

Meeting Date:  
June 19, 2008

## Staff Report

June 12, 2008

**TO:** Planning Commission

**FROM:** Katherine Hess, Community Development Director  
Bob Wolcott, Principal Planner  
Danielle Foster, Housing and Human Services Superintendent

**SUBJECT:** Recommendations to City Council Regarding the General Plan / Housing Element Steering Committee Report

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### **Staff Recommendation**

Recommend that the City Council adopt a resolution to provide directions to City staff on how to use the recommendations of the General Plan / Housing Element Steering Committee.

Recommend that the following items be incorporated in the resolution:

- 1. Modify the site rankings per Steering Committee recommendation #1 as described below and as shown in the site rankings table in the staff report Attachment 1, “Recommended Modifications to Site Rankings by Steering Committee”.**
  - a. Remove ranking numbers from the 20 “green light” sites and treat as a group for which development applications may be processed. Retain the ranking numbers in the lower (“yellow light” and “red light”) groups except as modified in other recommendations below.

*Rationale: Development applications should be allowed for these highest ranked sites. Although the property owners of several of these sites are likely not ready to submit applications in the near term, development status will be monitored to ensure that the 1% growth cap resolution is not exceeded.*
  - b. Oakshade Affordable Housing (aka “New Harmony”): Move from ranking #26 in “yellow light” sites to the unnumbered “green light” sites.

*Rationale: City Council has provided assistance to a non-profit group for this affordable housing development. The affordable units to be provided in the project are part of the City’s site inventory to meet the regional housing needs allocation in the current Housing Element submitted to the California Department of Housing and Community Development (HCD).*

- c. Nugget Fields: Move from ranking #28 in the “yellow light” sites to the unnumbered “green light” sites.

*Rationale: The Steering Committee noted that the City should consider a higher ranking for this site if the DJUSD decides to sell the site. Subsequent to the ranking, the site was declared surplus by the DJSUD Board. At the joint meeting on April 22, 2008, the Superintendent stated that the site is a good infill site, does not need a Measure J vote, will contribute to the city’s water supply, is adjacent to a greenbelt and park, and has good vehicular access.*

- d. Lewis Cannery: Retain Lewis Cannery as #21 in the “yellow light” sites.

*Rationale: This site and the Wildhorse horse ranch site (below), with current development applications, are recommended for the top two rankings of the “alternate” sites because they are relatively large sites currently in the city not used for agriculture and can provide a mix of housing types to meet housing needs.*

- e. Wildhorse Horse Ranch: Move from ranking #27 to #22 in the “yellow light” sites.

*Rationale: Same as for Lewis Cannery site above (except that the Wildhorse Horse Ranch site is currently planned and zoned “Agriculture”).*

- f. Willowbank Church (northwest corner of Mace and Montgomery) and 2726 Fifth Street (east of Konditorei bakery). Move from rankings #18 and #20 in the “green light” sites, respectively, to #23 and #24 in the “yellow light” sites.

*Rationale: These two sites would drop to the “yellow light” sites list primarily due to the other recommended ranking modifications above. The modifications to these two sites would drop down 76-92 units to the “yellow light” sites while the modifications to the Nugget Fields and Oakshade Affordable Housing sites would bring up 155-170 units into the “green light” sites. If all the property owners of the “green light” sites submitted development applications (which is unlikely), the growth cap would be approached. The Catholic Dioceses, owner of the Willowbank church site at the corner of Mace and Montgomery, are not interested in selling the site for development at this time. The few number of units (6-8) recommended by the Steering Committee for the 2726 Fifth Street site would be exempt from the recommended processing approach (see recommendation 3b below).*

**2. Utilize an approach for managing the 1% growth cap in development application processing per Steering Committee recommendation #2 as described below.**

Process applications for a list of Council-selected “green light” sites only through December 31, 2009 and consider processing Council-selected “yellow light” sites after January 1, 2010. As a transition to the initiation of the next General Plan update in 2009 and adoption prior to 2013, process development applications for a Council-selected list of “green light” sites only through December 31, 2010. After January 1, 2010, consider processing applications for Council-selected “yellow light” sites for reasons such as housing needs, housing mix, or provision of extraordinary infrastructure improvements.

*Rationale: This approach would provide for a transition prior to the initiation of the next General Plan update in 2009 and adoption prior to the end of 2013. It would use the*

*Steering Committee's site rankings to a relatively high degree although staff recommends a few modifications to the rankings. The processing of "green light" sites through December 31, 2009 would ensure that the 1% growth cap is not exceeded. The sites being considered by the City would be certain, at least through December 31, 2009. The City Council would have flexibility in selecting the sites to be considered.*

**3. Other recommendations in this processing approach.**

- a. Processing of current applications for "yellow light" sites. The current development applications for the Lewis Cannery and Wildhorse Horse Ranch projects would continue to be processed. If these projects are approved, the timing of the residential units may need to be conditioned to comply with the 1% growth cap. *(For information only: According to information from SACOG, the City will receive credit toward the next Housing Element allocation for units that are issued building permits or occupancy permits on or after January 1, 2012.)*
- b. Development project proposals exempt from this processing approach. The following development project proposals within the city limits are exempt from this processing approach (but still count toward the 1% growth cap amount): (1) Projects which do not require a general plan amendment or rezoning; and (2) Projects which require a general plan amendment or rezoning, and which involve ten or fewer new (or net new) residential units. The number of units in the project for the purpose of these exemptions shall not include the same types of units that are exempt from the one percent growth cap resolution (that is, permanently affordable housing units not including middle income units, approved second units, and residential units within "vertical" mixed use buildings).
- c. Requests for ranking of sites not anticipated in current site rankings. A proponent of a development project on a site which has not been anticipated in the current site rankings, and is not exempt from this processing approach, may request being ranked in one of the site ranking groups. Such a request shall be processed as follows:
  - The project proponent shall submit an application to the Director of the Community Development Department requesting that the site be placed in the current site rankings by City Council. The request shall include how the site should be ranked and a justification based on the overarching goals and key principles developed by the Steering Committee. A processing fee deposit shall be submitted equivalent to a pre-application deposit.
  - The Director shall forward the request for ranking to City Council with a staff recommended ranking and findings supporting the ranking. *(Note to Planning Commission and City Council: Planning Commission review is not included here but could be added if desired.)*
  - The City Council shall adopt a motion which determines the ranking among the current list of sites, or determines that the site is not appropriate for housing, with findings supporting the determination.

**4. Modify the general targets for the mix of housing types in the 1% growth through 2013 per Steering Committee recommendation #3 as described below.**

- a. Expand the range for multi-family ownership (condominium) types from 10% - 15% to 10% - 25% (while supporting the other recommended targets of 40% - 60% in single family detached and attached types, and 30% - 40% in multi-family rental types).

