

**RESOLUTION NO. 17-002, SERIES 2017**

**RESOLUTION ADOPTING PRELIMINARY DIRECTIONS FOR  
CORE AREA POLICY / CODE AMENDMENTS**

WHEREAS, current City Council goals include the identification of opportunities for Core Area and other key area(s) in the city for “formed based” visioning and planning, in conjunction with the General Plan Update, and that opportunities include the consolidation and clarification of development policies and codes in the Core Area; and

WHEREAS, current City Council goals also include the development of options for how to approach the next General Plan Update including timelines, community engagement, costs and funding; and

WHEREAS, the City Council has considered preliminary process options for both Core Area Policy / Code Amendments and General Plan Update, and the advantages and disadvantages of the options including needs, priorities, focus, time frames, costs, community engagement, environmental reports, and other factors; and


WHEREAS, establishing preliminary directions for Core Area policy / code amendments will be useful in seeking a consultant team through the processes of a Request for Qualifications (RFQ) and a Request for Proposals (RFP).

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Davis does hereby adopt the Preliminary Directions for Core Area Policy / Code Amendments, attached hereto. The City Council recognizes that the Preliminary Directions initiate the process, and adjustments and refinements may be necessary during the process.

PASSED AND ADOPTED by the City Council of the City of Davis on this 10th day of January, 2017, by the following vote:

AYES: Arnold, Frerichs, Lee, Swanson, Davis

NOES: None

  
Robb Davis  
Mayor

ATTEST:

  
Zoe S. Mirabile, CMC  
City Clerk

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**PRELIMINARY DIRECTIONS**  
**FOR CORE AREA POLICY / CODE AMENDMENTS**

**PRELIMINARY OBJECTIVES**

1. **Consider form based code approach.** A primary objective of this planning effort is to consider the approaches, principles and components commonly associated with form based codes. The approaches include: creating a detailed vision for the kind of place the community desires; addressing both private and public space design to create a whole place; and then drafting and implementing a code to implement the vision. The principles include: creating mixed use, walkable, compact development linked to economic opportunities; and creating a clearer guide to future physical development. The components of a form based code approach may include: a transect which provides a method for differentiating urban form in various areas using gradual transitions and transitional zones; identifying the existing character that the community wants to preserve and the character into which it intends to evolve; and a regulating plan and code to implement the vision. The extent of amendments to existing plans, policies, codes and guidelines shall be determined through the planning process.

The boundaries of the Core Area policy / code amendments shall be established as part of the planning process with public input and might include opportunity sites in transition areas such as DJUSD administrative offices, City and DJUSD corporation yards, and PG&E service center.

2. **Guide for long term policy decisions and development.** A primary objective of this planning effort is to provide an improved long term framework for policy decisions and to anticipate future physical development consistent with the vision and the implications of such development. The plan shall address the types, amounts and locations of growth.
3. **Guide for infrastructure.** A primary objective of this planning effort is to address the adequacy of infrastructure with future growth and development, and to provide a guide for long term infrastructure needs, priorities and investments. Infrastructure includes: vehicular, bicycle and pedestrian improvements; vehicular and bicycle parking; stormwater facilities; public utilities; and other public realm components.
4. **Address recurring challenges.** A primary objective of this planning effort is to resolve or reduce recurring challenges with the implementation of existing Core Area policies, codes and guidelines. These challenges include:
  - a. Documents are cumbersome yet lack substance in some issues.
  - b. Need to recognize differences between policies, standards and guidelines.
  - c. Uncertainty related to required use mix in mixed use subareas.
  - d. Uncertainty related to historic preservation.
  - e. Uncertainty related to potential building heights.
  - f. Uncertainty related to potential residential densities and total floor area ratios.

- g. Uncertainty of approval of parking in-lieu fees and policy aspects of in-lieu fee amounts.
  - h. Reconciliation of adopted policies and codes with current densification policies of City Council.
  - i. Unclear expectations for collaboration with area residents.
  - j. Need to review boundaries of the commercial core and mixed use transition areas.
  - k. Requirement that a bank in neighborhood centers must be a satellite of an existing facility in the core area discourages redevelopment in core area.
  - l. Specific conflicts or errors in need of clarification or correction.
5. **Implementation tools to be determined.** This planning effort does not pre-conceive or pre-determine the planning tools that should implement the vision or address the recurring problems. Options may include: creating a Core Area section of the land use element in the General Plan (GP); amending the Core Area Specific Plan (CASP); repealing the CASP and relocating policies to other documents; amending zoning districts; amending the design guidelines that apply to the Core Area. Consolidations of documents or sections of documents are encouraged if they would improve clarity and usability. Existing policy and code documents include:
- General Plan
  - CASP
  - Central Commercial C-C zoning district
  - Mixed Use M-U zoning district
  - Core Area Design C-D combining district
  - Historical Resources Management article of zoning ordinance
  - Interim Infill Development Guidelines
  - Davis Downtown Traditional Residential Neighborhood (DDTRN) Design Guidelines
  - Climate Action and Adaptation Plan (CAAP) and sustainability objectives
  - Other including CEQA regulations / guidelines, subdivision map requirements, building codes, stormwater management requirements, and other public works standards.
6. **Clearer and more concise.** The objective is to make Core Area policies and codes more clear, concise and user friendly for owners / applicants, staff, neighbors, commissions and City Council.
7. **Innovative.** An objective for the plan is to be innovative and creative with advanced and original aspects, that is, a state-of-the-art plan in California.
8. **Maintain timeline and budget.** The intent is to retain a timeline and budget constraints. For example, the analysis of alternatives will be primarily by consultants and staff, and cannot lead to unlimited analysis.
9. **Time horizon.** The preliminary time horizon of the plan, the period over which the plan and its implementation would be most relevant, shall be 20 years which could be January 2040

assuming the plan is adopted in December 2019. The time frame is a balance between planning for a relatively long term and avoiding excessive speculation about the future.

