

ORDINANCE NO. 2533

AN ORDINANCE AMENDING CHAPTER 40 OF THE DAVIS MUNICIPAL CODE, REZONING THE PROJECT SITE, CONSISTING OF APPROXIMATELY 74 ACRES LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF COVELL BOULEVARD AND RISLING COURT, FROM AGRICULTURE (A) TO PRELIMINARY PLANNED DEVELOPMENT (PD) #03-16 – WEST DAVIS ACTIVE ADULT COMMUNITY

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

SECTION 1. ZONING MAP CHANGE

Section 40.15 (zoning map) of Chapter 40 of the Davis Municipal Code (hereinafter “City of Davis Zoning Ordinance”) as amended, is hereby amended by adding the zoning designation of the parcel (APN: 036-060-05) consisting of approximately 74 acres, shown on the map marked Exhibit A attached hereto, to Planned Development #03-16.

SECTION 2. PURPOSE

The purpose of this preliminary planned development is to create a community that connects the City’s active adult and senior population to existing services and facilities existing in West Davis; provide housing for multiple generations of Davis residents; offer housing options, design features and related amenities that meet the long-term needs of City residents so they may age-in-place; create a neighborhood with homes and amenities to support an active lifestyle for a mature population; provide a variety of housing options with multiple unit types of varying sizes as well as affordable housing; encourage a harmonious intermingling of structures and use types; enhance the pedestrian usage and livability with the inclusion of recreational amenities, greenways, bike paths and walking trails; and create a sustainable and energy-efficient community.

SECTION 3. USES

The planned development area is comprised of four distinct districts. Each of the four districts in the Planned Development substantially corresponds with a district in the Davis Zoning Ordinance (Davis Municipal Code, Chapter 40). The principal permitted, accessory, and conditional uses of each district shall be consistent with the identified comparable Zoning District, as amended from time to time, except as provided herein.

District A – Medium Density Residential

1. Permitted Uses.
 - a) Permitted uses in the R-1 District (Municipal Code Section 40.03.020), as amended from time to time.
 - b) Single-family uses may include attached or detached units, condominiums, bungalows, or duplexes.
 - c) Similar uses as determined by the Director of Community Development and Sustainability.

2. Accessory Uses.
 - a) Accessory uses in the R-1 District (Municipal Code Section 40.03.030), as amended from time to time.
 - b) Caregiver units.
 - c) Similar uses as determined by the Director of Community Development and Sustainability.

3. Conditional Uses.
 - a) Conditional uses in the R-1 District (Municipal Code Section 40.03.040), as amended from time to time.
 - b) Similar uses which the Planning Commission finds to be consistent with the purposes of this article and which will not impair the present or potential use of adjacent properties.

4. Special Requirements.

Subsequent Project entitlements for that portion of the property identified on the Baseline Project Features map as “Specialized Senior Care,” including Final Planned Development and Tentative Map, shall be reviewed by the Senior Citizen Commission prior to a final action by the decision-making body. If the proposed use on the site is related to, or an extension of, a neighboring senior use, the Senior Citizen Commission shall evaluate the proposal’s impact on the health, safety, and welfare of the current residents of that neighboring facility.

District B – High Density Residential

1. Permitted Uses.
 - a) Permitted uses in the R-HD District (Municipal Code Section 40.09.020), as amended from time to time.
 - b) Similar uses as determined by the Director of Community Development and Sustainability.

2. Accessory Uses.
 - a) Accessory uses in the R-HD District (Municipal Code Section 40.09.030), as amended from time to time.
 - b) Similar uses as determined by the Director of Community Development and Sustainability.

3. Conditional Uses.
 - a) Conditional uses in the R-1 District (Municipal Code Section 40.09.040), as amended from time to time.
 - b) Similar uses which the Planning Commission finds to be consistent with the purposes of this article and which will not impair the present or potential use of adjacent properties.

District C – Mixed Use

1. Permitted Uses.
 - a) Permitted uses in the Mixed Use (M-U) District (Municipal Code Section 40.15.030), as amended from time to time.
 - b) Public and semipublic buildings and uses of the recreational, educational, religious, cultural or public service type, and similar uses.
 - c) Fitness center, commercial.
 - d) Similar uses as determined by the Director of Community Development and Sustainability.

2. Accessory Uses.
 - a) Accessory uses in the Mixed Use (M-U) District (Municipal Code Section 40.15.040), as amended from time to time.
 - b) Similar uses as determined by the Director of Community Development and Sustainability.

