARCEL LOCATED ON THE WEST SIDE OF MACE BOULEVARD (APN #069-490-35) BETWEEN SAN MARINO DRIVE AND REDBUD DRIVE, FROM PUBLIC/SEMI-PUBLIC TO RESIDENTIAL CLUSTER HOMES

WHEREAS, the parcel described above consisting of 4.48 acres is designated "Public/Semi-public"; and

WHEREAS, the proposed amendment would allow for consistency between the South Davis Specific Plan Land Use Map designation, the General Plan Land Use Map, and the Zoning Ordinance Land Use Map designating the parcel for development with residential uses; and

WHEREAS, amending the South Davis Specific Plan land use designation of the parcel designated Public/Semi-public to Residential Cluster Homes enables the development of a project that reflects South Davis Specific Plan policies; contributes to infill housing within the city limits; contributes to the mix of housing types in the neighborhood; contributes to the mix of affordable and mid to high range priced housing; preserves the physical environment and rural character, particularly along the Putah Creek area; and

WHEREAS, the Planning Commission held a duly noticed public hearing on June 24, 2009 and September 9, 2009, to receive comments and consider amendment of the South Davis Specific Plan related to property; and the Planning Commission recommended that the City Council approve the amendment of the South Davis Specific Plan based on findings below:

1. That the proposed South Davis Specific Plan amendment is appropriate in that it provides needed housing and contributes to General Plan growth policies.
2. That the proposed project's density is consistent with the General Plan and South Davis Specific Plan Residential Cluster Homes land use designation.
3. That the proposed amendment provides consistency with South Davis Specific Plan policies for reasonable density to assist in funding of infrastructure, affordable housing, sensitively merging existing land uses and streets with new development, and provides safe and efficient movement of auto and bicycles.
4. That Mitigated Negative Declaration #5-08 has been prepared for this project and determines that impacts of the project will be less than significant with the mitigation measures adopted; and that pertinent mitigation measures in the South Davis Specific Plan would apply to the development of the subject site.
5. That development respects the setback requirements and existing uses and privacy on adjacent properties through the use of setbacks and feathering density.

WHEREAS, based on oral testimony and documentary evidence reviewed during the public hearing, the City Council determined that Mitigated Negative Declaration #5-08 adequately addresses the potential environmental impacts of the project, that mitigations were

made part of the project to reduce impacts to a less than significant; 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 is amended.

PASSED AND ADOPTED by the City Council of the City of Davis on this ____ day of _____, 2009 by the following vote.

AYES:

NOES:

ABSENT:

Ruth Ay Asmundson, Mayor

ATTEST: _____
Zoe Mirabile, City Clerk

ORDINANCE NO. _____

REZONING / PRELIMINARY PLANNED DEVELOPMENT ZONING ORDINANCE**AN ORDINANCE AMENDING SECTION 40.01.090 OF CHAPTER 40 OF THE CITY OF DAVIS MUNICIPAL CODE REZONING THE VACANT PARCEL LOCATED ON THE WEST SIDE OF MACE BOULEVARD (APN #069-490-35) BETWEEN SAN MARINO DRIVE AND REDBUD DRIVE, TO PLANNED DEVELOPMENT (P-D) #2-08 (RESIDENTIAL USE) – WILLOWBANK PARK SUBDIVISION**

THE CITY COUNCIL OF THE CITY OF DAVIS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. ZONING MAP CHANGE

Section 40.01.090 (Zoning Map) of Chapter 40 of the Code of the City of Davis, as amended, is hereby amended by changing the land use designation of the parcel containing approximately 4.48 acres APN #069-490-35 located on the west side of Mace Boulevard, south of San Marino Drive, and north of Redbud Drive, attached as Exhibit A, to Planned Development #2-08 (Residential use).

SECTION 2. PURPOSE.

The purpose of this preliminary planned development is to:

- a) Provide a portion of the City's need for residential units through infill development;
- b) Stabilize and protect the residential characteristics of the district; and
- c) Promote and ensure that the new residential uses will be in harmony with the existing neighborhood; and respect the privacy of adjacent homes through reasonable setbacks, architectural design and general landscaping plan.

SECTION 3. USES.