*Rationale: More flexibility is needed in the condominium range. More housing of this type is likely to be needed due to trends of affordability and compactness. Per an email poll by staff in May 2008, 90% of the Steering Committee responding were supportive of this change.*

- b. Make minor edits to the Steering Committee recommendation related to senior housing opportunities on page 25 of the Committee report.

*The existing section with the recommended edits shown in bold:*

*As part of the mix of housing types, encourage a variety of opportunities for seniors in appropriate locations. These opportunities may include units which are age-restricted, as well as units that are not necessarily age-restricted but are suitable for seniors including accessible and visitable units. The types of units that could accommodate senior housing needs may include: small single family homes or condominiums; co-housing units (ownership **or rental** opportunities in a community setting); and accessory dwelling units (either for occupancy on a family member's property or to lease to a tenant ~~who that~~ could assist with landscaping or other needs of a senior landlord). Additional outreach and data collection would help further define and confirm senior housing preferences.*

- c. Add a policy at the end of the Steering Committee recommendations related to senior housing opportunities on page 25 of the Committee report, to specifically address the need / demand for senior housing.

*Policy: The proponent of any senior-oriented housing project consisting of 30 new units (or net new units) or greater shall justify that there is a reasonable relationship between the proposed number of senior-oriented housing units and the need / demand for senior housing by Davis residents. A senior housing project would include senior-oriented, age-qualified, or age-restricted housing units.*

*Rationale: The rationale for the threshold of 30 units for a justification is to allow small new senior projects or additions to existing projects without the burden of this justification. (For scale, the Olympic Cottages project in Aspen and the Walnut Terrace project in Mace Ranch are each 30 units.) Staff does not find there is a significant concern that the possibility exists, as an example, that four small projects of 29 units each could occur without a justification of their cumulative 116 units.*

**5. Direct staff to process the following set of amendments to the General Plan, preferably in Fall 2008.**

- a. Extend the current General Plan planning horizon (planning period on page 3 of the Plan) from January 1, 2010 to June 30, 2013.

*Rationale: The next long-range, comprehensive General Plan update is envisioned to start in 2009 and should be well underway when the current General Plan period*

*ends. The recommended resolution to be adopted by Council will facilitate the transition from the existing General Plan to the next update. Extending the period will avoid any concerns of proposed actions being considered inconsistent with the General Plan. The date of June 30, 2013 matches the end of the current Housing Element period.*

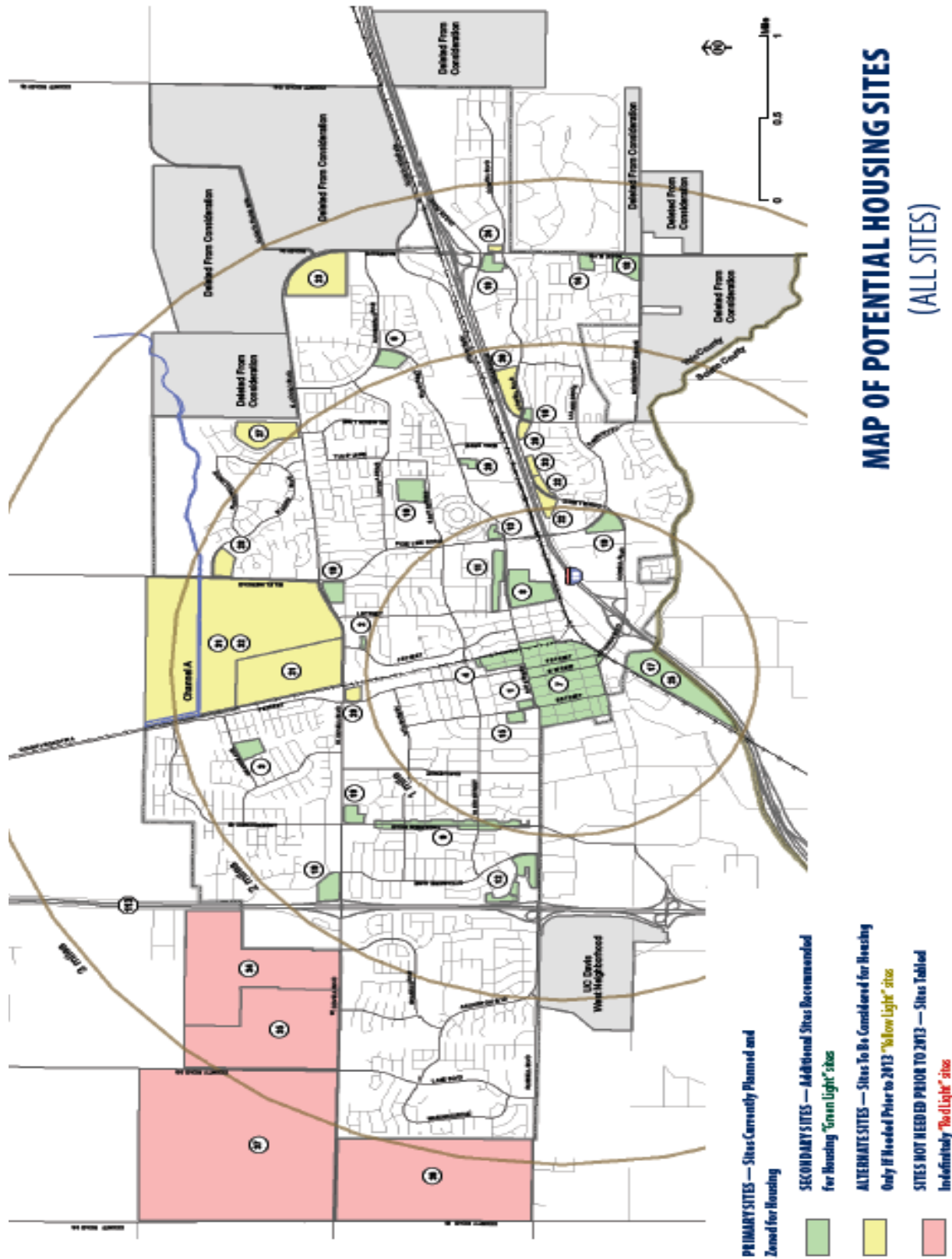
- b. Delete the population portion of General Plan Action LU 1.1e regarding population and the number of single-family dwellings. Delete the portion of the action regarding population shown in the following strikethroughs: “Create and maintain an effective growth management system designed to keep the ~~population of the City below 64,000~~ ~~and~~ the number of single-family dwellings below 15,500 in 2010...”

