

RESOLUTION NO. 13-160, SERIES 2013

**RESOLUTION AMENDING THE GENERAL PLAN OF THE CITY OF DAVIS
FOR THE CANNERY DEVELOPMENT PROJECT**

WHEREAS, the City of Davis General Plan includes visions to maintain Davis as a cohesive, compact, university-oriented city surrounded by and containing farmland, greenbelts, natural habitats and natural resources; and to reflect Davis' small town character in urban design that contributes to and enhances livability and social interaction; and

WHEREAS, the City Council goals for 2012-2014 include guiding principles to support market-rate affordability, varying house sizes and models to meet needs and desires of a wide range of demographics and multiple income levels; and to promote reduction of resource consumption and waste generation, preserve agriculture, promote local food production, reduce automobile and energy use, foster a healthy and vibrant economic climate based on green technologies, and create a people-centric urban design environment; and

WHEREAS, the City of Davis General Plan identifies the property at 1111 Covell Boulevard for Industrial uses;

WHEREAS, the property has been unused since the closure of the Hunt-Wesson Cannery in 1999; and

WHEREAS, the City wishes to change the use of the property to a mix of residential and non-residential uses, with parks, greenbelts, and a community farm;

WHEREAS, The City has prepared Environmental Impact Report SCH #2012032022 to assess the impacts of the project on the environment, pursuant to the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, Resolution No. 13-159, Series 2013, makes the appropriate findings under CEQA; and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 25, 2013 to receive comments and consider amendments of the General Plan, the Zoning Ordinance, and other actions; and

WHEREAS, the City Council held a duly noticed public hearing on November 12, 2013, and based on oral testimony and documentary evidence reviewed during the public hearing, determined that Environmental Impact Report SCH #2012032022 prepared for The Cannery Project adequately identifies the potential environmental impacts of the project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davis that the General Plan of the City of Davis is hereby amended to add the following Land Use Category:

T. Neighborhood Mixed Use

Intent: To provide a mix of non-residential and residential uses in areas conveniently located to neighborhoods and to facilitate transit and bicycle/pedestrian travel through a blending of retail, job-generating, and residential uses. This land use category is distinguished from the other General Plan land use categories (including Neighborhood Retail, Office, Business Park, and Residential) in that this category expects a mix of the uses allowable in the other categories.

Allowable Uses:

1. Retail and service uses to serve the daily needs for goods and services of surrounding City residents and businesses such as groceries, restaurants, pharmaceuticals, dry cleaning printing, office supplies, and similar uses.
2. Office, research, and research / development uses.
3. Business park and light industrial uses (see Business Park land use category).
4. Commercial service uses.
5. Residential uses, including home occupations and live/work uses.
6. Public and institutional buildings and facilities.
7. Open space, including greenbelts, squares, and plazas.

The specific uses, maximum amounts of the specific uses, and the preliminary site plan in a Neighborhood Mixed-Use designated site shall be:

- Established in the site’s zoning, anticipated to be a Planned Development district.
- Compatible with surrounding development.

Maximum Floor Area Ratio: 50 percent, with a potential total of 80 percent through the following:

- A 15 percent increase if the project consists of both residential and non-residential components, and the residential component consists of a minimum of 15 percent and a maximum of 70 percent of the total floor area; and/or
- A 15 percent increase if a minimum of 70 percent of the required off-street parking spaces in the project is provided below-grade.

AND BE IT FURTHER RESOLVED that the figures for the Land Use Map (Figures 11A & 11B), Street Classifications (Figure 16), Primary Bicycle Network (Figure 23), Park & School Sites (Figure 30) and Open Space (Figures 31A & 31B) are hereby amended as shown in the Attachments to this resolution.

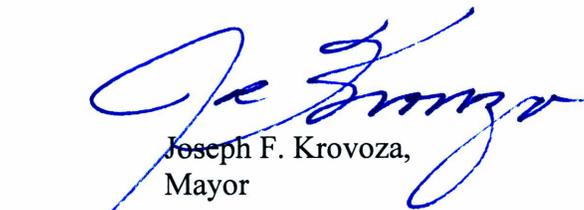
PASSED AND ADOPTED by the City Council of the City of Davis on this 19th day of November, 2013, by the following vote:

