

RESOLUTION TO NO. _____, SERIES _____

RESOLUTION OF INTENT TO AMEND THE CITY OF DAVIS GENERAL PLAN LAND USE MAP TO REDESIGNATE 2411 E. EIGHTH STREET APN #071-010-15 AND THE ABUTTING PARCEL TO THE EAST (APN #7-071-401-02) LOCATED, WEST OF MESQUITE DRIVE, AND THE ABUTTING PARCEL TO THE SOUTH (APN# 071-401-03, LOCATED NORTH OF E. EIGHTH STREET, FROM RESIDENTIAL-LOW DENSITY TO RESIDENTIAL MEDIUM-DENSITY

WHEREAS, the parcels described above consisting of 12.1 acres is designated “Residential Low Density”; and

WHEREAS, the proposed amendment would allow for consistency between the General Plan Land Use Map designation and the Zoning Ordinance Land Use Map designation that zoned the parcel for development with residential homes; and

WHEREAS, amending the General Plan land use designation of the parcel designated Residential Low Density to Residential Medium Density enables the development of a project that reflects General Plan policies; contributes to infill housing within the city limits; and thus contributes to the mix of use types in the neighborhood while promoting transit use due to its location; and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 27, 2009, and recommended that the City Council approve the amendment of the General Plan based on findings below.

1. Find that the proposed General Plan amendment is appropriate in that it provides needed housing and contributes to infill housing development within the city limits.
2. Find that the proposed project’s density is consistent with the General Plan Residential
3. Medium Density land use designation, which permits a range of 4.80 to 11.20 units per gross acre, or 6.00 to 13.99 units per net acre with density bonus.
4. Find that the proposed amendment provides consistency with General Plan policies for sensitive infill, a mix of housing types and creative development patterns.
5. Find that Mitigated Negative Declaration #1-08 has been prepared for this project and determines that impacts of the project will be less than significant with the mitigation measures adopted; and that pertinent mitigation measures in the General Plan would apply to the development of the subject site.
6. Find that the project is consistent with the City’s Interim Infill Guidelines.
7. Find that the project provides a mix of housing types in the neighborhood and promotes transit use.
8. Find that the project provides an architectural “fit” with the scale of surroundings uses and the mix of adjoining medium density land and high density land uses.
9. Find that the project provides an urban/community design which is human-scaled, comfortable, safe and conducive to pedestrian use.
10. Find that development respects the setback requirements and existing uses and privacy on adjacent properties through the use of greenbelt and buffer.