*Rationale: The population portion of the action is no longer useful as the population estimates for the city by the California Department of Finance (DOF) have exceed this amount for almost four years: 64,401 in January 2005; 64,585 in January 2006; 64,938 in January 2007; and 65,814 in January 2008. The portion of the action regarding the number of single-family dwellings remains useful, however, as the number of single family attached and detached housing units estimated by DOF for January 2008 is 13,968 units, leaving a remainder of 1,532 units by 2010 (January 2010 is the end of the planning period).*

*Population and the number of persons in units cannot be controlled. The number of units is a more feasible tool for managing growth and the 1% growth cap resolution is the part of such a tool.*

- c. Delete the first portion of General Plan Action LU 1.1f which calls for modifying the Phased Allocation Ordinance to make smaller projects subject to allocation requirements. Delete the portion of the action shown in the following strikethroughs and retain the rest of the action: “~~Immediately following General Plan adoption, modify the Phased Allocation Ordinance to make smaller projects subject to allocation requirements.~~ Upon the completion of infill related studies and the adoption of infill and densification design guidelines and strategies, further adjust the Phased Housing Allocation Ordinance to give preference to infill and redevelopment of urban areas within the community over the development of agricultural and open space lands...”

*Rationale: The recommended deletion and retention are consistent with the general directions of the staff and Steering Committee recommendations. The recommended deletion would serve to facilitate (and not add growth management system burdens to) small infill projects, assuming they are well planned and designed. The recommended retention of language and resulting emphasis would be consistent with the Steering Committee’s generally higher ranking of infill sites and lower ranking of peripheral sites.*



Source of map: Steering Committee report.

### **Fiscal Impact**

The implementation of many of the Steering Committee recommendations would not have a new fiscal impact, including: the use of site rankings and groupings; consideration of general housing targets; consideration of requirements / conditions of development review; and work proactively with SACOG; engage in discussions with UC Davis about planned student housing; and support the community-based farms concept.

The fiscal impact of implementing the other Steering Committee recommendations, however, will need to be evaluated individually, including: initiation of a long range, comprehensive General Plan Update; studying options for fire stations and operations which may affect housing opportunities; studying possible new locations for corporation yards; and studying overall infrastructure needs and cost recovery strategies.

The fiscal impacts of specific projects will be part of the project analyses.

### **Environmental Review**

Staff is preparing an EIR addendum to the previously certified “Program EIR for the City of Davis General Plan Update and Project EIR for Establishment of a New Junior High School” which was certified by City Council on June 6, 2000. In addition, staff is preparing a resolution with findings for the City Council to approve and adopt the EIR addendum as required by Section 15164 of the State CEQA Guidelines.

The EIR addendum will find that:

- Cumulative impacts of development under this concept were addressed in the previously certified EIR and its analysis of Alternative 2, “Buildout to 2010 Using Existing General Plan”. The probable buildout of sites by January 2010 is within the number of units remaining to be zoned and built under Alternative 2.
- An EIR will be required for the relatively large “green light” sites of PG&E and Nishi, as well as the “yellow light” sites of Lewis Cannery and Wilhorse Horse Ranch for which development applications are already being reviewed.
- All “green light” sites require discretionary review with legislative actions and therefore the City has the ability to ensure that environmental effects have been adequately analyzed prior to project approvals. Environmental reviews will be required for each individual project.
- None of the conditions requiring a subsequent EIR exist.

### **Council Goals**

The Steering Committee’s efforts are consistent with the following Council goal for 2007-2008 related to housing:

**Provide a mix of high quality housing to meet community needs. Advance an array of housing options targeting affordability, internal growth, University-related needs and housing needs of special populations.**

- Provide slow, steady additions to housing stock, consistent with Council set goals and General Plan and ensure that any new housing benefits community.

- Address SACOG fair share growth, natural growth and growth to provide internal support for the University.
- Ensure special needs housing – for seniors, for those who have accessibility issues, and for people who work but don't currently live in Davis.
- Provide an array of housing to meet needs of citizens.
- Provide housing for people who live/work in Davis.
- Develop multi-family housing near downtown.
- Continuously update and assess opportunities for infill and mixed-use projects within city limits.
- Ensure that any new and existing homes and neighborhoods are attractive and well-maintained.

The Steering Committee's work accomplishes the following objectives identified under the goal:

- Appoint a Housing Element Steering Committee composed of members of the Community.
- Finalize Housing Element recommendations to the City Council.
- Hold community workshops on the housing issues.

### **Background**

The Steering Committee conducted its work from February 8, 2007 through March 20, 2008.

The two main charges to the Committee were:

1. Guide the development of a Draft Housing Element for submittal to the California Housing and Community Development Department (HCD); and
2. Develop recommendations related to the 1% growth cap through 2013.

On March 20, 2008, the Steering Committee recommended to City Council that:

1. A Draft Housing Element be submitted to HCD; and
2. A Steering Committee report with seven recommendations be considered by City Council for implementation. The recommendations include how the 1% growth cap should be implemented.

On April 1, 2008, the City Council directed staff to submit the Draft Housing Element to HCD.

On April 22, 2008, a joint meeting of the City Council and Planning Commission was held to present the Steering Committee's report and recommendations, and to answer general questions.

### **Summary of Steering Committee Recommendations**

The Steering Committee's report with recommendations has been provided to the Planning Commission and City Council. The report may be reviewed by the general public on the city's web site [www.cityofdavis.org](http://www.cityofdavis.org) under *Current Issues, General Plan / Housing Element Update, Attachments*. The recommendations included:

1. Use site rankings and groupings based on principles.
2. Manage the 1% growth cap by using the site rankings and groupings in development application processing.

- Use a “green light, yellow light, red light” system for considering development applications using the site rankings and groupings.
  - Provide regular status reporting.
  - Modify the existing phased allocation plan ordinance.
3. Consider general targets for the mix of housing types. 40% to 60% in single family detached and attached types; 10% to 15% in multi-family ownership (condominium) types; and 30% to 40% in multi-family rental types. Applicable affordable housing units are included in each of these housing types.
  4. Consider requirements and conditions in development review. These items are listed in the 36 site recommendations sheets in Section V of the Steering Committee report.
  5. Initiate a long-range, comprehensive General Plan update in approximately 2009 and use Steering Committee recommendations as a guide through year 2013.
  6. Other site-related recommendations.
    - a. Plan for the Lewis Cannery site in consideration of the adjacent Covell Village site.
    - b. Re-examine the Little League fields site, Fire Department headquarters site, and the locations of other fire stations.
    - c. Study possible new locations for City and DJUSD corporation yards and the PG&E service center.
  7. Other planning-related recommendations.
    - a. Work proactively with SACOG in advance of next Housing Element.
    - b. Engage in discussions with UCD about planned student housing.
    - c. Support the community-based farms concept on the edge of the city.
    - d. Study overall infrastructure needs and cost recovery strategies.

### **Issues at Joint Meeting of City Council and Planning Commission on April 22, 2008**

The following issues were identified at the joint meeting:

1. How great were the differences between the overall site rankings by the Steering Committee members?
2. How will the site rankings recommended by the Steering Committee be used by the City in development processing?
3. How will the community’s housing needs be provided in new housing?
4. When will a “mid course correction analysis” of the 1% growth cap be conducted?

