

RESOLUTION NO. 16-___, SERIES 2016

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DAVIS AMENDING THE
GENERAL PLAN TO RE-DESIGNATE THE “NISHI” PROPERTY FROM
AGRICULTURE TO UNIVERSITY-RELATED RESEARCH PARK, MAKE EDITS TO
THE UNIVERSITY-RELATED RESEARCH PARK AND AGRICULTURE LAND USE
CATEGORIES, AND ESTABLISH THE BASELINE PROJECT FEATURES SUBJECT
TO APPROVAL OF THE VOTERS**

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; and

WHEREAS, the General Plan establishes parameters for consideration of a General Plan Amendment to change the designation of the Nishi Property to an urban land use category; and

WHEREAS; the City Council has established goals of supporting the community decision-making process on Measure R regarding Nishi Gateway through education regarding challenges and opportunities; and

WHEREAS, the Planning Commission held a public hearing on January 6, 2016 to receive comments and consider the proposed amendment; and

WHEREAS, the City Council held a public hearing on January 19, 2016 to receive comments and consider the proposed amendment; and

WHEREAS, Environmental Impact Report SCH #201512066 adequately assesses the impacts of this General Plan Amendment; and

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 “Nishi” property from a designation of “Agriculture” to University-Related Research Park, as shown in the map, Exhibit A, to this resolution.

Section 2 – Land Use Text Changes. The General Plan Land Use Text relating to the University –Related Research Park and the Agriculture categories is hereby amended, as shown in the text, Exhibit B, to this resolution.

Section 3 – Other Exhibits. The figures for Primary Bicycle Network (Figure 23), Park & School Sites (Figure 30) and Open Space (Figures 31A & 31B) are hereby revised to reflect the proposed project, as shown in Exhibit C.

Section 4 – Baseline Project Features. The Baseline Project Features for the applications, as established by Chapter 41 of the City of Davis Municipal Code, are included as Exhibit D to this Resolution.

Section 5 – Effective Date. This Amendment shall not be effective unless and until the action is ratified by the voters in a “Measure R” election, as specified in City of Davis Ordinances 2008 and 2350, the Citizen’s Right to Vote on Future Use of Open Space and Agricultural Lands Ordinance.

PASSED AND ADOPTED by the City Council of the City of Davis this 16th day of January, 2016, by the following vote:

AYES:

NOES:

Daniel Wolk
Mayor

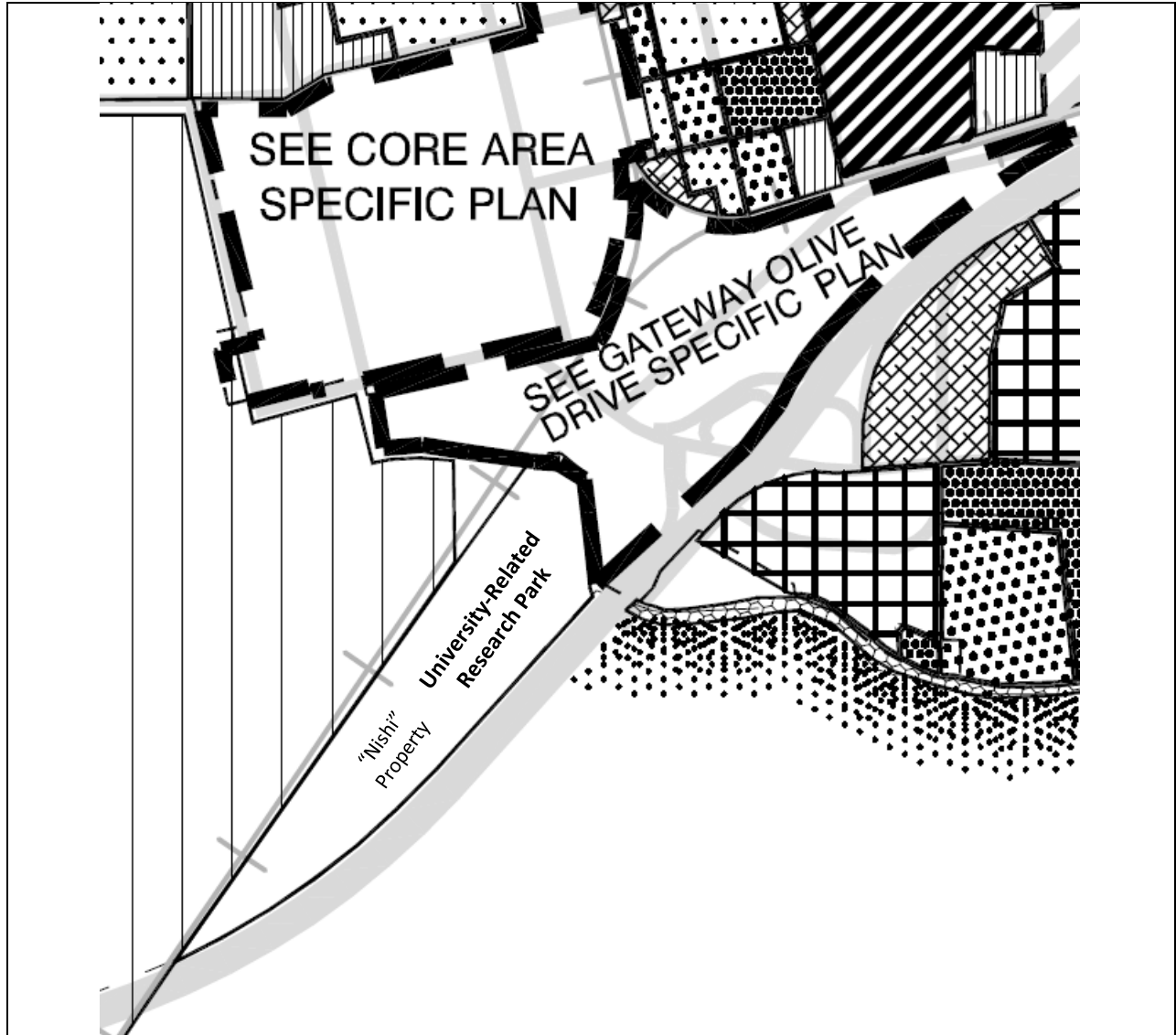
ATTEST:

Zoe S. Mirabile, CMC
City Clerk

Exhibits

- A. General Plan Land Use Map
- B. General Plan Text Changes
- C. Revisions to General Plan Figures
(Bicycle Network, Parks, and Open Space Areas)
- D. Measure J/R Baseline Project Features

Exhibit A
General Plan Amendment for "Nishi" Property
Land Use Map (Figures 11a and 11b)



For General Plan (Figures 11a and 11b) Land Use Designation for "Nishi" Property

EXHIBIT B General Plan Text Changes

Section IV: Community Form Chapter 1: Land Use and Growth Management

H. University-Related Research Park

Intent: To provide sites for high-tech and science companies to conduct research and development activities, such as product development, engineering, sales and administration, as well as ancillary light manufacturing and wholesale uses. A URRP primarily involves collaborative research and shared laboratories with educational institutions. In this regard, it is the desire of the City of Davis to advance technology employment activities, and the transfer of technology between the university, colleges and businesses in the Research Park, which arise from the synergies created by the proximity of the URRP to UC Davis.

The research park shall be compatible and on a scale consistent with Davis as a small university town. The research park shall be characterized by superior site planning, architectural and landscape architectural design; traffic management; and environmental controls. In order to achieve this goal, planned development zoning and design guidelines shall be utilized. It is the intent that the URRP utilize the existing support services within the community rather than developing its own support services.

A high-density residential component will provide housing for students and employees of UC Davis or local technology businesses; provide support for downtown Davis by providing customers for businesses, hotels, arts, and entertainment; and contribute to the vitality and multi-modal aspects of a mixed-use innovation district in a walkable and bike-friendly environment.