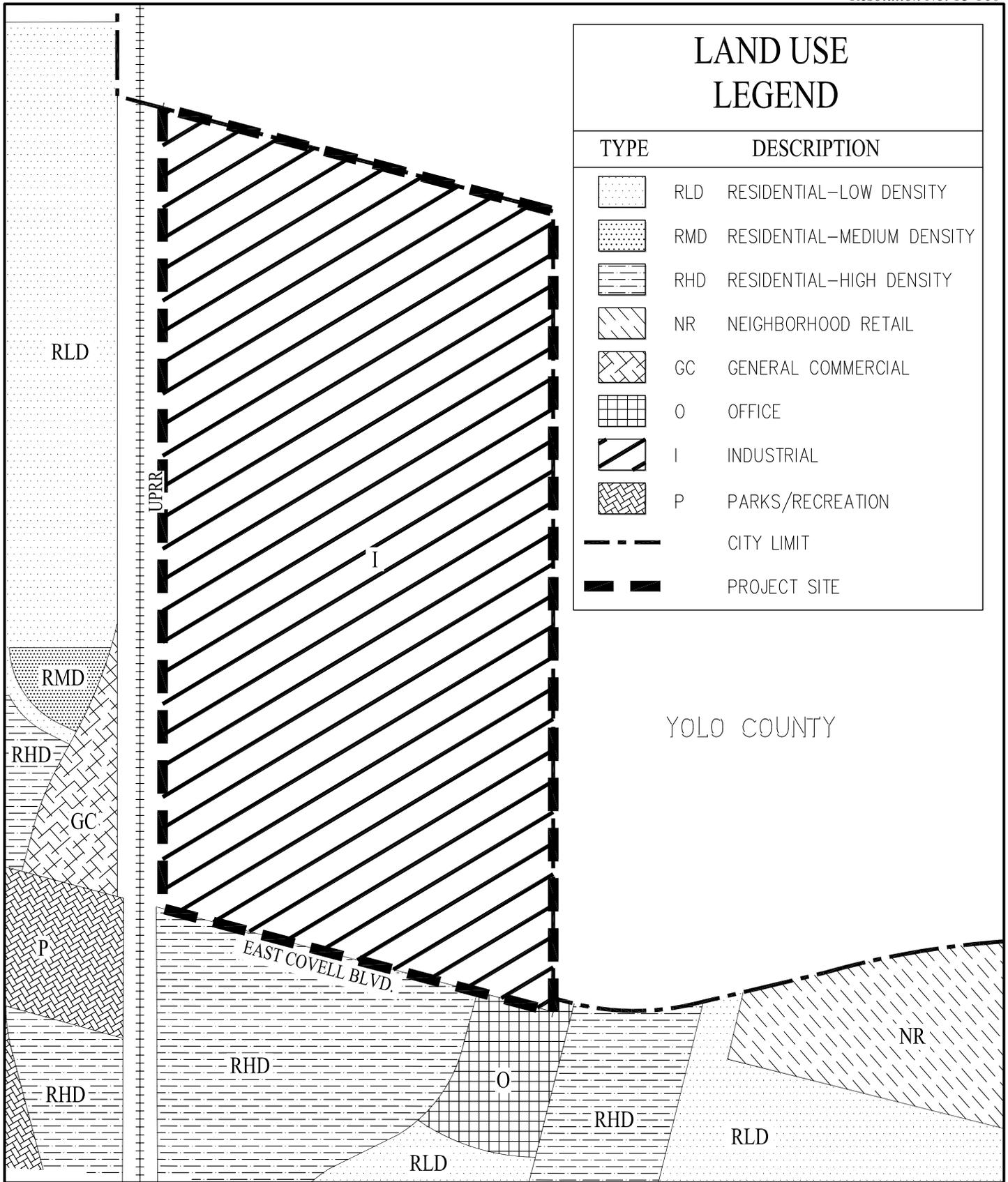
AYES: Frerichs, Swanson, Wolk

NOES: Lee, Krovoza

ATTEST:


 Zoe S. Mirabile, CMC
 City Clerk


 Joseph F. Krovoza,
 Mayor

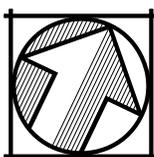


LAND USE LEGEND

TYPE	DESCRIPTION
	RLD RESIDENTIAL-LOW DENSITY
	RMD RESIDENTIAL-MEDIUM DENSITY
	RHD RESIDENTIAL-HIGH DENSITY
	NR NEIGHBORHOOD RETAIL
	GC GENERAL COMMERCIAL
	O OFFICE
	I INDUSTRIAL
	P PARKS/RECREATION
	CITY LIMIT
	PROJECT SITE

**EXISTING GENERAL PLAN
FIGURES 11A & 11B**

CITY OF DAVIS YOLO COUNTY CALIFORNIA
DATE: AUGUST 15, 2013
SCALE: 1"=500'



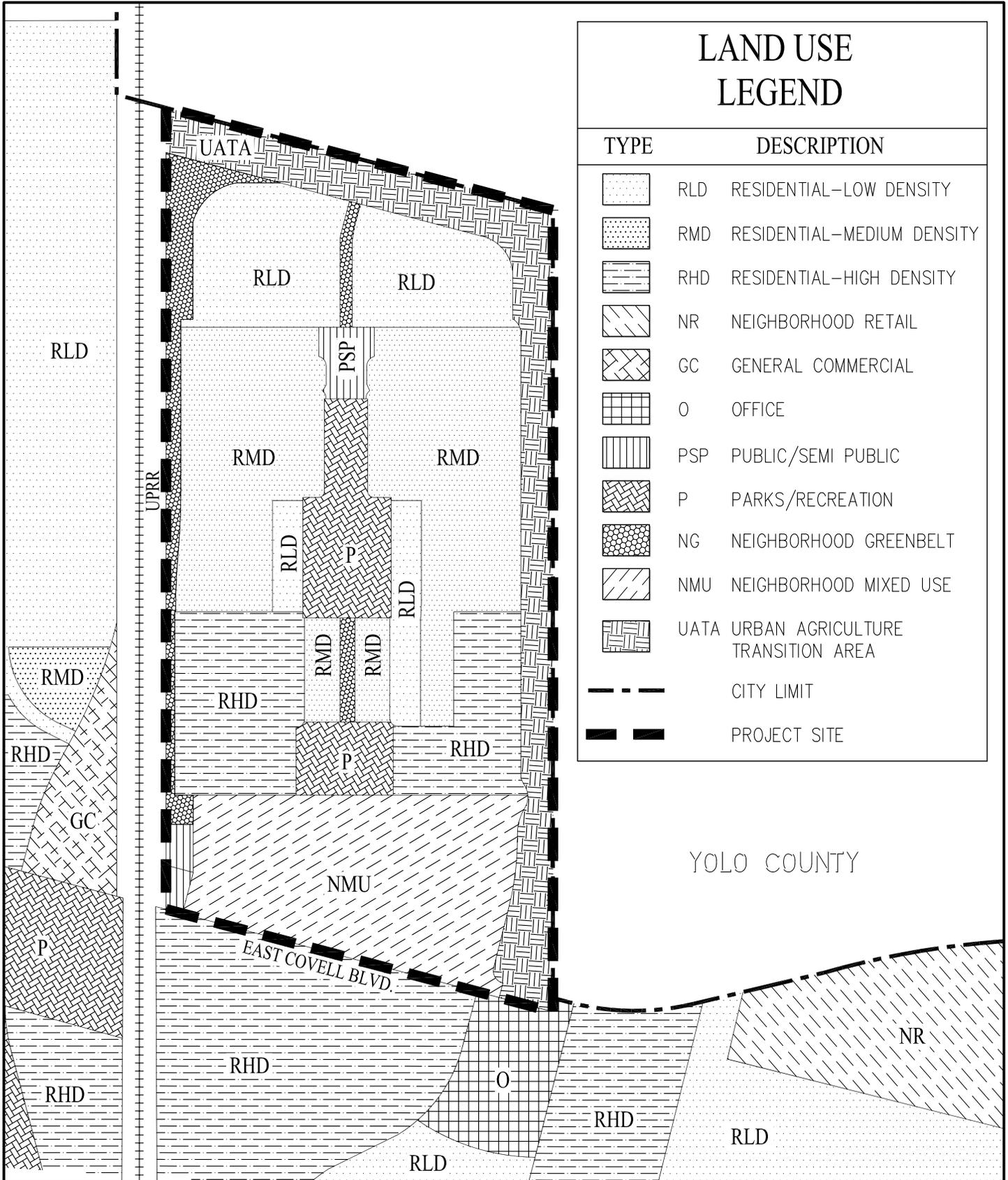
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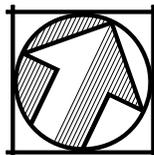
SHEET NO.
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OF 10 SHEETS