3. Conditional Uses.
 - a) Conditional uses in the Mixed Use (M-U) District (Municipal Code Section 40.15.050), as amended from time to time.
 - b) Similar uses which the Planning Commission finds to be consistent with the purposes of this article and which will not impair the present or potential use of adjacent properties.

District D – Agricultural Buffer

1. Permitted Uses.
 - a) Wildlife and habitat preservation, drainage ways, passive agriculture.
 - b) Within the 50-foot wide area adjacent to urbanized uses, additional permitted uses may include: Passive open space recreation such as trails and bikeways, community gardens, orchards.

SECTION 4. GENERAL REQUIREMENTS (Development Standards)

The development standards for height, lot area, setbacks, parking, open space, lot coverage, and floor area ratio shall be specified as part of the Final Planned Development and shall be in substantial conformance with the Preliminary Planned Development. Development standards will also conform to the unit size descriptions in the Baseline Project Features and will incorporate any applicable environmental mitigation measures. More specifically, the housing product identified as greenway, small builder/custom, bungalow and cottage single family detached units shall be single story structures with a limited exception for the area generally located above the garage.

For provisions not covered by this ordinance, or within the development standards included in the Final Planned Development, the relevant provisions of Chapters 40.03 (R-1), 40.09 (R-HD), and 40.15 (M-U) of the Davis Municipal Code as amended shall apply. Where there is a conflict between the provisions of said chapters and this ordinance, the provisions of this ordinance shall apply.

SECTION 5. SPECIAL CONDITIONS

The preliminary planned development is subject to the following conditions:

1. This Rezoning and Preliminary Planned Development is contingent upon voter approval of the General Plan Amendment for the West Davis Active Adult Community Property pursuant to Chapter 41 of the Davis Municipal Code, the Citizens' Right to Vote on Future Use of Open Space and Agricultural Lands Ordinance.
2. Compliance with the Baseline Project Features for the West Davis Active Adult Community established in Resolution No. 18-094 approved June 12, 2018 and subsequently affirmed by a majority of the citizenry.
3. Compliance with Mitigation Monitoring and Reporting Program established in Resolution No. 18-093 approved June 12, 2018.
4. Approval of a Final Planned Development shall be required prior to the development of the Project site. The Final Planned Development, site plan, building design including the number of bedrooms shall be in substantial conformance to the conceptual plans proposed for the Preliminary Planned Development and those aspects specified in the Baseline Project Features as enacted pursuant to Municipal Code Chapter 41.01 (Citizens Right to Vote) and incorporate the commitments made in the Development Agreement. If staff or the Planning Commission determines that the Final Planned Development standards, site plan, or building design differ substantially from those contained in this report, a modification the Preliminary Planned Development may be required.

As permitted by the General Plan, the City the approved density on any given parcel may differ from the otherwise-allowable densities in the General Plan designation, provided the overall density is consistent with the allowable density. Verification of compliance with General Plan density parameters shall be evaluated at the time of Final Planned Development.

5. Subsequent Project entitlements, including Final Planned Development and Tentative Map, shall be evaluated in light of General Plan Policy UD 1.1 to promote urban/community design which is human-scaled, comfortable, safe, and conducive to pedestrian use. Design Guidelines for private properties and public spaces shall be submitted for review and approval with the Final Planned Development and Tentative Map. Specific principles to be considered will include the following:
 - Minimization of flag lots, to ensure opportunities for street trees and minimize potential conflicts for driving, parking, and trash collection;
 - Provision of a landscaped buffer on non-primary sides of lots with more than one street frontage to support resident privacy and aesthetics for building sides and rears;
 - Discouragement of side-by-side two-car garages on lots less than fifty feet wide except for alley-loaded lots, so that they are subordinate in visual importance to the house itself, and the curb cuts and driveways do not become the dominant design feature;
 - Limit fence height within ten feet of interior greenways, to encourage interaction and a feeling of openness;

