

STAFF REPORT

DATE: February 27, 2017

TO: Natural Resources Commission

FROM: Katherine Hess, Community Development Administrator

SUBJECT: West Davis Active Adult Community – Preliminary Workshop

Recommendation

Staff recommends the Natural Resources Commission hold a preliminary workshop on the proposed West Davis Active Adult Community and provide suggestions to staff and the applicant for consideration during the Commission and environmental review process. The Commission will have additional opportunity to review the proposal and its Environmental Impact Report prior to making its formal recommendation to Planning Commission and City Council.

Background

David Taormino has submitted applications to the City proposing consideration of the West Davis Active Adult Community project. The site is 75 acres on the north side of Covell Boulevard, west of Sutter-Davis Hospital. Approval of the project would require General Plan Amendment, and voter approval under Measure R. An Environmental Impact Report will be prepared. Other entitlements would include Development Agreement, Affordable Housing Plan, Annexation (including a tax-share agreement) and implementing approvals, such as subdivision maps.



Figure 1: Location

The proposal includes the following components:

- 325 for-sale units, primarily single-family detached and predominantly single-story
- 150 affordable senior apartments
- 3-acre (approximate) Activity and Wellness Center, including pool, public restaurant, outdoor patio, and parking lot
- 3-acre (approximate) parcel for University Retirement Community expansion
- Greenbelts, drainage, and agricultural buffer (including off-site agricultural buffer and stormwater detention)

Eighty percent of the units, including the affordable apartments, are proposed to be entitled as a senior citizen housing development. At least one occupant of these units would be required to be 55 and over, with all other occupants either spouses/partners aged 45 and older or health care providers. The remaining twenty percent of the units would not have age restrictions.

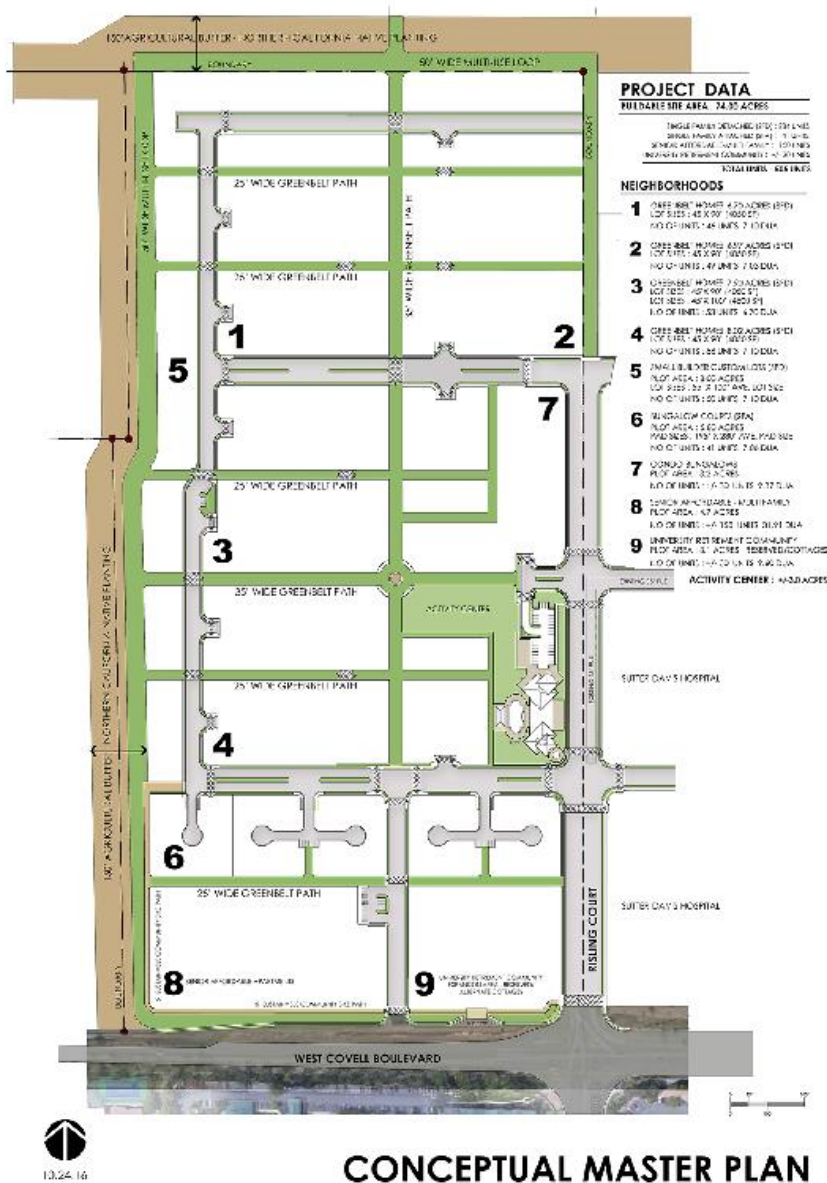


Figure 2: Conceptual Master Plan

Application documents are at <http://cityofdavis.org/city-hall/community-development-and-sustainability/development-projects/west-davis-active-adult-community>

De Novo Planning Group, which has experience preparing EIRs in Davis, has been selected to prepare the CEQA documents. Staff anticipates that the following policy topics will drive the key planning and environmental analysis for this project:

- Impacts to agricultural and biological resources.
- Traffic and circulation impacts, including accommodations for pedestrians and cyclists connecting to the existing built environment.
- Project consistency with City goals for sustainability, urban development, parks and open space, and community character.