LAND USE LEGEND

TYPE	DESCRIPTION
	RLD RESIDENTIAL-LOW DENSITY
	RMD RESIDENTIAL-MEDIUM DENSITY
	RHD RESIDENTIAL-HIGH DENSITY
	NR NEIGHBORHOOD RETAIL
	GC GENERAL COMMERCIAL
	O OFFICE
	PSP PUBLIC/SEMI PUBLIC
	P PARKS/RECREATION
	NG NEIGHBORHOOD GREENBELT
	NMU NEIGHBORHOOD MIXED USE
	UATA URBAN AGRICULTURE TRANSITION AREA
	CITY LIMIT
	PROJECT SITE

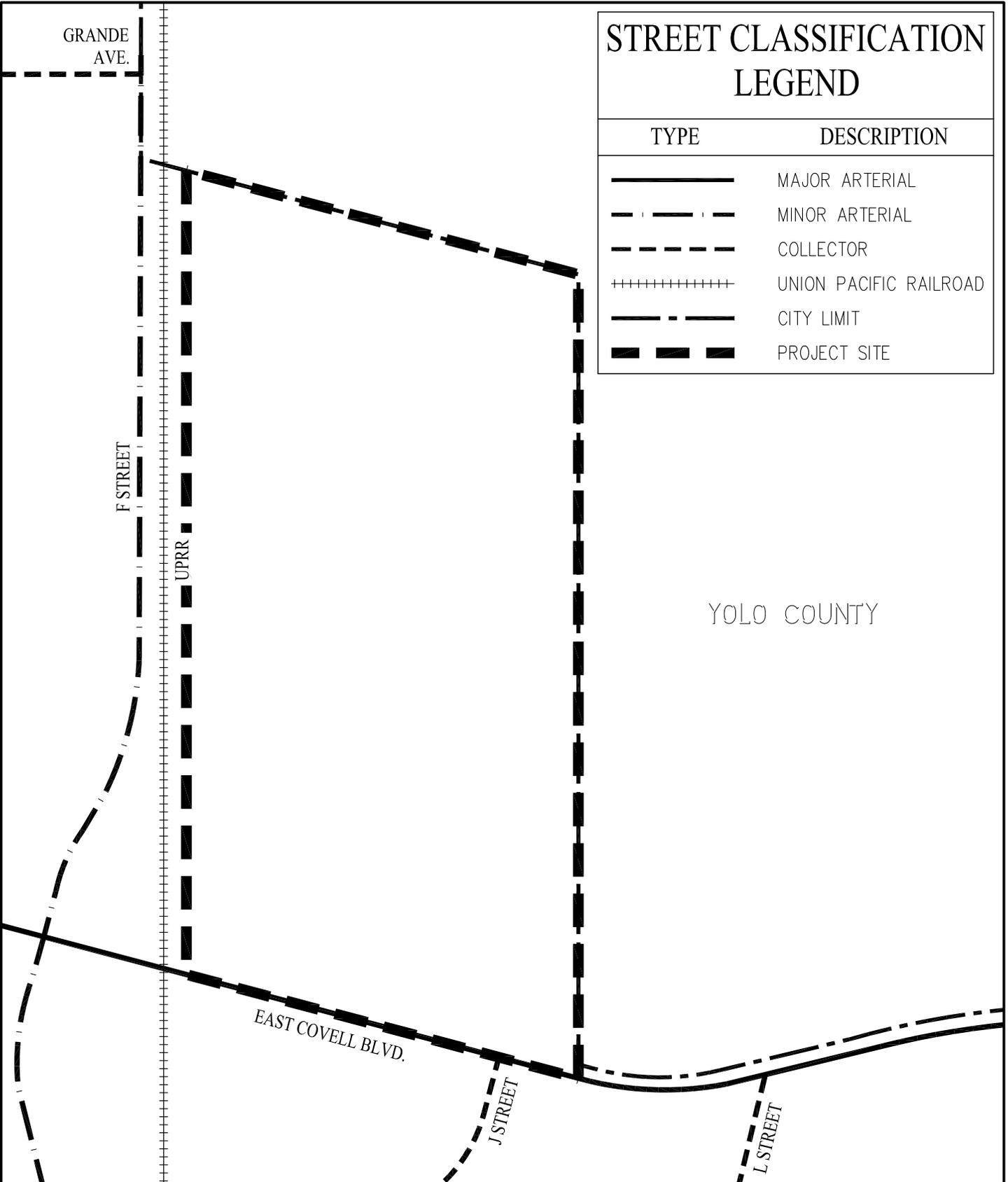


PROPOSED GENERAL PLAN AMENDMENT
 AMENDING FIGURES 11A & 11B
 CITY OF DAVIS YOLO COUNTY CALIFORNIA
 DATE: AUGUST 15, 2013
 SCALE: 1"=500'



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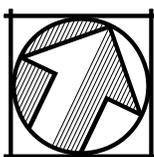