### **Issue #1 – How great were the differences between the site rankings by the Steering Committee members?**

At the joint meeting on April 22, 2008, questions included: How great were the differences between the mean site rankings? In particular, how great were the differences between the mean rankings of two sites ranked closely or two sites ranked far apart?

In Attachment 2, staff has provided:

- A bar graph illustrating the mean ranking of the 37 sites based on the rankings by the 15 individual Steering Committee members.
- Scatter plots showing the range of rankings for each site by the 15 individual Steering Committee members.

Staff's findings from the bar graph are:

- The mean rankings of the 37 sites (later reduced to 36 total sites) ranged from 6.47 to 34.87.
- The difference between the mean rankings of two closely ranked sites in some cases were only 0.1 (for example, the mean ranking for site ranked #1 was 6.5 and for site ranked #2 was 6.6).

The approach recommended by staff for use of the site rankings in development processing de-emphasizes the differences (often small) between the mean rankings of individual "green light" sites, while ensuring that the 1% growth cap is not exceeded, by:

- Processing applications for a list of Council-selected list of "green light" sites only prior to December 31, 2010.
- Continuing to process two current applications for "yellow light" sites, with the understanding that if these projects are approved, the timing of the residential units may need to be conditioned to comply with the 1% growth cap.
- Considering processing applications for other Council-selected "yellow light" sites (not necessarily in exactly the same ranked order as the Steering Committee) after January 1, 2010 for reasons including housing needs, housing mix, or provision of extraordinary infrastructure improvements.

## **Issue #2 – How will the site rankings recommended by the Steering Committee be used by the City in development processing?**

### **Alternative approaches.**

The Steering Committee report includes preliminary concepts for how the 1% growth cap might be managed in development application processing. Staff has expanded the range of alternative approaches that might be considered in implementing the 1% growth cap.

The alternatives could be modified to create other alternatives. Variations could be based on:

- Whether Council selects a group of sites (such as "green" or "yellow" groups) which are modified from Steering Committee recommendations.
- The time period that the approach is used (such as 2010 or 2013).

Each alternative would involve different implementation procedures.

The assumed general objectives for all of the approaches are:

1. Use the Steering Committee site rankings to the extent that Council agrees with the rankings.
2. Ensure that the 1% growth cap is not exceeded, unless the resolution is amended.
3. Keep the system as simple as possible.

Where the term “process applications” is used, staff recommends that this apply to major discretionary entitlements (such as general plan amendment and rezoning) and would not apply to processing of final map, administrative design review, or building permits.

The range of alternative approaches that might be considered is:

1. Work proactively down the site ranking list, one site or a few sites at a time. City makes major commitment to working proactively down ranking list, one site at a time (or perhaps a few sites at a time) pursuant to a work plan by Council. Exhaust all reasonable efforts on a site before proceeding to the next site. City efforts would involve proactive work with property owners to help make development happen, and would not be limited to just sending a letter to property owners to check for development interest. Major city resources would be committed to sites requiring city initiatives. Actions might include: major new programs to promote second units such as prototypical designs and other incentives; developing alternative visions for downtown and programs to achieve the desired vision; and exploring alternative sites for City corporation yards.
2. Process applications for a selected list of “green light” sites only. Process development applications for a selected list of “green light” sites only through June 2013. The list could be the sites ranked #1-20 by the Steering Committee or a modified list of more or fewer sites. Acknowledge that the actual number of housing units produced by June 2013 may fall well below the 1% cap. Phasing of developments would be primarily determined by using the site rankings.
3. Check for development interest among the recommended 20 “green light” sites first, then consider “yellow light” sites in ranked order. Create a cycle (such as every six months) with a report and Council resolution through which the development interest of property owners of sites 1 through 20 (“green light sites”) is checked. This includes checking whether city resources are available to work on sites needing city initiatives. Sites where interest is not shown drop lower in line but keep ranking number. To the extent interest is not shown by the property owners of sites 1 through 20, incrementally check the interest of property owners of sites 21 through 33 (“yellow light sites”) while ensuring the 1% cap is not exceeded.  
*This possible approach was presented at the joint meeting on April 22, 2008.*
4. Process applications for a list of Council-selected “green light” sites only through December 31, 2009, and consider processing Council-selected “yellow light” sites after January 1, 2010. As a transition to the initiation of the next General Plan update in 2009 and adoption prior to 2013, process development applications for a selected list of “green light” sites through January 1, 2010. After January 1, 2010, consider processing applications for selected “yellow light” sites for reasons such as: housing needs; housing mix; or provision of extraordinary infrastructure improvements.  
*Staff recommends this approach.*
5. Create a five-year plan with a selected group of sites. Develop a five-year plan for June 2008 through June 2013 with sites determined to be “realistic” and substantially consistent with the Steering Committee’s site ranking list. Through 2013, process development applications

for these sites only unless the five-year plan is amended by Council, probably as part of an annual resolution. Some site developments could extend past 2013.

6. Amend the 1% resolution to exempt small “green light” and “yellow light” infill sites from a growth cap.
  - Selected acceptable small, non-Measure J sites within city would not be subject to a growth cap: Since selected infill development is encouraged, the units on these sites would be exempt from, and not subject to, the numerical limits of a growth cap. The number of units from these sites would be reported for information only in the periodic development status reviews to City Council. These developments would only be subject to standard development, environmental review, and neighborhood involvement processes. This approach would save some staff resources which could be allocated to work on sites requiring city initiatives. Larger sites in city (perhaps 15+ acres, such as PG&E and Lewis Cannery) would likely be included in the group below.
  - Sites subject to Measure J: Sites subject to Measure J (Horse Ranch, Nishi, Signature, Covell Village) would be ranked and considered to a maximum amount (such as an annual maximum of 150 base units excluding exempt units or 200 total units including exempt units). The reasons for considering such sites could be: to promote a mix of housing types; or obtain extraordinary infrastructure improvements.
7. Add site rankings to the criteria in the existing Phased Housing Allocation Ordinance. Add the Steering Committee’s site rankings to the 11 criteria that already are considered in the city’s Phased Housing Allocation Ordinance. Site ranking could be given equal weight to the other existing criteria used to evaluate a proposed project (such as inclusion of affordable housing, commitment to small builders, contribution to open space, etc.). Alternatively, site ranking could be given more weight than the other criteria.

**Brief evaluation of the alternative approaches.**

Staff has briefly evaluated the alternative approaches in Attachment 3. The approaches were generally evaluated in terms of nine non-weighted aspects, consisting of:

- A. Use of the Steering Committee’s site rankings, does not require new list.
- B. Potentials of higher ranked sites are fully considered before lower ranked sites.
- C. Ease of ensuring that current 1% growth cap is not exceeded.
- D. Realistic and “ready” sites are considered and are not stalled by less feasible sites.
- E. Simplicity of initiating system, including staff resources.
- F. Simplicity of maintaining system, including staff resources.
- G. Certainty of which sites the City is considering.
- H. Ease of ensuring desired types of housing types and mix.
- I. Flexibility for City Council in selecting sites for consideration.