The Environmental Impact Report will also cover the required CEQA analyses of impacts to public utilities and facilities, greenhouse gas emissions, alternatives, and cumulative impacts.

In January, the City Council gave the following directions to staff:

1. Solicit Commission input on the proposal, as outlined in the report at <http://documents.cityofdavis.org/Media/Default/Documents/PDF/CityCouncil/CouncilMeetings/Agendas/20170124/04H-WDAAC-Preliminary-Direction.pdf>;
2. Return to Council with a budget adjustment and contract for preparation of an Environmental Impact Report (EIR);
3. Initiate review of the fiscal impacts of the proposal; and
4. Process the applications and bring them to Planning Commission and City Council hearing upon completion of staff and commission reviews.

Commission Review Process

The purpose of this workshop is to allow the Natural Resources Commission to provide preliminary review and comment in the areas of its expertise, particularly evaluation of sustainability principles and issues to be addressed as the project is refined prior to environmental review and public hearing. Later in the review process, the Commission have an opportunity to comment during the Draft EIR public review period.

Planning Commission, as the body formally charged with reviewing land-use applications, held a preliminary workshop on the applications in early February. The Planning Commission will hold the public meeting on the Draft EIR, and also hold the required public hearing and make formal recommendation to the City Council on the merits of the proposal as a whole.

Other advisory commissions will be asked to review the proposal, prior to public hearing before the Planning Commission and City Council. All applicable commissions will be asked to make advisory comments on policy consistency related to their charges. Specifically, commissions will be requested to comment on project components that should be incorporated into the Baseline Project Features as the City Council considers presenting the proposal to the voters. Staff anticipates that comments from advisory commissions (including the NRC) would be presented to the Planning Commission and City Council in a matrix format, with staff notes on how recommendations have been addressed.

Preliminary dates for commission review, and likely topics for discussion, are as follows. This will be refined as the evaluation proceeds.

Commission	Tentative Date	Discussion Topics
Senior Citizen	February 9 (workshop) March 9 (recommendations)	Senior-friendly components of subdivision, including age restrictions, greenbelt configuration, unit types and features, and recreational/HOA amenities; access to public transit and paratransit; consistency with Guidelines for Housing that Serves Seniors and Persons with Disabilities
Natural Resources	February 27	Sustainability components, environmental analysis (when released)
Open Space and Habitat	March 6	Agricultural mitigation and buffer, environmental analysis (when released)
Bicycle, Transportation, and Street Safety	March 9	Street layout and connectivity, roadway and path widths, Covell Boulevard frontage improvements
Recreation and Park	March 16	Park and greenbelt location and amenities
Social Services	March 20	Affordable housing proposal
Finance and Budget	TBD, likely spring-summer	Fiscal impacts on City, sensitivity analysis reflecting Development Agreement commitments, tax-share agreement, and project refinements

Completion of the Environmental Impact Report would require approximately twelve months from contract execution. Public hearings before Planning Commission could be expected in early 2018.

Preliminary Review Comments

Staff has a few initial comments on the proposal, based upon our preliminary review. Additional comments by Natural Resources Commissioners are encouraged. Staff and the applicant have the goal of identifying any substantive changes to the proposal prior to confirming the Project Description for the purpose of scoping the Environmental Impact Report.

Location and Uses. This location may be appropriate for development of housing targeted to seniors. It is proximate to Sutter-Davis Hospital, the University Retirement Community, and medical offices. The site is within the Sphere of Influence adopted by the Yolo County Local Agency Formation Commission. Adequacy of proximate services for residents, including shopping, recreational amenities, social activities, and schools, would be evaluated as part of the application review.

Measure R Requirements. Staff anticipates that Baseline Project Features, as required by Measure R, will be refined through public and commission review. Development Agreement and Preliminary Planned Development provisions, including special conditions of approval, are also anticipated to be reviewed concurrently with the Baseline Project Features. The Environmental Impact Report will identify mitigation measures to address adverse environmental effects.

Should the applications be approved by the City Council and the voters, implementing actions such as subdivision maps and conditional use permits would be processed through Planning Commission. At that time, Development Agreement could be refined, as necessary, in accordance with the provisions of the General Plan Amendment and Baseline Project Features.

Sustainability. The applicant has initiated discussions on possible sustainability components, including photovoltaics on every single-family unit and compliance with the City's mandatory CalGreen Tier 1 standard. Residential projects receiving building permits after January 1, 2020 will be required to be Zero Net Energy, as defined by the California Energy Commission.

A sustainability matrix prepared by the applicant is included as Attachment 3. Other opportunities to explore through the development review process include feasibility of a zero-net carbon subdivision, potential to provide resources for "greening" existing neighborhoods, and incorporation of the three "E"s for sustainability: environment, economy, and equity.

Attachment

1. Preliminary Master Plan
2. Conceptual Site Plan
3. Sustainability Matrix