Allowable Uses: Offices and research and development uses (including but not limited to biotechnology) with limited amounts of ancillary light manufacturing, assembly, warehousing and distribution. Minor amounts of light manufacturing and assembly with limits on the sizes of such facilities. High-density apartments and condominiums. Minor amounts of retail, restaurant and other services which do not compete with the downtown and neighborhood shopping centers with limits on the sizes of such facilities and designed to support the tenants of the park. Related amenities and open spaces serving the research park may also be allowed. The types and amounts of allowable uses shall be addressed in zoning regulations and, for the Nishi Property, the Baseline Project Features.

Prohibited Uses: Major retail or highway commercial; major manufacturing, distribution and warehousing; and outdoor storage or processing (with the exception of agricultural uses); residential housing; and commercial recreation.

Maximum Floor Area Ratio: 50-200 percent (Non-residential parcels)

Maximum Density: 90 Units/Acre (Residential parcels)

Policies:

Policy LU H.1 University-Related Research Parks should include sophisticated land use planning, high quality architectural and landscape design, building flexibility, a variety of amenities and environmental controls. Development on the Nishi Property is subject to Baseline Project Features established in Resolution # , adopted January 16, 2016.

O. Agriculture - Policy LU O.1

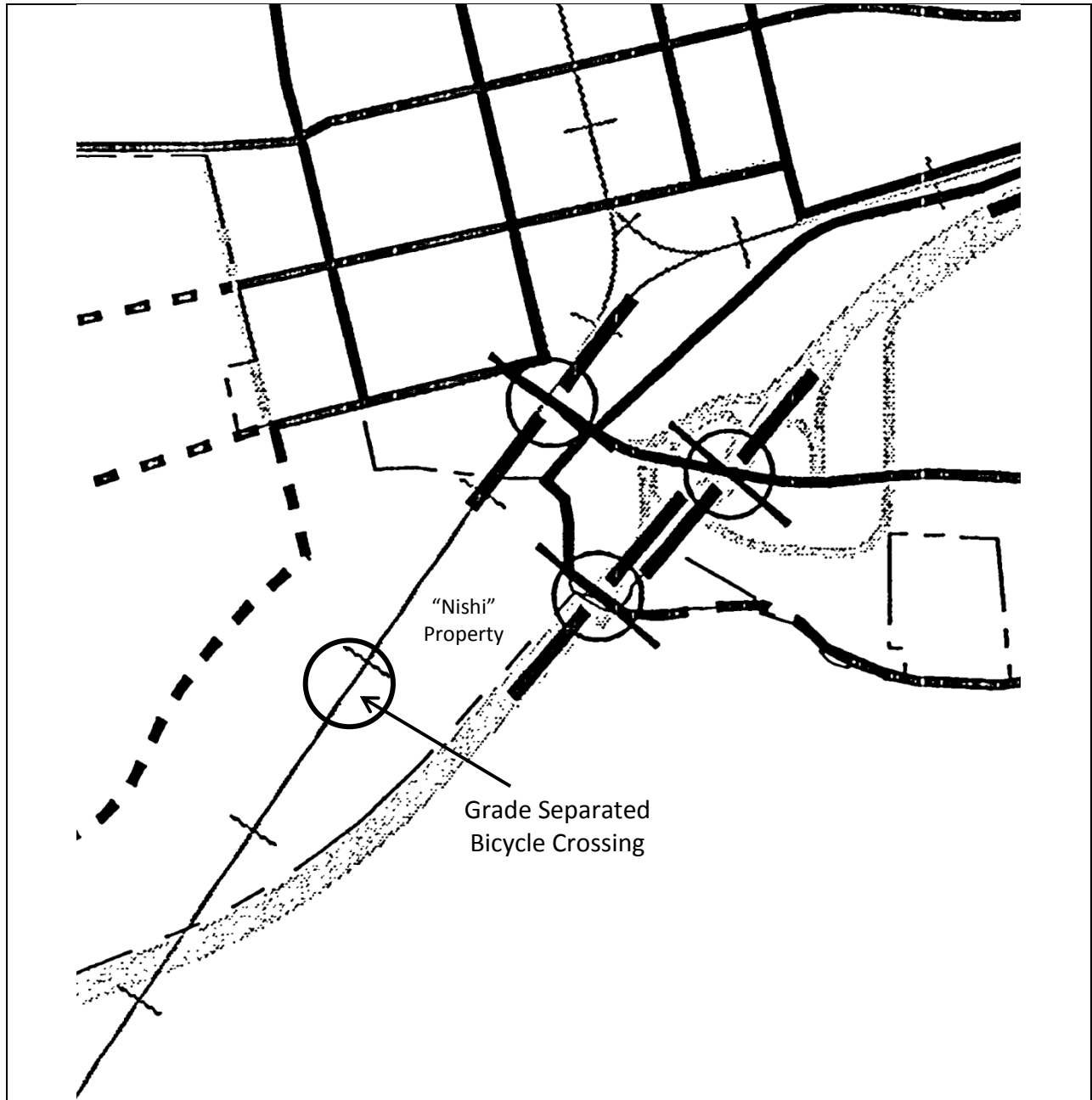
Intent: To protect valuable natural resources such as agricultural land and wildlife habitat, to allow for productive agricultural use surrounding or within Davis, to ensure a permanent buffer between adjacent jurisdictions that will maintain the separate identities of Davis and the surrounding cities, and to serve as a visual amenity around urban development.

