

RESOLUTION NO. 17-152, SERIES 2017

**RESOLUTION AMENDING THE CORE AREA SPECIFIC PLAN
OF THE CITY OF DAVIS TO ALLOW INCREASED DENSITY RELATED TO
THE TRACKSIDE CENTER PROJECT LOCATED AT 901-919 3RD STREET
IN THE CORE RETAIL WITH OFFICES DESIGNATION**

WHEREAS, the City of Davis General Plan incorporates by reference the Core Area Specific Plan as the General Plan requirements, including the Land Use Map of the Core Area Specific Plan and any amendments to the Core Area Specific Plan; and

WHEREAS, the Core Area Specific Plan includes land use and infill development policies encouraging mixed uses, promoting development that brings maximum economic life and stability to the Core Area, supporting the creation of dwelling units in the Core Area and gradual land use intensification in the Core Area; and

WHEREAS, the Core Area Specific Plan identifies properties around the perimeter of the Downtown Core to function as a transition between higher intensive commercial and office land uses and lower intensive uses where a mixture of commercial office and residential uses are encouraged and considered appropriate for mixed use zoning; and

WHEREAS, the Core Area Specific Plan Land Use Classifications include the Core Retail with Offices designation which allows a mix of retail, office, and residential uses with retail uses dominant on the ground floor and offices or residential uses, including apartments, encouraged on upper floors; and

WHEREAS, The Davis Downtown and Traditional Residential Neighborhoods Design Guidelines identify the Trackside Center project site on Third Street as an “opportunity site” for a mixed use residential project; and identify the project site as part of two distinct special areas, including the Third Street Special Character Area which is intended to develop Third Street as a higher density mixed use urban village and the Core Transition East Mixed Use Character Area which is intended to improve the visual and land use transition between the Downtown Core and Old East residential neighborhood; and

WHEREAS, allowing denser development, mixed use buildings, and residential uses in the project area, including rental apartments, are encouraged and would be consistent with the following guiding principles that helped form the City Council goals for 2016-2018:

1. Support the downtown as a vital commercial center and reduce potential for blight
2. Consider densification and infill opportunities to enhance the downtown
3. Employ policies so the housing supply includes options for a wide range of demographics

WHEREAS, the modification to the Core Retail with Offices district clarifies the intent for development of a specific limited area consistent with community goals; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 23, 2017 to receive comments and consider amendments of the Core Area Specific Plan and voted 4-2 to recommend that the City Council approve the Amendment to the Core Area Specific Plan; and

WHEREAS, the City Council held a duly noticed public hearing on November 14, 2017 and based on oral testimony and documentary evidence reviewed during the public hearing, determined that the Sustainable Communities Environmental Assessment Initial Study prepared for the Trackside Center Project pursuant to CEQA adequately evaluates the potential environmental impacts of the project and concludes that environmental impacts related to the project would be less than significant or less than significant with mitigation.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Davis does hereby amend the Core Area Specific Plan of the City of Davis as listed in the attached exhibit.

PASSED AND ADOPTED by the City Council for the City of Davis this 14th day of November, 2017, by the following vote:

AYES: Arnold, Frerichs, Swanson, Davis

NOES: Lee



Robb Davis
Mayor

ATTEST:



Zoe S. Mirabile, CMC
City Clerk

Core Area Specific Plan Amendment

PAGE	PARAGRAPH/FIGURE	TYPE OF AMENDMENT	PROPOSED REVISION
28	Paragraph 5, Core Multifamily Uses	Text amendment adding paragraph to increase density for a limited area.	<p>Multifamily: Includes apartment, condominium, town house, row house and other development types with five or more units in a structure. Densities are limited to 10 to 15 units per gross acre except in that portion of the Core Area east of B Street where the maximum density is 30 units per net acre.</p> <p>For multifamily uses (more than three units) in the area along 3rd Street between A and B Street, up to 30 units per net acre are allowed</p> <p>For multifamily uses (more than three units) on the west side of B Street between 2nd and 4th Streets densities ranging from up to 22-24 units per net acre allowed for town or row homes. Densities up to 45 units per acre may be allowed on the properties located at 225 and 229 B Street (Assessor’s Parcel Numbers: 070-065-11 and 070-065-12), subject to site-specific review and approval, for ownership projects that provide underground parking, 1-2 bedroom units, or open space significantly exceeding zoning requirements.</p> <p><u>Densities up to 52 units per acre may be allowed on the property located at 901-919 3rd Street (Assessor’s Parcel Number: 072-324-002) (40 units per acre including the associated railroad lease area portion of the project), subject to site-specific review and approval for stacked flat residential units, 1-2 bedroom units, or open space and plaza areas.</u></p>