10. **Processing of development applications during the General Plan update.** After the Core Area policy / code amendment update begins (defined as the authorization of the consultant team to proceed), staff will take the approach regarding the processing of new applications:
  - a. In general, staff will continue to process all new development applications.
  - b. Staff is granted the ability to seek City Council's direction on whether to process new development applications that involve changes of land use designation or zoning. Criteria for Council direction may include but are not limited to: whether the development application involves major Core Area update policy issues; project size; staff resources to process the development application; and whether there is an overriding community interest in considering the project.
  - c. This approach to processing of applications may be re-evaluated after land use alternatives have been developed or a preferred land use map has been selected in the Core Area policy / code update process.
  
11. **Community engagement.** The objective is to effectively and efficiently engage the community to inform, seek input and obtain comments using techniques appropriate to the objective at the stage of the update process. Community engagement is anticipated to include but not be limited to: on-line information and surveys; public forums and workshops; and open meetings of a Core Area Advisory Committee (CAAC); and public meetings at key stages at the Planning Commission and City Council. Advisory input by appropriate City commissions would be sought when a preferred plan is selected and their input would be provided to the Planning Commission and City Council.

The preliminary scope of community outreach including the anticipated number of on-line surveys, public forums and workshops, and CAAC meetings shall be identified in the RFP by City staff requesting that the consultant teams propose how they would vary and the costs.

As evidenced by the Preliminary Process illustrated below, community engagement in Core Area visioning is a major component early in the process.

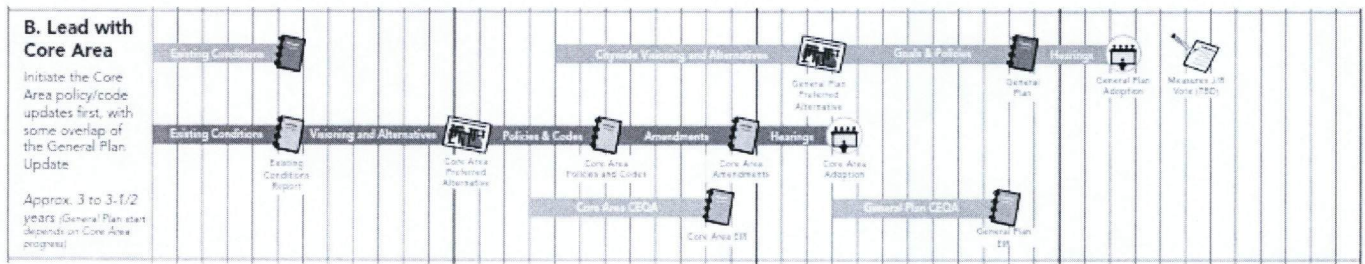
12. **Advisory committee.** The CAAC is anticipated to be the primary advisory body to the City Council. The CAAC is intended to provide high level policy input, represent the entire Core Area community as well as their individual interests, and understand the points of view of others. The Council shall appoint the CAAC with the assistance of a Council subcommittee. 11 to 13 members (with a maximum of 15) are anticipated. Concurrent with Council's approval of the issuance of a Request for Proposals (RFP) from consultant teams, a resolution will be adopted by Council establishing the CAAC's role, application and appointment process, desired representation of interests (including possible City commission representation), expectations for commitment and attendance, preliminary ground rules, and guidelines for use of any subcommittees.

13. **Roles of the different parties.** The roles of the different parties in the update process including the City Council, CAAC, staff, consultant, Planning Commission, other City commissions, and community members shall be addressed in the RFP by City staff.

14. **Background reports / information.** The responsibilities for the compilation of background reports / information and analyses of existing conditions / trends by staff and the consultant team shall be identified in the RFP by City staff.

**PRELIMINARY PROCESS**

An illustration of the preliminary planning process is provided below. The preliminary planning process shall be refined when a consultant team is selected including the citizen involvement process, EIR process, more specific tasks and timelines.



The following provides additional specificity for steps identified in the preliminary planning process.

- **Existing conditions.** An initial overview of existing conditions and trends, known as “State of the City” report, is being prepared by City staff. Additional data, analysis and technical study needs are anticipated to be identified as the planning processes unfold.
- **Alternative visions.** Alternative visions and goals are anticipated to be described in words and general graphics. Additional data, analysis and technical studies may be needed to evaluate alternative visions such as: an initial fiscal analysis; market study of potentials; and identification and preliminary analysis of issues / opportunities and assets / challenges.
- **Land use map alternatives and evaluation.** Land use map alternatives are developed based on the alternative visions, goals and policies. The alternatives are evaluated in terms of sustainability criteria, and environmental, economic, fiscal, and social implications.
- **Policies and codes.** Policies and programs are developed to guide land use and other decisions. This step includes what content shall be retained from existing policies, codes and guidelines.