

**ATTACHMENT #2**

**RESOLUTION NO. \_\_\_\_\_ SERIES 2008**

**RESOLUTION TO AMEND THE CITY OF DAVIS GENERAL PLAN LAND USE MAP TO REDESIGNATE THE PARCEL LOCATED AT SOUTHSIDE OF GRANDE AVENUE NEAR INTERSECTION OF MERCEDES AVENUE -- BORDERED BY GRANDE AVENUE ON THE NORTH, RESIDENTIAL DEVELOPMENTS ON THE EAST AND WEST, AND COVELL PARK ON THE SOUTH (APN: 35-097-12) FROM PUBLIC AND SEMI-PUBLIC TO RESIDENTIAL ONE-FAMILY DESIGNATION**

WHEREAS, the parcel located at immediately south of Grande Avenue and north of Covell Park, consisting of approximately 8.83 gross acres, which includes 0.35-acre currently improved with Grande Avenue, is currently designated "Public/Semi-Public" in the General Plan land use map; 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 currently zoned the parcel for development with residential homes; and

WHEREAS, amending the General Plan land use designation of the parcel designated Public/Semi-public to Residential Low 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 November 12, 2008, 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 Low Density land use designation, which permits a range of 3.00 to 5.99 units per gross acre, or 3.60 to 7.19 units per net acre with density bonus.
3. Find that the proposed amendment provides consistency with General Plan policies for sensitive infill, a mix of housing types and creative development patterns.
4. Find that the proposed project, given its size and location, is able to provide and exceed the General Plan policy requirement for 10% open space/greenbelt; but will not provide the 100 feet width average called for in the General Plan; an in-lieu fee will not be required per the Ordinance given that City has pledged to assist the School District and additional parkland is being provided to the south edge in compliance with Parkland Dedication requirement.
5. Find that the proposed project will provide varying architectural "fit" with the scale of surrounding structures and their uses.

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6. Find that the proposed project will not adversely impact the general welfare of residents within the area, and that the intended uses will serve public need and convenience.
7. Find that appropriate environmental assessment, Mitigated Negative Declaration #8-07, has been prepared for this project. It has been determined that the proposed project does not have potential significant adverse impacts on the environment given the applicable mitigation measures and conditions of approval. Any impact will be reduced to less than significant levels, and no environmental impact report required.
8. Find that consistent with General Plan Land Use Policy .1 that requires proposed projects to respect setback requirements, preserve greenbelts and greenstreets, and respect existing uses and privacy of adjacent parcels, the proposed project will respect the privacy of adjacent residents through the provision of sufficient greenbelt and setbacks consistent and exceeding that typical of Residential One-family (R-1) District.

WHEREAS, the Planning Commission held a duly noticed public hearing on November 12, 2008 to receive comments and consider amendment of the General Plan related to the property and other entitlement applications and recommended approval to the City Council; and

WHEREAS, the City Council held a duly noticed public hearing on December 16, 2008 to receive comments and consider amendment of the General Plan related to the property and other entitlement applications; and

WHEREAS, based on oral testimony and documentary evidence reviewed during the public hearing, the City Council determined that Mitigated Negative Declaration #8-07 adequately addresses the potential environmental impacts of the project, that standard city mitigation measures and conditions of approval were made part of the project to reduce any impacts to a less than significant level; and that the appropriate findings were made.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Davis that the General Plan Land Use Map will be amended as shown on the map attached as Exhibit A of this resolution.

PASSED AND ADOPTED by the City Council of the City of Davis on this 16th day of November 2008 by the following vote.

AYES:  
NOES:  
ABSENT:

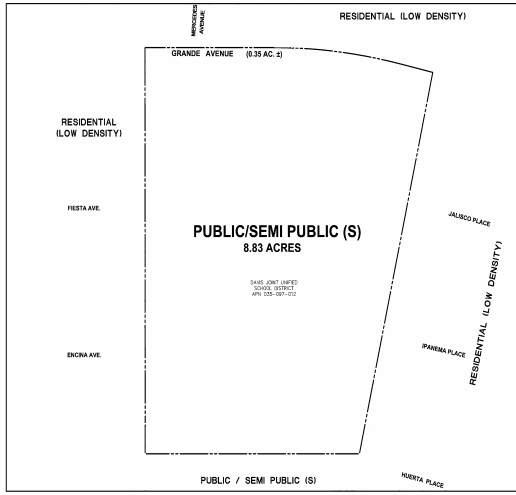
\_\_\_\_\_  
Ruth Uy Asmundson, Mayor

ATTEST: \_\_\_\_\_  
Zoe Mirabile, Deputy City Clerk

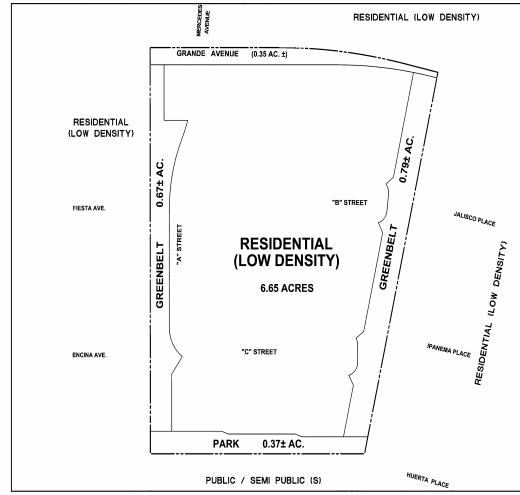
**Attachment**

- General Plan Land Use Change Map

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**EXISTING LAND USE**



**PROPOSED LAND USE**

### GPA SUMMARY - GRANDE

EXISTING LAND USE	AREA	PROPOSED LAND USE	AREA
PUBLIC/ SEMI PUBLIC (S)	8.83 AC.	RESIDENTIAL	6.65 AC.
		GREENBELT	1.46 AC.
		PARKS	0.37 AC.
		GRANDE AVE. DEDICATION	0.35 AC.

**TOTALS: 8.83 AC.**



SCALE: 1" = 100'

**CITY OF DAVIS**

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

GENERAL MANAGER: JAMES W. HARRIS  
 PLANNING MANAGER: JENNIFER L. HARRIS  
 COMMUNITY DEVELOPMENT MANAGER: JENNIFER L. HARRIS

DATE: 3/12/08

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Project No: 031.04