STREET CLASSIFICATION LEGEND

TYPE	DESCRIPTION
	MAJOR ARTERIAL
	MINOR ARTERIAL
	COLLECTOR
	UNION PACIFIC RAILROAD
	CITY LIMIT
	PROJECT SITE

EXISTING GENERAL PLAN
STREET CLASSIFICATIONS
FIGURE 16

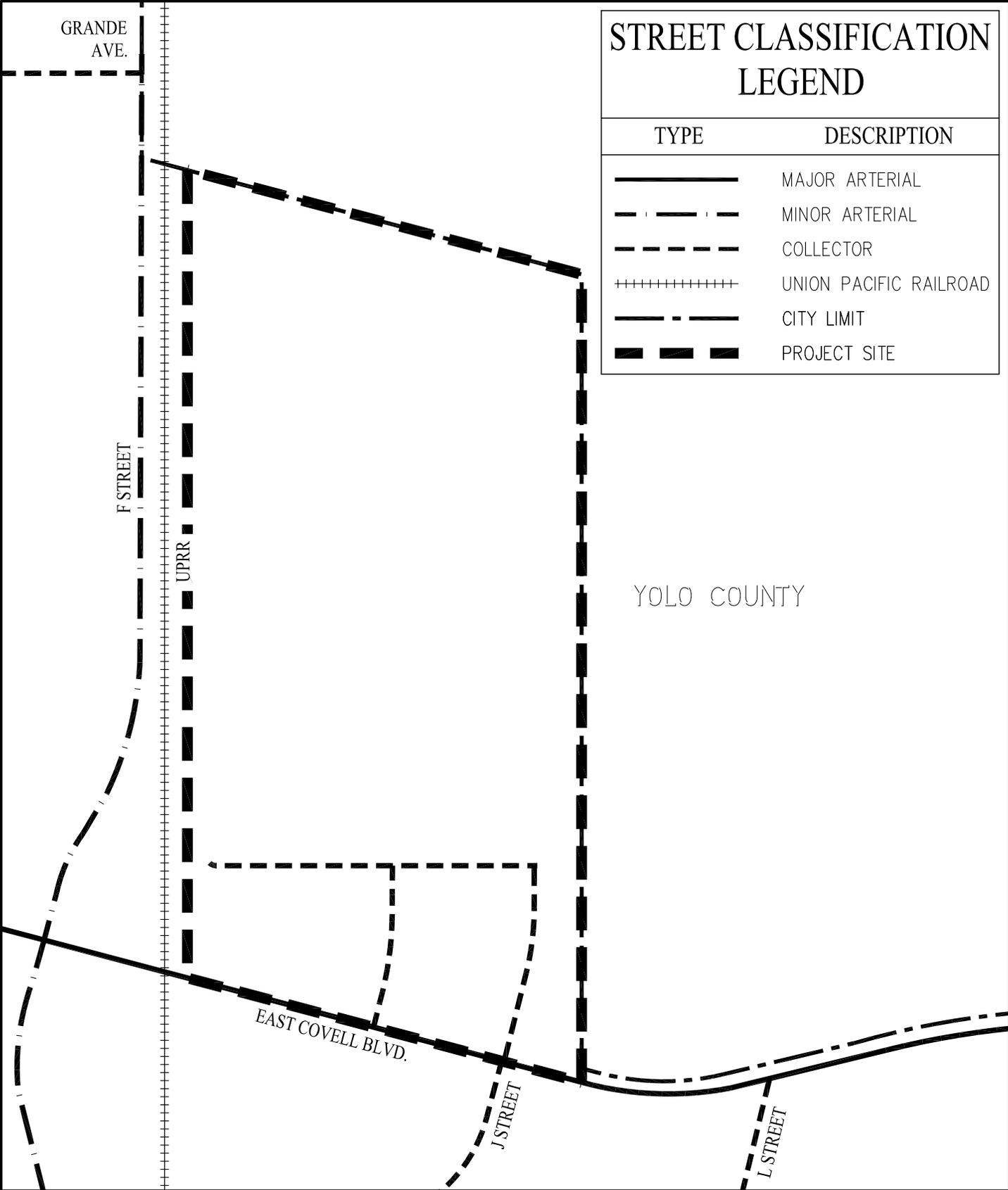
CITY OF DAVIS YOLO COUNTY CALIFORNIA
DATE: AUGUST 15, 2013
SCALE: 1"=500'



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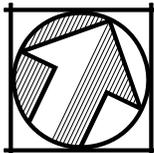


STREET CLASSIFICATION LEGEND

TYPE	DESCRIPTION
—————	MAJOR ARTERIAL
- · - · - · -	MINOR ARTERIAL
- - - - -	COLLECTOR
+++++	UNION PACIFIC RAILROAD
- · - · - · -	CITY LIMIT
- - - - -	PROJECT SITE

**PROPOSED GENERAL PLAN AMENDMENT
STREET CLASSIFICATIONS
AMENDING FIGURE 16**

CITY OF DAVIS YOLO COUNTY CALIFORNIA
DATE: AUGUST 15, 2013
SCALE: 1"=500'



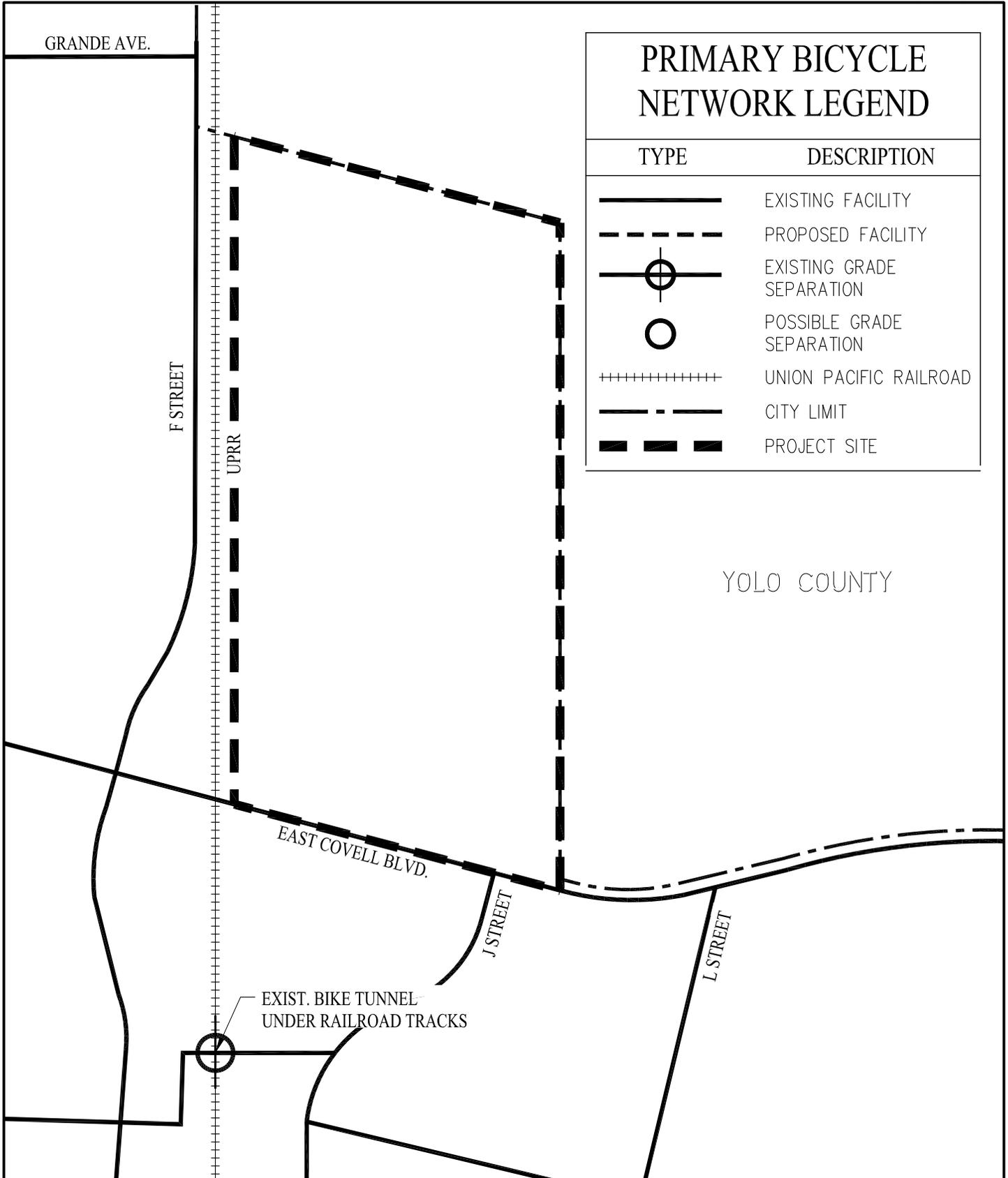
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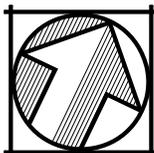
OF 10 SHEETS



