

**RESOLUTION OF THE CITY OF DAVIS AMENDING THE GENERAL PLAN TO
RE-DESIGNATED THE "COVELL VILLAGE" PROPERTY AND MAKE
CORRESPONDING CHANGES TO TEXT, TABLES, AND FIGURES**

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.

WHEREAS; the City Council has established goals of providing slow steady additions to the housing stock and providing housing for people who live/work in Davis; and

WHEREAS, the City Council and Planning Commission held a public hearing on May 18, 2005 to receive comments and consider the proposed amendment; and

WHEREAS, Environmental Impact Report SCH #2004062089 adequately assesses the impacts of this General Plan Amendment; and

WHEREAS, the City Council hereby determines that the proposed affordable housing plan is in compliance with City standards.

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

Section 1 - Land Use Map. The City of Davis General Plan Land Use Map (Figures 11a and 11b) are hereby amended with the change of the "Covell Village" area from a designation of "Agriculture" to the uses shown in the map Attachment A to this resolution.

Section 2 - Other Figures and Tables. The City of Davis General Plan is hereby amended with the following changes to Figures and Tables:

Figure or Table	Change
Figure 15, Neighborhood Transit Locations	Add location of Village Center, as shown by "neighborhood commercial" area on Land Use Map
Figure 16, Street Classifications	Add street from Moore Boulevard extension to Covell as minor arterial, as shown on Land Use Map

Figure or Table	Change
Figure 23, Primary bicycle network	Add north-south and east-west greenbelts; relocate grade-separated crossing of Pole Line Road to connect with Sandy Motley Park
Figure 30, Existing and proposed park and school sites	Add greenbelts, neighborhood park, miniparks and natural habitat areas, Davis Joint School District site as possible school site
Figures 31a and b	Add wetlands/habitat as shown on Land Use Map
Figure 37	Add sensitive receptors for Future Daycare, Future School, and Future Senior Housing
Table 5, 2010 Buildout of General Plan	<p>Add to North Central Planning area:</p> <ul style="list-style-type: none"> — Medium Density Units — High Density Units — Neighborhood Retail sf <p>Replace footnote a on page 98 with “Covell Village assumed 1/3 buildout of approved plan, 1,273 Medium Density Units, 591 High Density Units”</p> <p>Delete subnote on page 98</p> <p>Add footnote i on page 99 with “Covell Village assumed 1/3 buildout of approved plan, __ Neighborhood Retail Square feet, includes public-semi-public and ancillary office uses”</p>
Table 13, Existing and Planned Parks	Add Covell Village neighborhood park (11 acres) and miniparks (total 12 acres) as planned additions

Section 3 – General Plan Text. The City of Davis text is hereby amended as shown as follows:

Text	Change
<p>Action LU 1.1e: Create and maintain an effective growth management system designed to keep the population of the City below 64,000 and the number of single-family dwellings below 15,500 in 2010, which corresponds to a sustained 1.81 percent annually-compounded growth rate from January 1, 1988 to January 1, 2010 and a sustained 1.4331 percent annually-compounded growth rate from January 1, 1996 to January 1, 2010 due to “front-loading.”</p>	<p>Delete</p>
<p>Page 72, under Residential Allowable Uses and Densities</p>	<p>New footnote “e” Through a specific plan or Planned Development, the City may approve developments with densities on any given parcel that are lower than the otherwise-allowable minimum or higher than the otherwise-allowable maximum density for a given area, provided the overall density is consistent with the allowable density.</p>

Section 4 – Effective Date. This Amendment shall not be effective unless and until the action is ratified by the voters in a “Measure J” election, as specified in City of Davis Ordinance 2008, the Citizen’s Right to Vote on Future Use of Open Space and Agricultural Lands Ordinance.