- Utilization of City standards for roadway widths; and
 - Provision of internal paths at widths that accommodate various modes of pedestrian travel while keeping in mind the senior nature of the project.
6. Subsequent Project entitlements, including Final Planned Development and Tentative Map, shall be reviewed by the Open Space and Habitat Commission to obtain comment on the proposed design features related to habitat creation and plant palette prior to Planning Commission action.
7. Final Planned Development and Tentative Map shall include air quality measures proposed by the Yolo-Solano Air Quality Management District, as appropriate and as applicable:
- Portable equipment over 50 horsepower must have either a valid District Permit to Operate (PTO) or a valid statewide Portable Equipment Registration Program (PERP) placard and sticker issued by CARB.
 - All heavy-duty on-road construction-related haul and delivery trucks with Gross Vehicle Weight Rating (GVWR) greater than 14,000 pounds should meet the requirements of the California Air Resources Board's On-Road Truck and Bus Regulation. This includes limiting idling time to 5 minutes or less during any one-hour period.
 - Installation of appropriate electrical infrastructure in residential garages to allow for installation of Level 2 or greater electric vehicle charging stations.
 - Shared-use Level 2 electric vehicle charging stations at community-use locations such as the University Retirement Center and the Activities and Wellness Center.
 - Provide convenient and secure bicycle parking for residents and visitors at locations such as the Senior Affordable Retirement Apartments, University Retirement Center and the Activities and Wellness Center.
 - To assist with bicycle safety within the project, include bicycle-dedicated left turn pockets, if feasible, on both east- and westbound Covell Boulevard and on northbound Shasta Drive, consistent with Southbound Risling Court.
 - Include signage at channelized right turns that reminds motorists to yield/stop on red lights for pedestrians and bicyclists that are crossing the intersection.
 - If feasible, narrow the southbound motor vehicle left turn pocket on John Jones Road to allow to a wider shared use northbound travel lane near the intersection on John Jones Road. This may also allow for a dedicated bicycle left turn pocket on east-bound Covell Boulevard.
 - Include a green bike box and crosswalk on the east side of John Jones Road and Covell Boulevard. This would allow for bicycle left/northbound box turns and may help reduce the need for multiple bike/pedestrian crossings of this intersection.
 - Since land surrounding the project is located within the City of Davis Sphere of Influence, there is the potential for new urban development to eventually be approved along the project's west north, and/or eastern boundaries in the future. To ensure that there will be connectivity between the project and future development, the City should attempt to secure easements or right-of-ways as necessary to allow for future streets and/or multi-modal connections to potential future development adjacent to the project.

8. The Tentative Map shall require purple pipe for potential non-potable irrigation of the ag buffer, central spine, and greenways. Incorporation of features to divert and utilize graywater are encouraged, to the satisfaction of the Director of Community Development and Sustainability.
9. Subsequent Project entitlements for that portion of the property identified on the Baseline Project Features map as “Specialized Senior Care,” including Final Planned Development and Tentative Map, shall be reviewed by the Senior Citizen Commission prior to a final action by the decision-making body. If the proposed use on the site is related to, or an extension of, a neighboring senior use, the Senior Citizen Commission shall evaluate the proposal’s impact on the health, safety, and welfare of the current residents of that neighboring facility.

SECTION 6. FINDINGS

The City Council of the City of Davis hereby finds:

1. The proposed project will be in conformance with the General Plan, which designates the site Medium Density Residential, High Density Residential and Public/Semi Public and allows a mix of single family and multi-family residential and limited commercial uses.
2. The proposed project, with the adoption of the proposed rezone will be consistent with the Zoning Ordinance, as the purpose of the Planned Development District is to allow for predominantly senior housing community in a location proximate to medical services, to provide a variety of housing options and a complementary mix of uses, and to foster a community where Davis residents can age-in-place while remaining active.
3. Public necessity, convenience and general welfare require the adoption of the proposed zoning amendment, given that the project is considered a senior housing development which serves the changing housing needs of the city’s maturing population.
4. The Planning Commission held a public hearing on April 11, 2018 to receive comments and consider the rezone for recommendations.
5. The City Council held a duly noticed public hearing on May 29, 2018 and based on oral testimony and documentary evidence reviewed during the public hearing, adopted the Environmental Impact Report (EIR) prepared for this project. The EIR was prepared in accordance with CEQA requirements and circulated for a 45-day public review and comment period. It evaluated the environmental effects of the project, determined that the project would have significant and unavoidable impacts, that mitigation measures have been included to reduce significant impacts to the extent feasible, and that benefits of the project override significant and unavoidable impacts, as outlined in Resolution No. 18-093.