**Staff recommended processing approach.**

Staff recommends that the Planning Commission recommend to City Council processing approach #4:

Process applications for a Council-selected list of “green light” sites only prior to December 31, 2010 and consider Council-selected “yellow light” sites after January 1, 2010.

The advantages of this general approach are:

- The approach would provide for a transition to the initiation of the next General Plan update in 2009 and adoption prior to 2013.
- It would use the Steering Committee’s site rankings to a relatively high degree. A few modifications to the rankings are provided in the staff recommendation.
- The processing of only “green light” sites until January 2010 would ensure that the 1% growth cap is not exceeded. The continued processing of two “yellow light” sites (Lewis Cannery and Wildhorse Horse Ranch), however, may require that the timing of residential units in these projects, if approved, be conditioned to comply with the 1% growth cap.
- The sites which the City is considering would be certain, at least until January 2010.
- The City Council would have flexibility in selecting the sites to be considered. At this time, the Council would confirm the “green light” sites and potentially two “yellow light” sites for the processing of development applications. On approximately January 1, 2010, the Council would select any additional “yellow light” sites to be considered.

**Issue #3 – How will the community’s housing needs be provided in new housing (in general including workforce, students, lower income households, seniors, etc.).**

**General targets for housing types.**

Staff supports the Steering Committee recommendation #3 (on pages 25–26 of the Committee report) which establishes general targets for housing types.

*The intent of establishing housing type targets is to provide for the varied housing needs in the community including but not limited to workforce, families, seniors and renters. The targets are intended as a guide for the overall housing types that would be provided through 2013, not that they would be provided precisely in any one year. Progress toward these targets would be regularly evaluated, as well as the targets themselves. Adjustments might be considered based on factors such as changes in UC Davis enrollment or economic considerations.*

These general targets for housing types, along with the city’s inclusionary affordable housing requirements, provide a variety of housing options to meet local needs.

The Steering Committee’s recommendation is to consider the following general targets for the mix of housing types in the 1% growth through 2013:

1. 40% to 60% in single family detached and attached types.
2. 10% to 15% in multi-family ownership (condominium) types.

Staff recommends that the range of this category be expanded to 10% to 25% for the following reasons:

- *More flexibility is needed in this range.*
- *More housing of this type is likely to be needed due to trends of affordability and compactness.*

- *Per an email poll by staff in May 2008, a super majority of the Steering Committee is supportive of this change.*
3. 30% to 40% in multi-family rental types.

The rationale for the recommended target for mix of housing types was presented in the “Combined Scenario” of the “Housing Element Update Needs Assessment Background Report” by Bay Area Economics, September 28, 2007 (see a copy provided as Attachment 10 to this staff report, stapled separately). The existing mix of housing types in Davis in 2006 was:

- 56% in single family detached and attached types;
- 9 % in multi-family ownership types; and
- 35% in multi-family rental types.

It is recognized that a portion of the single family types and multi-family ownership types may be rented, as currently 55% of housing units in the city are renter-occupied.

The recommended mix, compared to the existing mix, is as follows:

- A general continuation of detached single family types and attached single family types, with a likely shift toward more attached types;
- An increase in multi-family ownership (condominium) types from the existing 9% to a range of 10% - 25%;
- A general continuation of the 35% of multi-family rental types.

Staff acknowledges that a perfect linkage cannot be guaranteed between local housing needs and new housing. For example, it cannot be legally ensured that a local employee will purchase a new house intended to provide housing for the local workforce. Even if a lottery system is used to give local employees a distinct preference (4:1) in a regulated new “moderate” and “middle” income house, someone from the general public (that is, someone who does not work or live in Davis) can apply and become eligible to purchase the house. Additionally, a preference for the local workforce is not provided in the sale or rental of a “market” price house or apartment.

Additionally, a variety of housing types also allows for a variety of personal preferences to be addressed. While there may be specific needs groups that the city would like to provide housing for, it is difficult to know the types and amenities that individuals within these needs groups prefer. Variety provides options for buyers and renters within the targeted needs groups.

#### **Estimated housing types from potential housing sites.**

In the two tables in Attachment 4, staff has estimated the number and types of housing that may be produced from:

- “Green light” sites considered “realistic” for development in 2008 and 2009; and.
- “Green light” sites and the first two “yellow light” potential housing sites.

Staff’s initial findings from these estimates are that the housing that may be produced from the “green light” sites considered “realistic” in 2008 and 2009, along with a realistic share of currently planned and zoned sites, could provide approximately:

- 520 units for the two years or 260 units per year.

- 150 - 170 affordable units.
- 58-64 required middle income units (recognizing that more than the minimum required units could be provided, and rental units in the estimates do address the needs of middle and moderate income households).
- 73% in single family attached and detached types.

The housing that may be produced from the staff-recommended 20 “green light” sites, the first two “yellow light” sites (Lewis Cannery and Wildhorse Horse Ranch) and currently planned and zoned sites, if all were approved and built, could provide approximately:

- A range of units with a mid point up to 2,792 units (which would need to be controlled to comply with the 1% growth cap).
- 642 – 822 affordable units (depending on assumptions).
- 169 – 341 middle income units (depending on assumptions, recognizing that more than the minimum required units could be provided, and rental units in the estimates do address the needs of middle and moderate income households).
- A mix of unit types of approximately 37% in single family attached and detached types, 29% in multi-family rental types, and 34% in multi-family ownership types. (The mix of unit types in projects could be planned to meet different housing type percentages.).

### **Housing opportunities for seniors.**

Staff supports the Steering Committee recommendation related to senior housing opportunities as provided on page 25 of the Committee report with two minor edits and the addition of a policy regarding demand.

#### Recommended minor edits (shown in bold below).

*As part of the mix of housing types, encourage a variety of opportunities for seniors in appropriate locations. These opportunities may include units which are age-restricted, as well as units that are not necessarily age-restricted but are suitable for seniors including accessible and visitable units. The types of units that could accommodate senior housing needs may include: small single family homes or condominiums; co-housing units (ownership **or rental** opportunities in a community setting); and accessory dwelling units (either for occupancy on a family member’s property or to lease to a tenant ~~who that~~ could assist with landscaping or other needs of a senior landlord). Additional outreach and data collection would help further define and confirm senior housing preferences.*

Staff does not recommend a more specific quantitative target for senior-oriented housing be established at this time. Staff finds that establishing a specific target for senior-oriented housing at this time would be complicated and would require a great deal of study. Some of the factors in such a study would include:

- Housing types, services, and resident age groups to be accommodated.
- Existing unmet demand after considering existing supply (a summary of existing senior housing units is provided in Attachment 5).
- Demand due to increasing percentage of senior households in current population.
- Demand due to increasing percentage of senior households in new residential growth.