YOLO COUNTY

EXISTING GENERAL PLAN
PRIMARY BICYCLE NETWORK
FIGURE 23

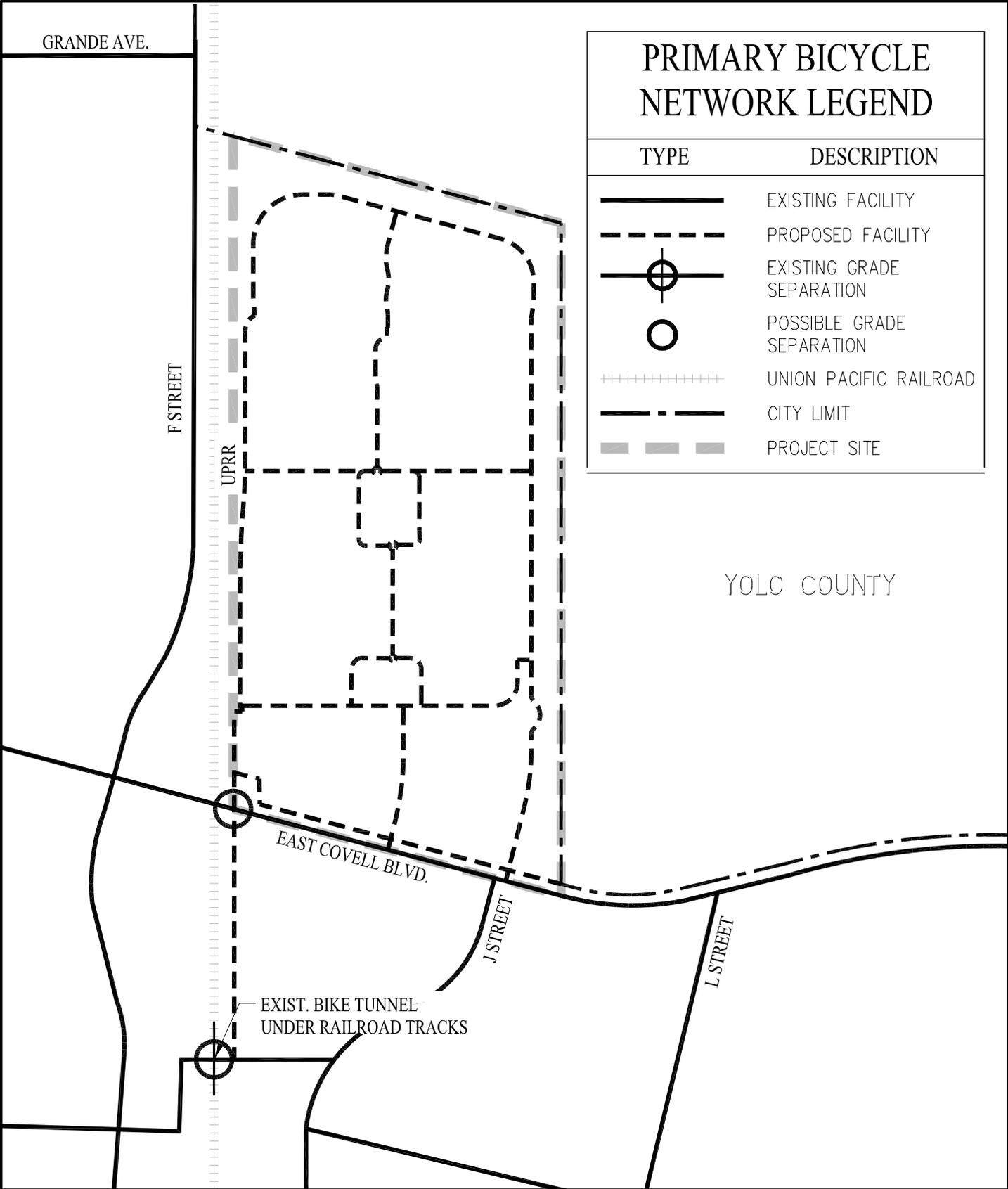
CITY OF DAVIS YOLO COUNTY CALIFORNIA
DATE: AUGUST 15, 2013
SCALE: 1"=500'



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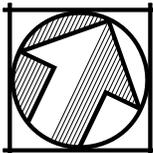
PRIMARY BICYCLE NETWORK LEGEND