PASSED AND ADOPTED THIS ____ day of _____, 2005, by the following vote:

AYES:

NOES:

ABSENT:

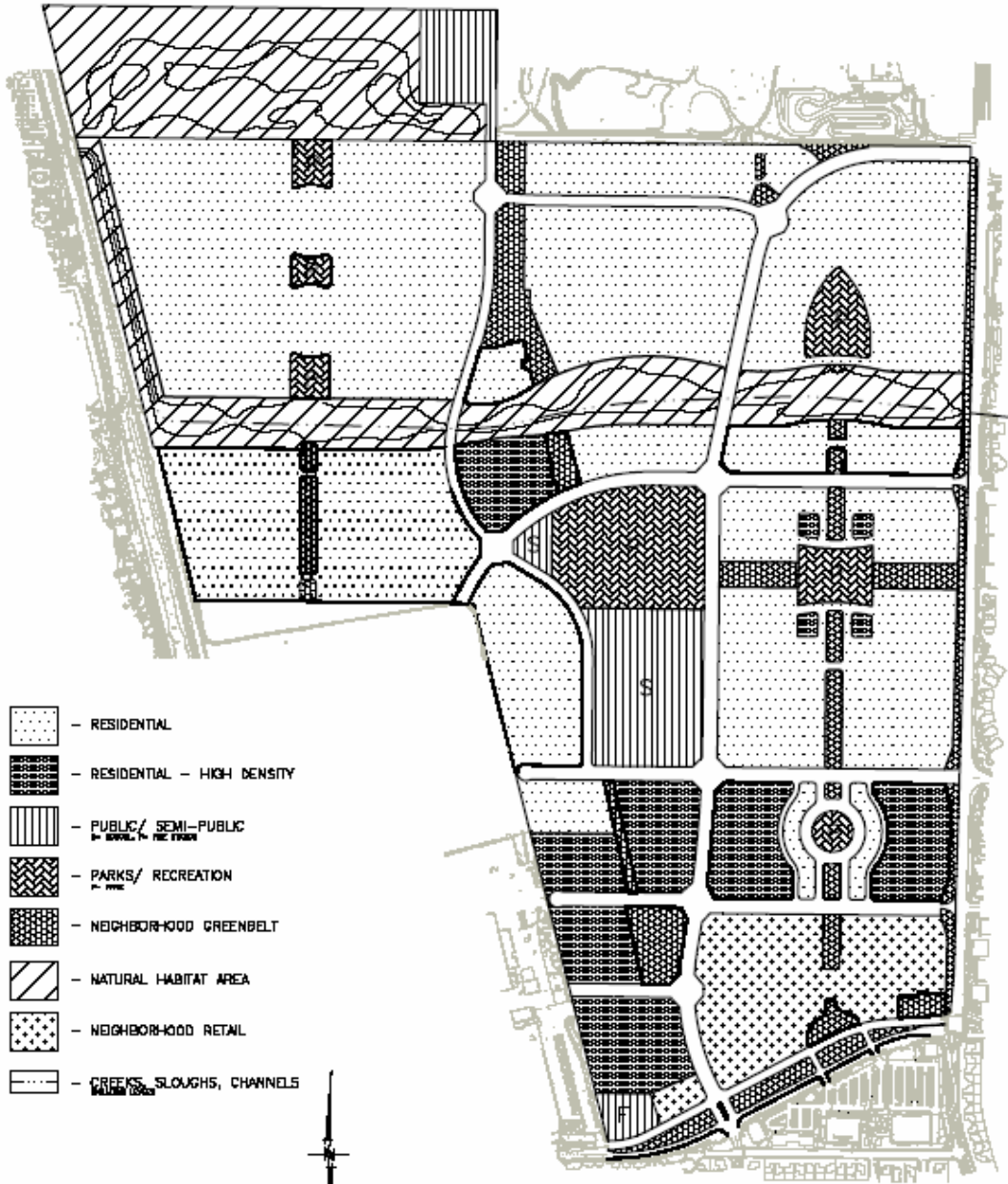
ABSTAIN:

Ruth Uy Asmundson, Mayor

ATTEST:

City Clerk

COVELL VILLAGE GENERAL PLAN USE DESIGNATIONS



-  - RESIDENTIAL
-  - RESIDENTIAL - HIGH DENSITY
-  - PUBLIC/ SEMI-PUBLIC
OR SCHOOL, OR FIRE STATION
-  - PARKS/ RECREATION
-  - NEIGHBORHOOD GREENBELT
-  - NATURAL HABITAT AREA
-  - NEIGHBORHOOD RETAIL
-  - CREEKS, SLOUGHS, CHANNELS

0ft 800ft 1600ft



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