- Demand due to parents of current and new Davis residents (if some of this demand is to be provided for).
- Assumption of the percentage of seniors that would be interested in senior-oriented housing.
- Possible related issue: Legal issues should the city attempted to restrict, or required the developer to restrict, proposed senior housing units to local residents.

Depending on assumptions related to the factors identified above, the demand for senior-oriented housing could be calculated to be approximately 125 units to 900 + units through year 2013.

Recommended policy regarding demand. Staff recommends that an additional policy be added to the Steering Committee recommendations related to “General housing targets for housing types” to specifically address the need / demand for senior housing. The policy would state:

*The proponent of any senior-oriented housing project consisting of 30 units or greater shall justify that there is a reasonable relationship between the proposed number of senior-oriented housing units and the demand by Davis residents. A senior housing project would include senior-oriented, age-qualified, or age-restricted housing units.*

#### **Issue #4 - When will the “mid course correction analysis” of the 1% growth cap be conducted?**

On February 12, 2008, the City Council recognized that since the internal housing need estimate was created, actual housing construction has been lower than the estimate projected, and a mid course correction in the growth cap should be considered.

As of this date, this analysis has not been started or scoped by staff, nor has it been budgeted. Staff anticipates that this analysis could be conducted during Summer and Fall of 2008.

The analysis may include whether previous housing needs estimates should be re-evaluated in terms of:

- Updated development schedule of the UC Davis research park.
- Regional and local job growth.
- Natural growth assumptions.

**Attachments**

1. Table of recommended modifications to site rankings by Steering Committee.
2. Bar graph and scatter plots illustrating site rankings by Steering Committee members.
3. Summary of alternative approaches to implementing the 1% growth cap.
4. Tables of estimated housing types from: “Green light” sites considered realistic for development in 2008 and 2009; and “Green light” sites and first two “yellow light” sites.
5. Summary of existing senior housing units in Davis.
6. Letter submitted by Lydia Delis-Schlosser regarding senior housing.
7. Letter submitted by Mark Spencer regarding conceptual plans, urban reserves and Measure J.
8. Letter submitted by Cynthia Morris regarding the Kennedy Place site.
9. Letter submitted by George Phillips regarding Shriners and Mace 100 (Mace & I-80) sites.
10. “Housing Element Update Needs Assessment Background Report”, Bay Area Economics, September 28, 2007 and updated January 2, 2008 (copied and stapled separately from this staff report).
11. Steering Committee Report (provided at the joint meeting with City Council on April 22, 2008).

*p/planning/advance planning/housing element update// report to cc/ pc report.doc*

# Recommended Modifications to Site Rankings to Site Rankings By Steering Committee

June 18, 2008

Rank	Site Description	Recommended General Plan Land Use Overall Density	Range Per General Plan Category (Units)	Steering Committee Recommendation (Units)
<b>PRIMARY SITES – Currently Planned and Zoned For Housing</b>				
<b>TOTAL OF PRIMARY SITES – Currently Planned and Zoned For Housing</b>				
				516 – 569
<b>SECONDARY SITES – Additional Sites Recommended For Housing (“Green Light”)</b>				
Green	DJUSD Headquarters, B Street	Residential High	37 – 66	40 – 60
Green	Kennedy Place	Residential Medium	7 – 17	7 – 16
Green	Grande School Site	Residential Medium	43 – 101	50 – 75
Green	Nugget Fields, Wildhorse	Residential Medium	50 – 118	110 – 118
Green	Sweet Briar Drive	Residential High	Up to 16	16
Green	Second Units- Increases With Program Changes Re: Discretionary Units	Residential Low	Various sites	24
Green	Verona, Mace Ranch	Residential Medium	47 – 109	59 – 78
Green	Downtown – Increases With Plan / Zoning Changes	Core Area Specific Plan	Various sites	0, needs additional research
Green	PG& E Service Center, Fifth and L St.- Mixed Uses	Residential High	277 – 495	277 – 495
Green	Transit Corridor – Anderson Road	Residential High	235 – 420	23, as a pilot project
Green	Simmons, E. Eighth Street	Residential Medium	79 – 185	88 – 180
Green	City / DJUSD Corp Yards, E. Fifth Street	Residential Medium	72 – 168	80 – 160
Green	RHD Zone, Oxford Circle (net increase)	Residential Higher	Up to 32	16 – 32
Green	Fifth Ave Place (net increase)	Residential High	Up to 19	4 – 16
Green	Willowbank Church, Mace Blvd.	Residential Medium	22 – 50	22 – 50
Green	Civic Center Fields, B Street	Residential Medium	26 – 60	56 – 60
Green	Willow Creek, Neighborhood Commercial	Residential Medium	12 – 29	24 – 27
Green	Nishi Property - Option With Access Via UCD Only	Residential Higher	460 – 1,000	460 – 1,000
Green	Oakshade Affordable Housing, Cowell Boulevard	Residential Medium	(22 – 52)	45 – 52
Green	Neighborhood Shopping Center – Increases With Plan / Zoning Changes	Neighborhood Retail	158 – 207	0, needs additional research
<b>TOTAL OF SECONDARY SITES – Additional Sites Recommended For Housing (20 Sites Above)</b>				
				<b>1,401 – 2,459</b>

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# Recommended Modifications to Site Rankings By Steering Committee (continued)