TYPE	DESCRIPTION
	EXISTING FACILITY
	PROPOSED FACILITY
	EXISTING GRADE SEPARATION
	POSSIBLE GRADE SEPARATION
	UNION PACIFIC RAILROAD
	CITY LIMIT
	PROJECT SITE

YOLO COUNTY

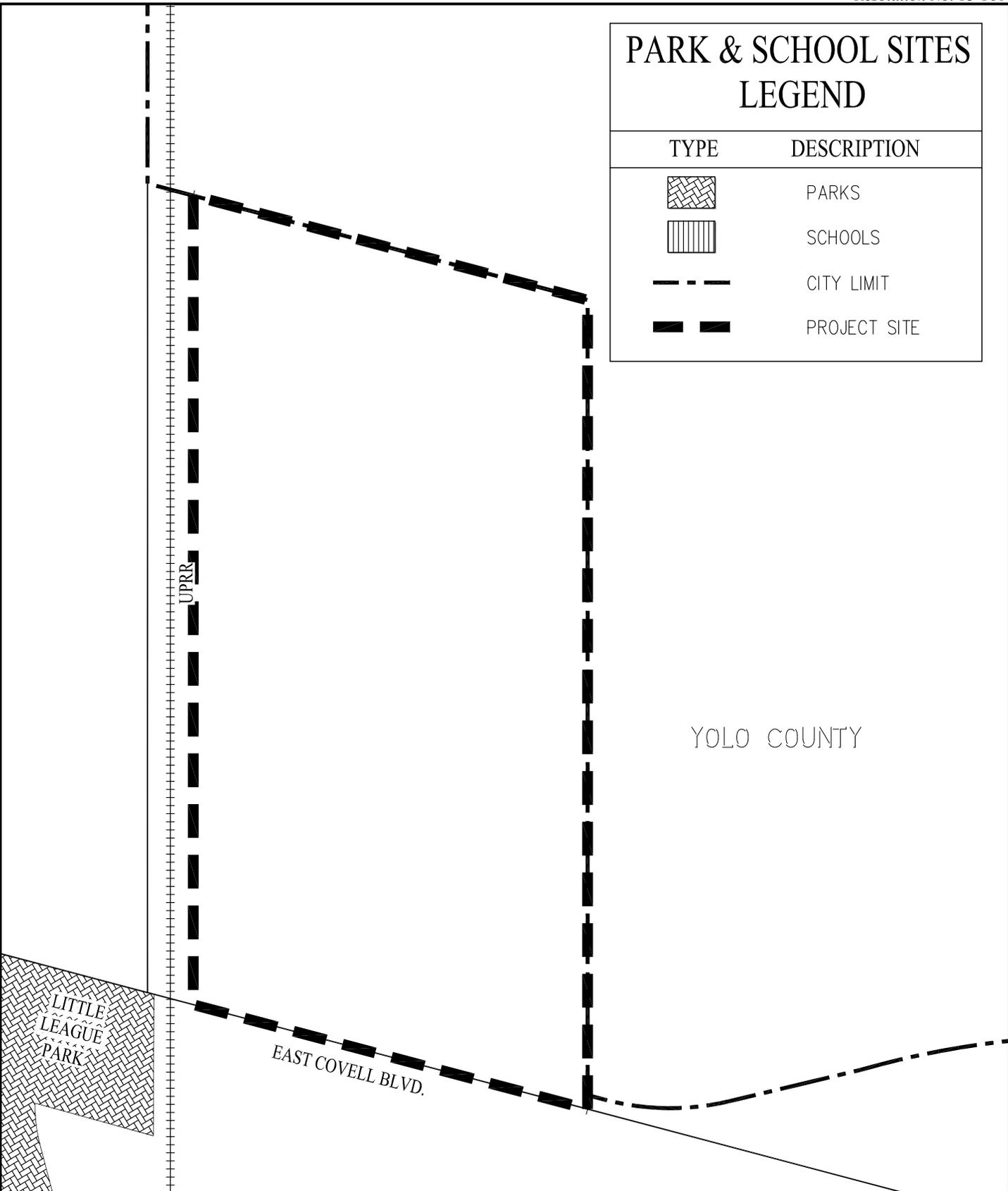
**PROPOSED GENERAL PLAN AMENDMENT
PRIMARY BICYCLE NETWORK
AMENDING FIGURE 23**

CITY OF DAVIS YOLO COUNTY CALIFORNIA
DATE: AUGUST 15, 2013
SCALE: 1"=500'



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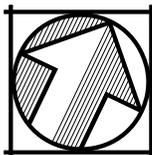
SHEET NO. 6 OF 10 SHEETS



PARK & SCHOOL SITES LEGEND	
TYPE	DESCRIPTION
	PARKS
	SCHOOLS
	CITY LIMIT
	PROJECT SITE

EXISTING GENERAL PLAN
 PARK & SCHOOL SITES
 FIGURE 30

CITY OF DAVIS YOLO COUNTY CALIFORNIA
 DATE: AUGUST 15, 2013
 SCALE: 1"=500'