SECTION 7. EFFECTIVE DATE

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

INTRODUCED on the 12th day of June, 2018, and PASSED AND ADOPTED on by the City Council of the City of Davis on this 19th day of June, 2018, by the following vote:

AYES: Frerichs, Lee, Swanson, Davis

NOES: None

ABSENT: Arnold (recuse)

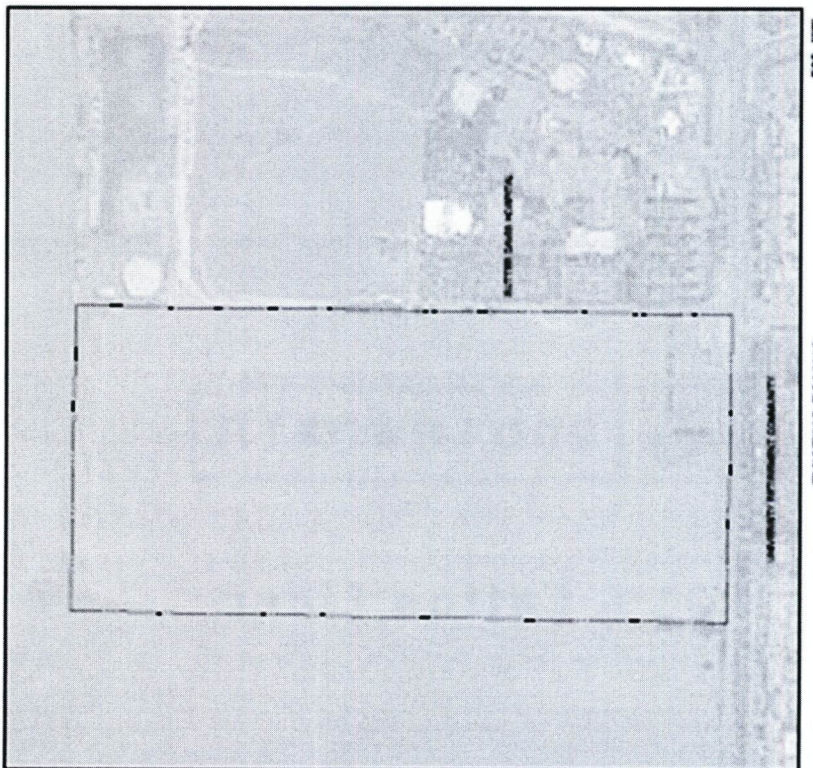


Robb Davis
Mayor

ATTEST:

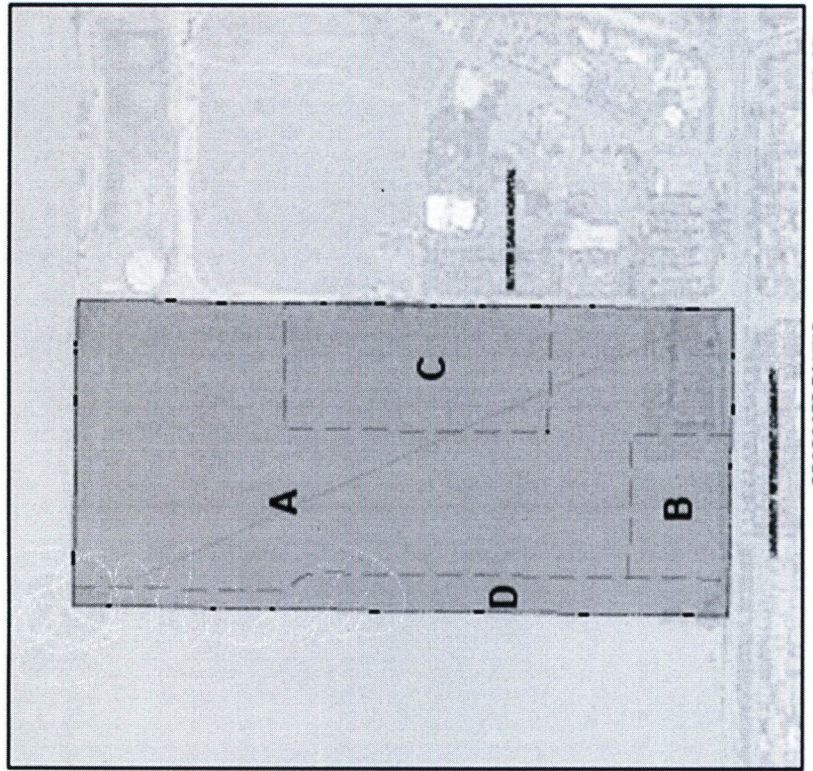


Zoe S. Mirabile, CMC
City Clerk



EXISTING ZONING

AGRICULTURAL-EXTENSIVE



PROPOSED ZONING

**EXISTING AND
PROPOSED ZONING**
WEST DAVIS ACTIVE ADULT
DAVIS, CALIFORNIA

PLANNED DEVELOPMENT (P-D)



MEDIUM DENSITY RESIDENTIAL

HIGH DENSITY RESIDENTIAL

NEIGHBORHOOD MIXED USE

AGRICULTURAL BUFFER

A

B

C

D