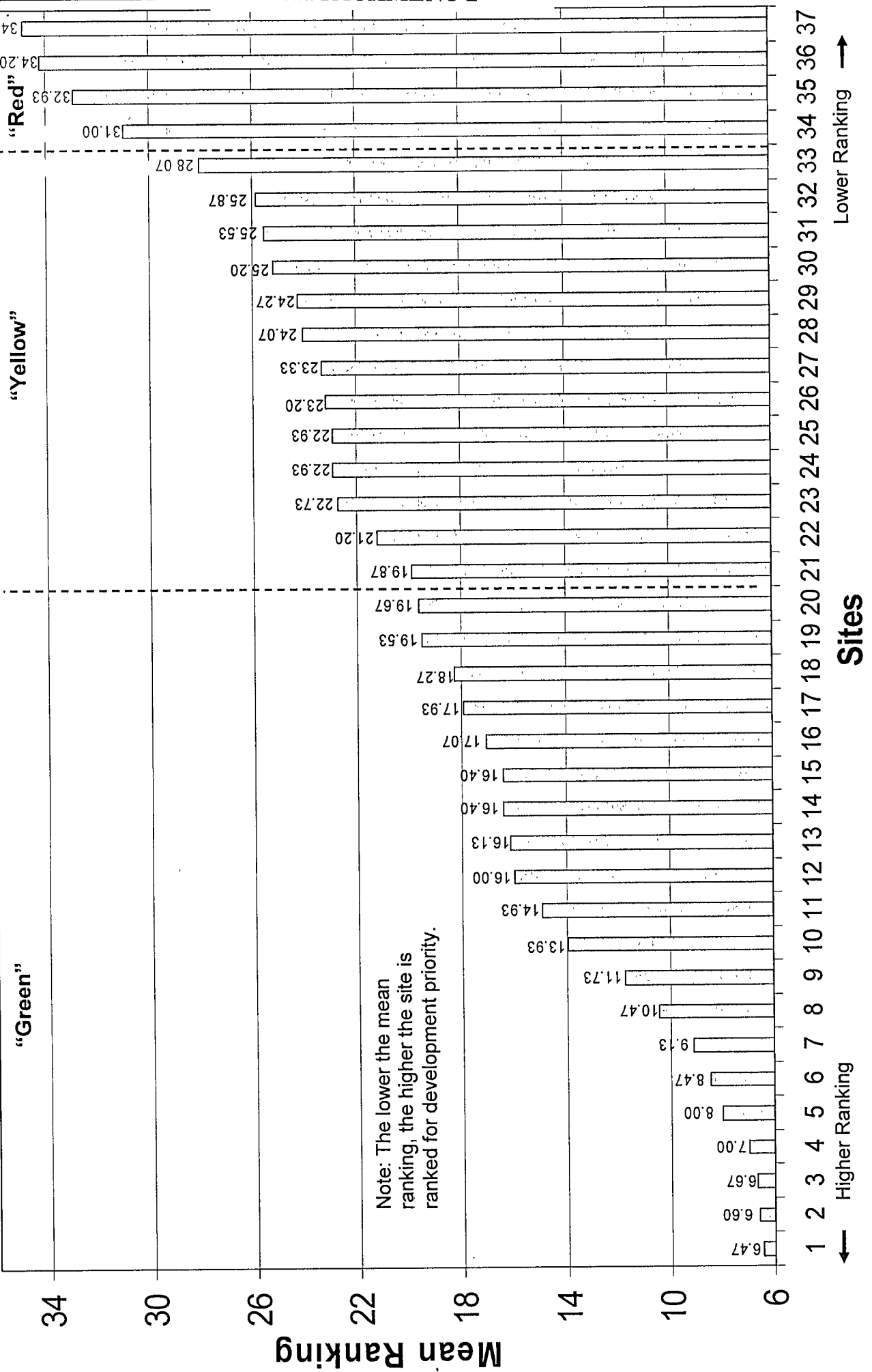
June 18, 2008

Rank	Site Description	Recommended General Plan Land Use Overall Density	Range Per General Plan Category (Units)	Steering Committee Recommendation (Units)
<b>ALTERNATE SITES – To Be Considered Only if Needed Prior to 2013 (“Yellow Light”)</b>				
21	Lewis Cannery	Residential Medium	333 – 776	500 – 776
22-27	Wildhorse Ranch	Residential Medium	118 – 275	190 – 230
23-48	Willowbank Church, NW Corner Mace Boulevard and Montgomery Avenue	Residential Medium	50 – 118	70 – 84
24-29	2726 Fifth St., East of “Konditorei” Bakery	Off. / BP. / Mixed Use	16 – 18	6 – 8
25-22	Ott, Cowell Boulevard (includes SE parcel and part of NW parcel)	Residential Medium (SE) and Residential High (NW)	64 – 125	64 – 125
26-23	Signature Properties Site	Residential Medium	202 – 472	350 – 472
27-24	NE Corner of Mace and Cowell Boulevards	Com. Retail / Mixed Use	Up to 15	4
28-25	Nishi Property Option With Access Via Olive Dr. Only	Residential Higher	460 – 1,000	460 – 1,000
29	Little League Fields, F Street	Residential High	92 – 164	93 – 137
30	Willow Creek Light Industrial, Chiles Road (south half of site only)	Residential Medium	54 – 126	75 – 126
31	Covell Village Site – Option Of Joint Plan and Land Adjacent to South Half of Lewis Cannery Site	Site Option Deleted by Steering Committee on March 13, 2008		
32	Covell Village Site – Option To Top Of Lewis Cannery Site	Residential Medium	504 – 1,175	750 – 1,150
33	Seiber, Cowell Boulevard (south half of site only)	Residential Medium	12 – 27	15 – 20
<b>TOTAL OF ALTERNATE SITES – Sites To Be Considered For Housing Only if Needed Prior to 2013 (Sites #21 – 33)</b>				
<b>2,577 – 4,132</b>				
<b>SITES NOT NEEDED PRIOR TO 2013 – Tabled Indefinitely (“Red Light”)</b>				
34	Parlin - With On-Site Ag Mitigation	Residential Medium	259 – 604	389 – 604
35	Lin Boschken - With On-site Ag Mitigation	Residential Medium	259 – 604	389 – 604
36	West of Stonegate - With On-site Ag Mitigation	Residential Medium	403 – 940	590 – 900
37	Oeste Ranch - With On-site Ag Mitigation	Residential Medium	706 – 1,645	1,000 – 1,645
<b>TOTAL OF SITES NOT NEEDED PRIOR TO 2013 – Sites Tabled Indefinitely (Sites #34 – 37)</b>				
<b>2,368 – 3,753</b>				
<b>GRAND TOTAL OF ALL GROUPS AND SITES ABOVE</b>				
<b>6,862 – 10,913</b>				

1 “Residential Higher” indicates that a new residential designation would be created in the General Plan to allow a net density up to 50 units per acre.  
 2 “Mixed Use” indicates that a designation would be created in the General Plan to allow mixed uses.