- A. **Permitted Uses.** The principal permitted uses of land of Planned Development #2-08 are as follows.
 1. Single-family residential units attached or detached.
 2. Family and Group Day Care Homes as defined in Section 40.26.270.
 3. Group care homes subject to the provisions of Sections 40.26.135.
- B. **Accessory Uses.** The accessory uses of this district shall be consistent with the accessory uses in section 40.03.030 of the Zoning Ordinance, as amended from time to time.
- C. **Conditional Uses.** The conditional uses of this district shall be permitted consistent with Section 40.03.040(c) of the Zoning Ordinance, as amended.
- D. **Prohibited Uses.** Due to the unique nature of this subdivision, the following are explicitly prohibited.

1. *Garage Conversions.* Garage conversions (whole or partial) shall not be permitted.
 2. *Additions and Exterior Modifications to Affordable Units/Attached Units.* Additions to the five affordable/attached units that results in an increase to the square footage or footprint of the unit shall not be permitted. Exterior modifications to the five affordable/attached units that results in changes to the exterior, beyond replacement in kind, shall not be permitted.
- E. Development Standards. The development standards for this district shall be consistent with the standards in Sections 40.03.050 and 40.03.060 of the Zoning Ordinance as it is written now and as it may be amended in the future. The exceptions to the zoning standards shall be those shown on the Final Planned Development map. The final planned development approval will establish the final development standards for each lot.
- F. Special Conditions. This district shall comply with special conditions in Section 40.03.070 of the Zoning Ordinance as it is written now and as it may be amended in the future. Additional special conditions are imposed below.
1. *Garages.* Garages shall remain clear for parking.

SECTION 4. SPECIAL REQUIREMENTS

The following special requirements are placed on the uses in this P-D district:

1. Park Land. The Subdivider shall pay fees in-lieu of parkland dedication.
2. Parcel A/B. Parcel A shall be fully landscaped by the Developer, subject to review and approval of Parks and General Services and Community Development, in Phase I prior to issuance of first Certificate of Occupancy. Concurrently, the developer will make improvements to the existing bicycle path and will construct the extension. Parcel B shall be fully landscaped by the Developer, subject to review and approval of Parks and General Services and Community Development, in Phase I prior to issuance of first Certificate of Occupancy. Concurrently, the developer will make improvements to the existing walking path and will construct the path extension to Mace Boulevard.
3. Mace Boulevard Landscaping. Mace Boulevard shall be fully landscaped by the Developer, subject to review and approval of the Parks and General Services, Community Development, and the Public Work departments, in Phase II prior to issuance of the first Certificate of Occupancy for Lots 7-27.
4. Drought Tolerant Landscaping. Landscaping shall include drought tolerant landscaping features. Landscaping shall be drought tolerant (minimum 50%) and incorporate inactive vegetation to the maximum extent feasible. Use of turf shall be minimized.

SECTION 5. MITIGATION MEASURES.

The Planned Development District is subject to the mitigation measures in the environmental negative declaration prepared for this project. Other applicable mitigation measures are contained in Mitigated Negative Declaration #5-08. A copy of all mitigation measures for this project are provided in Exhibit B are attached hereto to Planned Development #2-08.

SECTION 6. FINDINGS.

The City Council of the City of Davis hereby finds:

1. The proposed project is in conformance with the General Plan, which designates the site Residential-Medium Density.
2. The proposed project is in conformance with the South Davis Specific Plan, which designates the site Residential- Cluster Homes.
3. The proposed project is consistent with the Zoning Ordinance, as the purpose of the Planned Development District is to allow for diversification in the relationship of various buildings and structures and provide relief from the rigid standards of conventional zoning. The proposed Planned Development is intended to provide an integrated and harmonious single-family environment by utilizing various common theme concepts that allow for, and encourage architectural variation while maintaining the residential character of the surrounding area.
4. Public necessity, convenience and general welfare require the adoption of the proposed amendment, given that the residential subdivision may be considered an infill development, to serve the housing needs of the city.
5. The project constitutes a residential environment of sustained desirability and stability in harmony with the character of the surrounding neighborhood.
6. The project incorporates sustainability features consistent with General Plan and city policies to ensure long term sustainability of the project, reduce energy consumption, and promote green construction.
7. Mitigated Negative Declaration #5-08 has been prepared for this project and declares that impacts of the project will be less than significant with the mitigation measures adopted; and that pertinent mitigation measures in the General Plan would apply to the development of the subject site.

SECTION 7. EFFECTIVE DATE.

This ordinance shall become effective on and after the thirtieth (30th) day following its adoption.

INTRODUCED on _____, AND PASSED AND ADOPTED on _____,
by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

Ruth Asmundson
Mayor

Zoe Mirabile
City Clerk