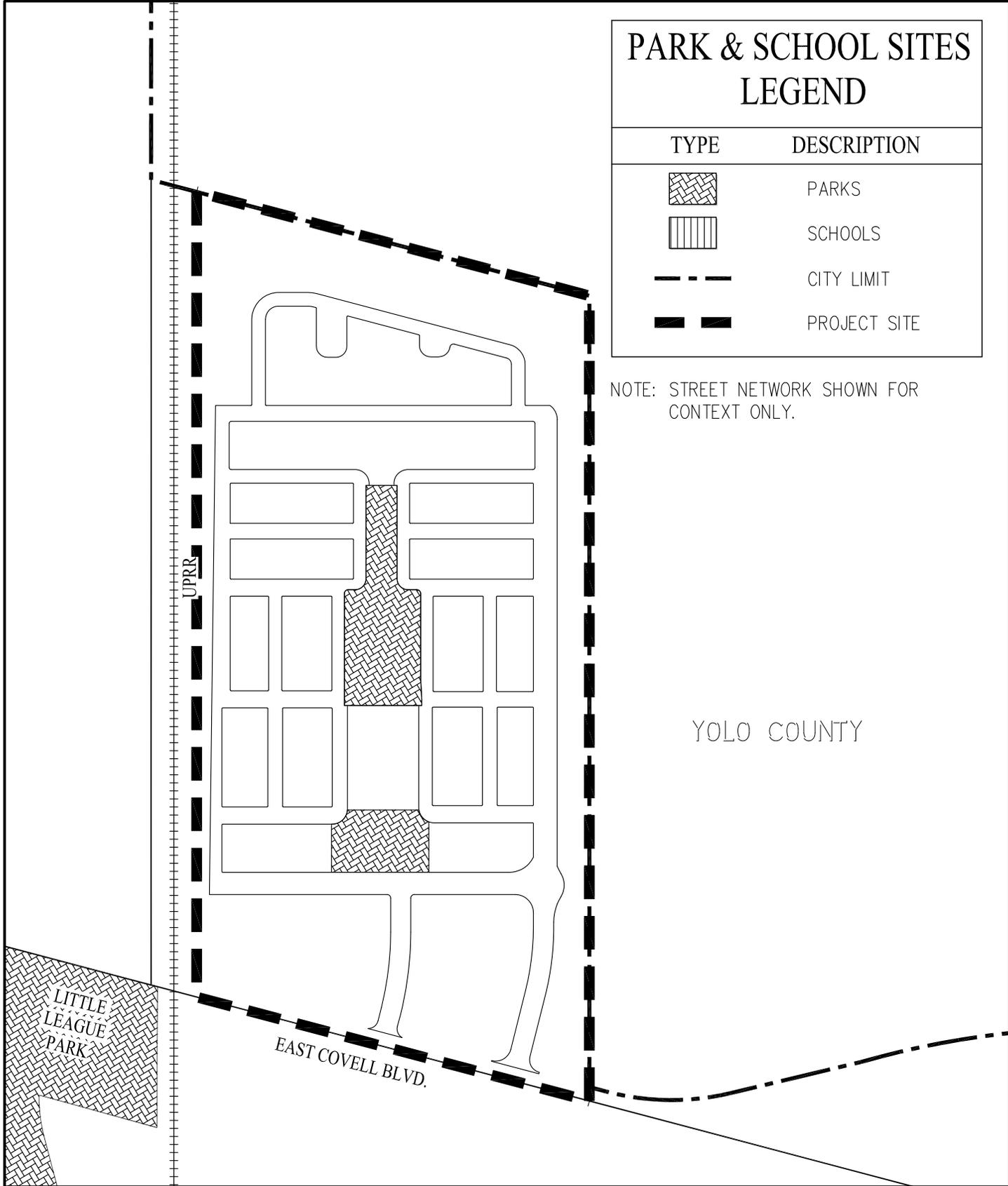
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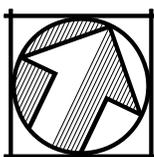
PARK & SCHOOL SITES LEGEND

TYPE	DESCRIPTION
	PARKS
	SCHOOLS
	CITY LIMIT
	PROJECT SITE

NOTE: STREET NETWORK SHOWN FOR CONTEXT ONLY.

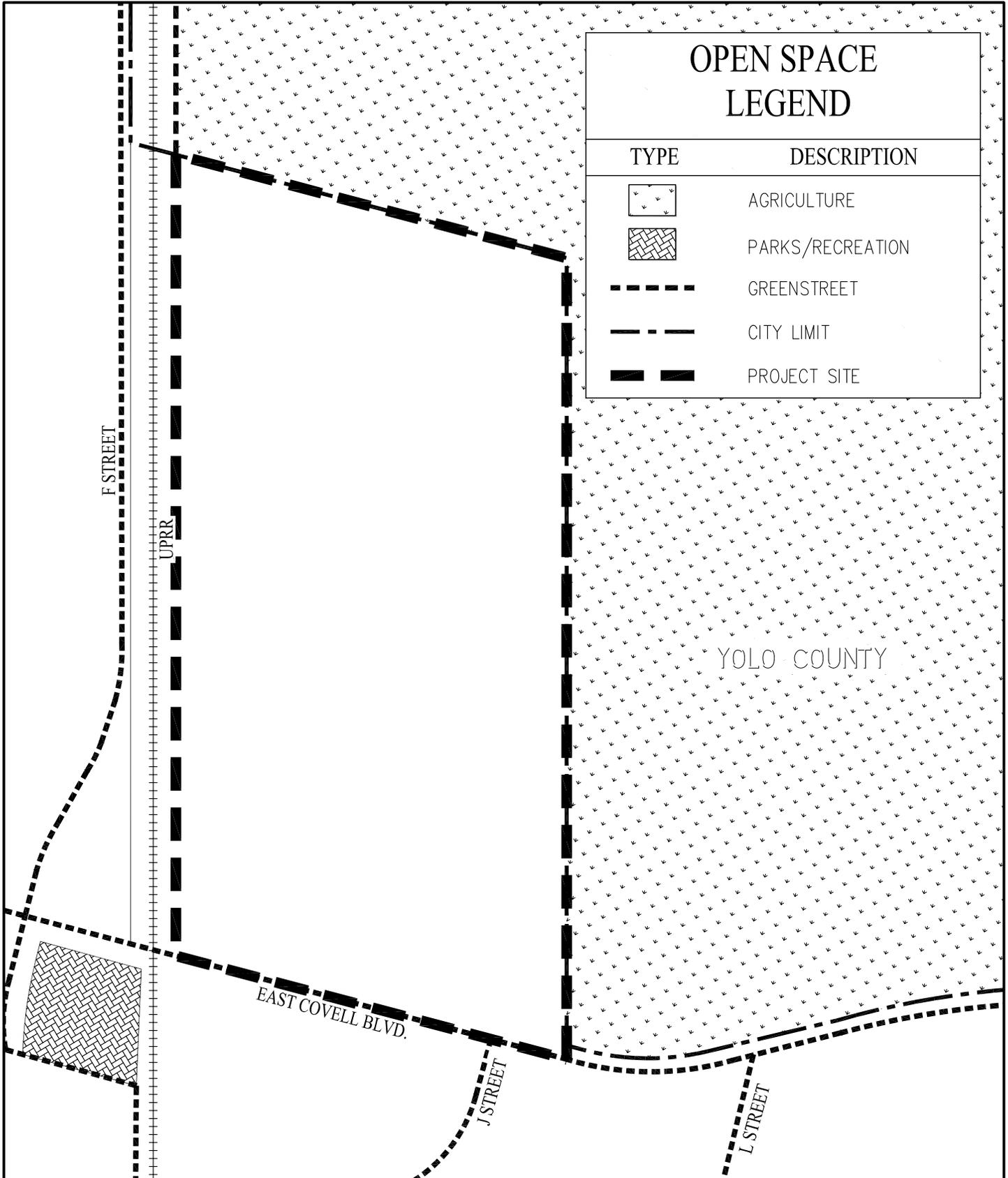


PROPOSED GENERAL PLAN AMENDMENT
 PARK & SCHOOL SITES
 AMENDING FIGURE 30
 CITY OF DAVIS YOLO COUNTY CALIFORNIA
 DATE: AUGUST 15, 2013
 SCALE: 1"=500'