Allowable Uses and Densities: Farmlands (including farmhouses and farm buildings), production of food, fiber and other agricultural crops, animal husbandry, and other appropriate agricultural uses not including agriculture related operations whose impacts are of urban intensity. New residential subdivisions are not allowed.

~~**Policy LU O.1** Should the City consider a General Plan Amendment from “Agriculture” to an urban land use category or to the “University of California, Davis” category on the 44-acre Nishi Property located between Interstate 80 and the Union Pacific Railroad west of Olive Drive, the following parameters shall be integrated in the planning for the urban/university use of the property:~~

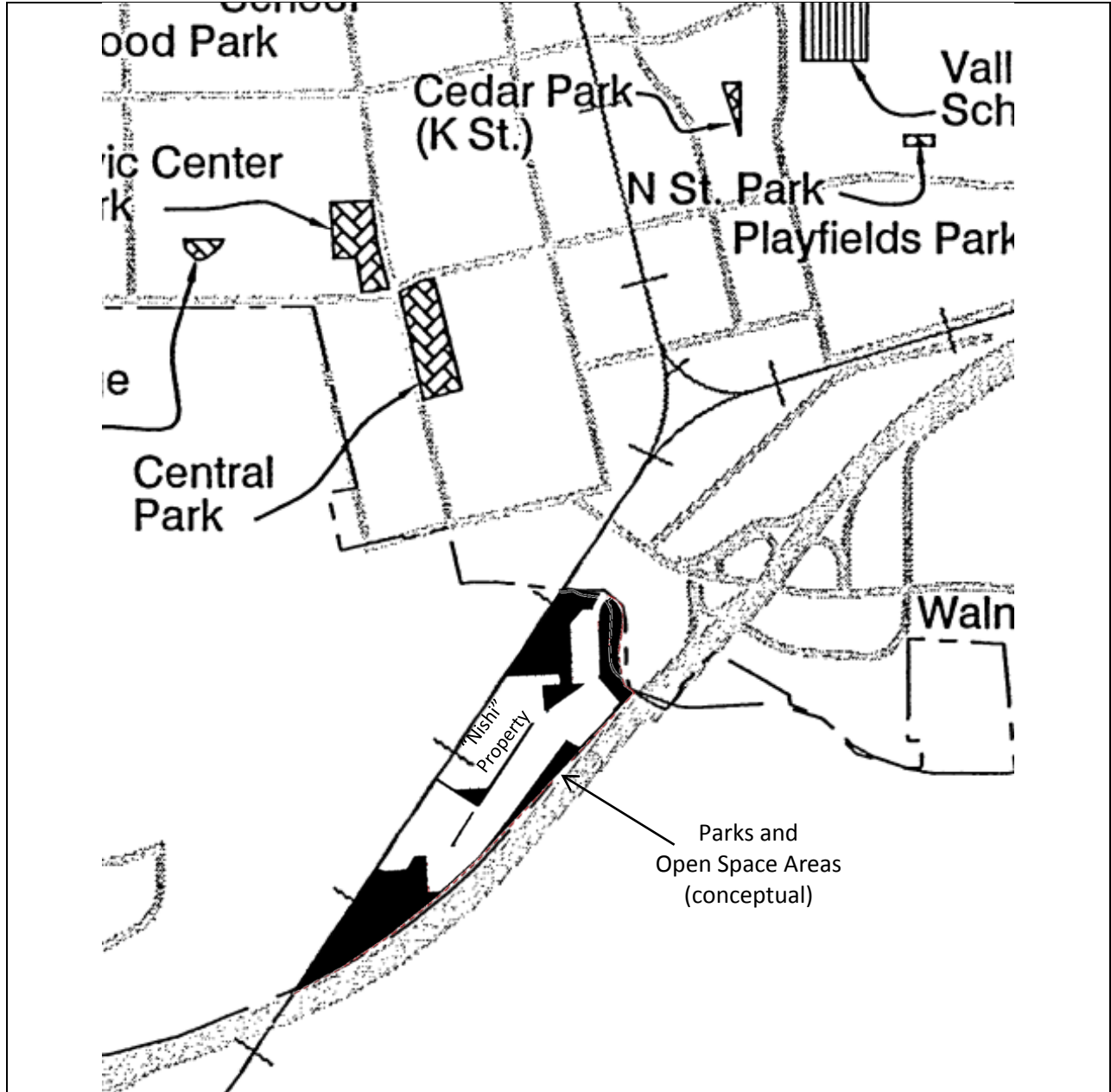
- ~~1. Land Uses: The potential uses of the site shall be limited to university related uses such as student housing and high technology research uses. The type of uses, the intensity/density of the uses, and the sizing of the infrastructure shall be consistent with the property’s development carrying capacity as limited by the parameters established in this policy and as determined by the results of a development potential study.~~
- ~~2. Access: Any university related uses shall provide primary motor vehicle access from the UC Davis campus and not from Richards Boulevard to avoid impacts on the Richards corridor. Access assumptions and parameters shall include:
