

**DRAFT SUMMARY FOR SITE CATEGORIES A THROUGH D,
PLUS E11, E12 AND E13
of Working List of Potential Housing Sites**

Date: June 7, 2007

A — General Plan Designation and Zoning In Place (Built/Occupied Units)

- A1 Building permits through March 2007
- A2 Certificates of occupancy to date (not same units in line A1)
- A3 Rehabilitation and permanent affordability of Yolo Co. farm worker housing, various locations
- A4 Homestead remodel, Grambling Ct.
- A5 Roe building, 435 G St.

Category A Summary: There are approximately 306 units in this category for which building permits have been issued and/or completed between the start of this planning period for the Housing Element (January 1, 2006) and the last date of calculation May 11, 2007. These units will be included in the unit totals for the Housing Element, including the breakdowns of very-low, low, and moderate income units. This information will be brought to the Steering Committee after site evaluations and assumptions are complete, and the overall packaging of a combination of sites begins. These units qualify towards the RHNA requirements without any additional action.

B — General Plan Designation and Zoning In Place (Approved Units)

- B1 Vacant single family lots within subdivisions as of 1/31/07
- B2 Parque Santiago, Ensenada Dr., remaining units
This ownership project is under construction, but not all building permits have been issued as of May 11, 2007, including 5 affordable units.
- B3 Willowbank 10, Montgomery Ave. & Cottonwood Ct.
This project has received planning approvals for 30 ownership units, including eight affordable units. Construction has not started on this project.
- B4 Mace Ranch land dedication, 2990 Fifth St.
This project needs a final planned development, design review, conditional use permit, tentative map, and environmental review. Using a density bonus, the project was conceptually support by the neighborhood, Planning Commission and City Council to consist of 30 affordable ownership housing units.
- B5 Alhambra Center, NW corner of Mace and Alhambra, permitted above offices
This project needs a final planned development, design review, and environmental review.
- B6 Fifth & J St., SW corner
This project consists of a 4 unit net gain and is currently under construction. The new units will be ownership units.
- B7 Woodbridge affordable housing
This project requires a final planned development, tentative map, design review, and environmental review. The City Council, after consideration of the site, its one-story

condition, and the surrounding neighborhood has directed that this project consist of a maximum of 13 ownership units. This is an affordable housing land dedication site, so all of the units will be affordable.

- B8 Willowcreek Commons, north of Oasis
This project is currently in planning application for its final planned development, tentative map, design review, and environmental review. The project will consist of 21 ownership units, including 4 affordable units.
- B9 Christopher Hollow, 404 E. Eighth St.
This project will provide a net increase of 3 ownership units. The project is approved, but no building permits have been issued as of May 11, 2007.
- B10 Avalon apartments additional potential, Valdora St.
There are eight market rate units approved that have not been developed.
- B11 Callori, Olive Dr.
This project would require a final planned development, design review, conditional use permit, tentative map, and environmental review. The unit estimates are based on what is currently allowed in the Olive Drive Specific Plan.
- B12 Other existing residential zones that can count (Davis Manor, University Mall)
*Staff will return with more information regarding the basis and estimates for this category.
- B13 Cal Aggie Christian Assoc., 433 Russell Blvd.
This project has been approved to consist of 10 new rental units, including 3 affordable units. No building permits have been issued as of May 11, 2007.
- B14 Shepards Close, 726 B St.
This project has been approved to consist of seven total units, including a duplex and a secondary unit. There will be an affordable rental unit included in this project.

Category B Summary: Staff estimates approximately 340 units in this category for which the necessary General Plan designation and zoning are in place. In some cases these projects may still need a Final Planned Development or Design Review approval from the Planning Commission, but they are otherwise permitted. These units will be included in the unit totals for the Housing Element, including the breakdowns of very-low, low, and moderate income units. Staff will return with more information on the assumptions for item B12 during site evaluations. Complete information for this category will be brought to the Steering Committee after site evaluations and assumptions are finished, and the overall packaging of a combination of sites begins. These units qualify towards the RHNA requirements without any additional action.

C — General Plan Designation and Zoning In Place (Anticipated Units)

- C1 Second units estimate—ministerial
- C2 R-2 zoned parcels, potential increase
- C3 R-3 zoned parcels, potential increase
- C4 Downtown estimate under existing plans & zoning – with two story buildings

Category C Summary: Staff will return with more information regarding the basis and estimates for each item in this category. These units could qualify towards the RHNA requirements without any additional action, but would require documentation and justification to support the unit estimate for the State Department of HCD's review.

D — General Plan Designation and Zoning In Place

(Needs Approval of Use Permit for Residential Use or Building Height by Planning Commission)

- D1 Second units estimate--discretionary
- D2 Downtown estimate under existing plans & zoning – with three story buildings
- D3 Redevelopment project, 3rd-4th / E-F

Category D Summary: Staff will return with more information regarding the basis and estimates for Items D1 and D2 in this category. These units could qualify towards the RHNA requirements with a commitment of action to process related conditional use permits and with the support of documentation and justification of the unit estimates for the State Department of HCD's review. Staff recommends combining D2 and D3 due to the existing overlap and because all that D3 requires is Planning Commission approval on building height and project design. Staff will provide information specific to the City's redevelopment project at 3rd-4th/E-F within item D2. Simultaneously Council is actively engaged with the planning of this project and at this stage the extent of residential uses has not been confirmed.

E — Needs General Plan Amendment OR Rezoning (Needs Planning Commission and City Council Approval)

- E11 Downtown Density Increases with Increased Building Height
- E12 UCD West Village (if annexed by the City of Davis)
- E13 Neighborhood Commercial Centers estimated if rezoned to increase permitted residential units

Category E Summary: Staff will return with more information regarding the basis and estimates for items E11 and E13 in this category. On these two items staff recognizes that increasing building heights and intensity of neighborhood commercial centers and the downtown are significant policy issues that the Committee will need to discuss. Staff can provide more information on the UCD West Village project, item E12, but the City does not and would not gain land use authority over the project even under annexation. More information about the project can be found in a recent Staff Report to City Council, located at the following weblink:

http://www.cityofdavis.org/meetings/councilpackets/20070605/07_UCD_West_Village.pdf

The City Council has appointed a sub-committee to discuss potential revenue-sharing options with UC Davis and property tax sharing options with Yolo County that would cover City costs of key urban services to the project and be equitable to all parties. The sub-committee has been directed to return no later than mid-September with the necessary information to determine whether the City will annex the West Village project area. This project has its own RHNA allocation and was included outside of the City's 1% growth policy, so annexation of this project has no net impact on either of these Council directions to this committee.