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OPEN SPACE LEGEND

TYPE	DESCRIPTION
	AGRICULTURE
	PARKS/RECREATION
	GREENSTREET
	CITY LIMIT
	PROJECT SITE

F STREET

UPRR

YOLO COUNTY

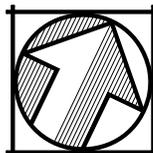
EAST COVELL BLVD.

J STREET

L STREET

EXISTING GENERAL PLAN
OPEN SPACE
FIGURES 31A & 31B

CITY OF DAVIS YOLO COUNTY CALIFORNIA
DATE: AUGUST 15, 2013
SCALE: 1"=500'





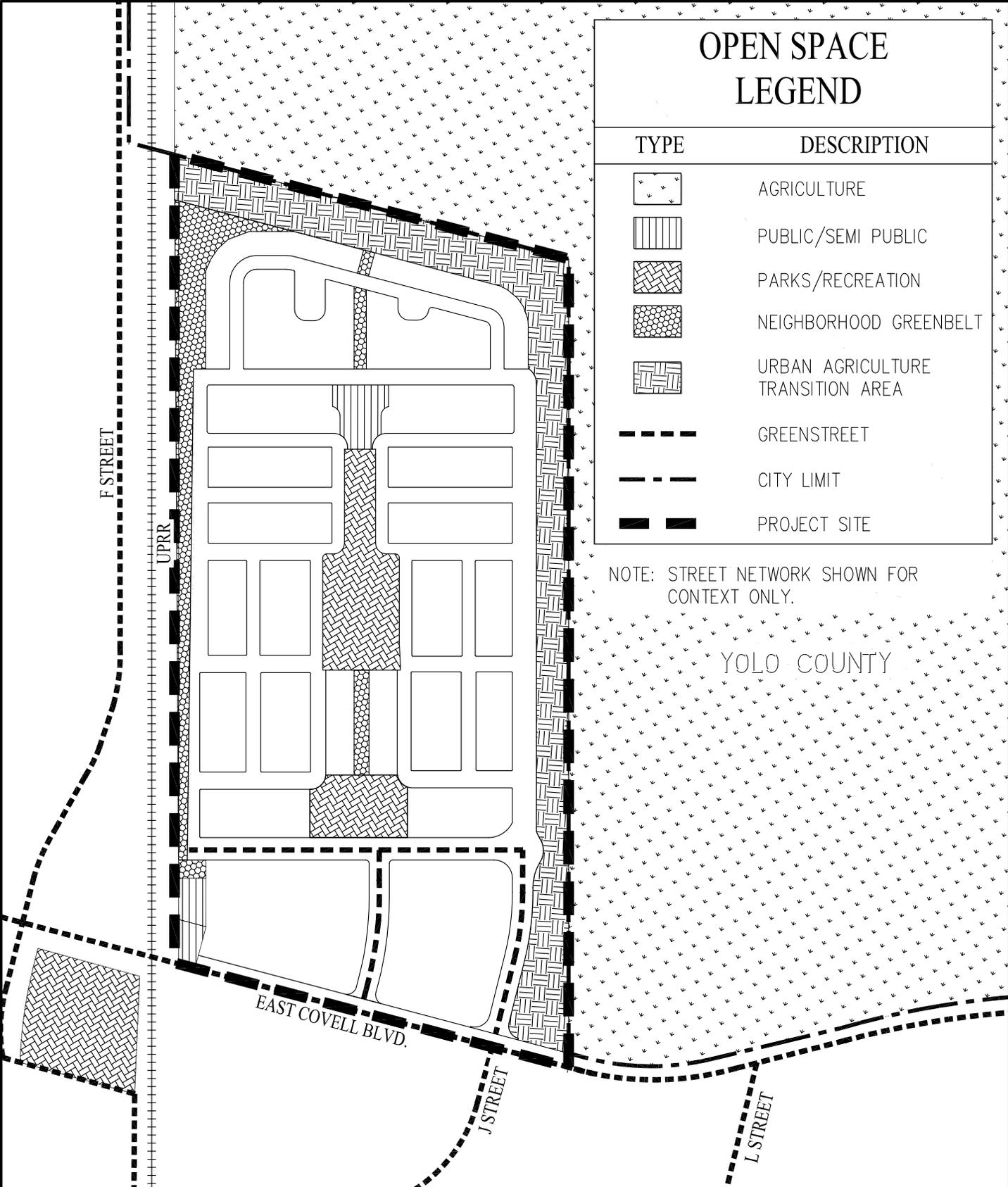
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SHEET NO.

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OF 10 SHEETS



OPEN SPACE LEGEND

TYPE	DESCRIPTION
	AGRICULTURE
	PUBLIC/SEMI PUBLIC
	PARKS/RECREATION
	NEIGHBORHOOD GREENBELT
	URBAN AGRICULTURE TRANSITION AREA
	GREENSTREET
	CITY LIMIT
	PROJECT SITE

NOTE: STREET NETWORK SHOWN FOR CONTEXT ONLY.

YOLO COUNTY

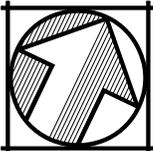
PROPOSED GENERAL PLAN AMENDMENT

OPEN SPACE
AMENDING FIGURES 31A & 31B

CITY OF DAVIS YOLO COUNTY CALIFORNIA

DATE: AUGUST 15, 2013

SCALE: 1"=500'



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