 - ~~a. Primary motor vehicle, pedestrian and bicycle access shall connect directly with developed portion of the UC Davis campus via a grade-separated crossing of the railroad. Primary access shall not consist of an at-grade crossing of the railroad tracks.~~
 - ~~b. Access via the Richards Boulevard corridor is anticipated to limited to pedestrians, bicyclists and emergency vehicles.~~
 - ~~c. The Putah Creek bicycle underpass facility shall remain a bicycle and pedestrian path (including maintenance access and possibly emergency service access) and shall not be widened to accommodate motor vehicle access to the Nishi Property.~~~~
- ~~3. Design: Project design shall incorporate and implement state-of-the-art ecological and new urbanism planning and design principles.~~

EXHIBIT C
Nishi Property
Revisions to General Plan
General Plan Amendment for "Nishi" Property
Primary Bicycle Network (Figure 23)



For General Plan (Figure 23) Primary Bicycle Network for "Nishi" Property

Exhibit C (continued)
General Plan Amendment for "Nishi" Property
Park and School Sites (Figure 30) and
Open Space (Figures 31a and 31b)



For General Plan (Figure 30) Park/School Sites and
(Figures 31a and 31b) Open Space for "Nishi" Property

EXHIBIT D
Nishi Property
Baseline Measure J/R Project Features