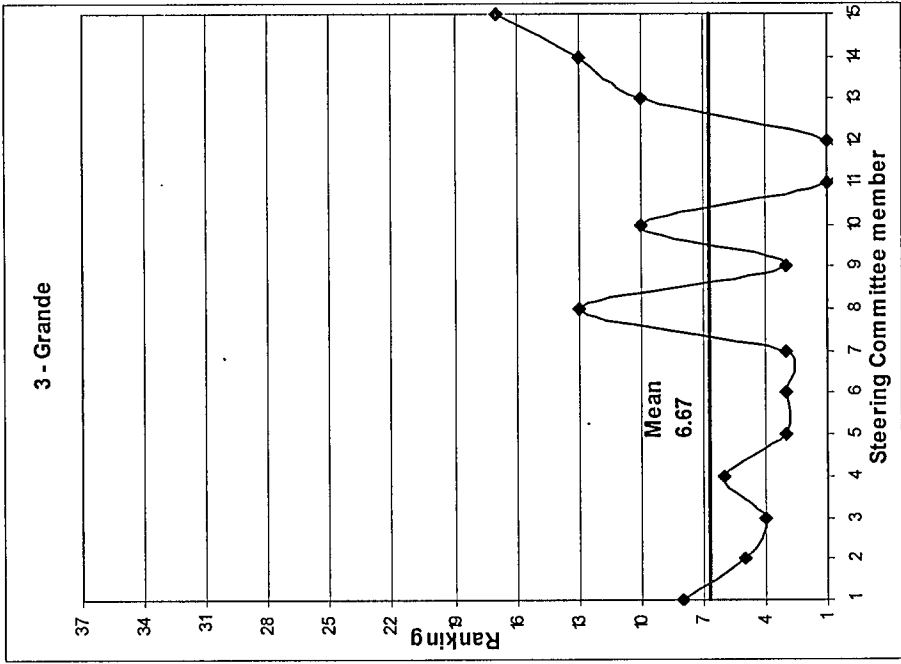
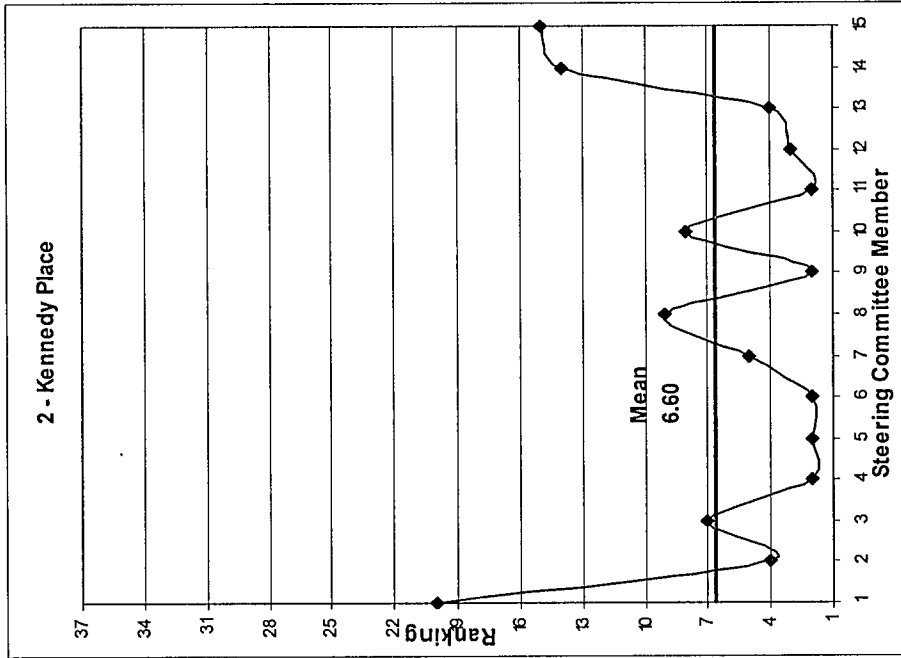
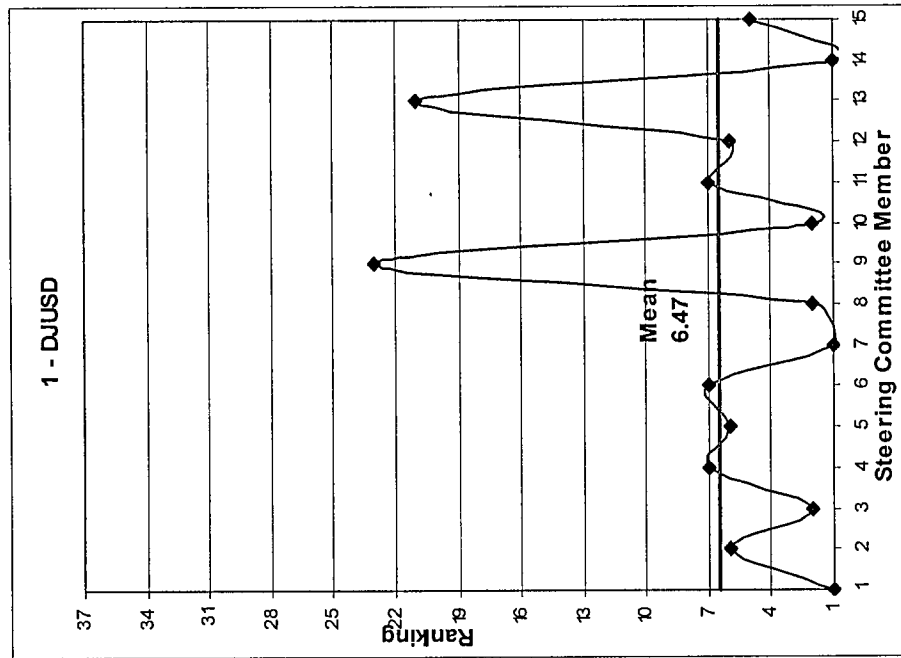
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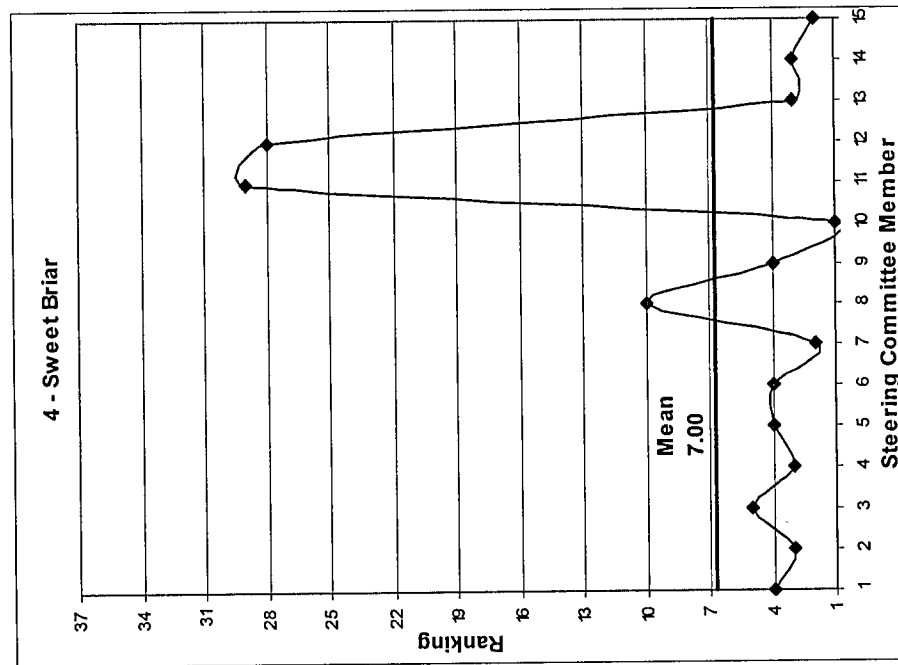
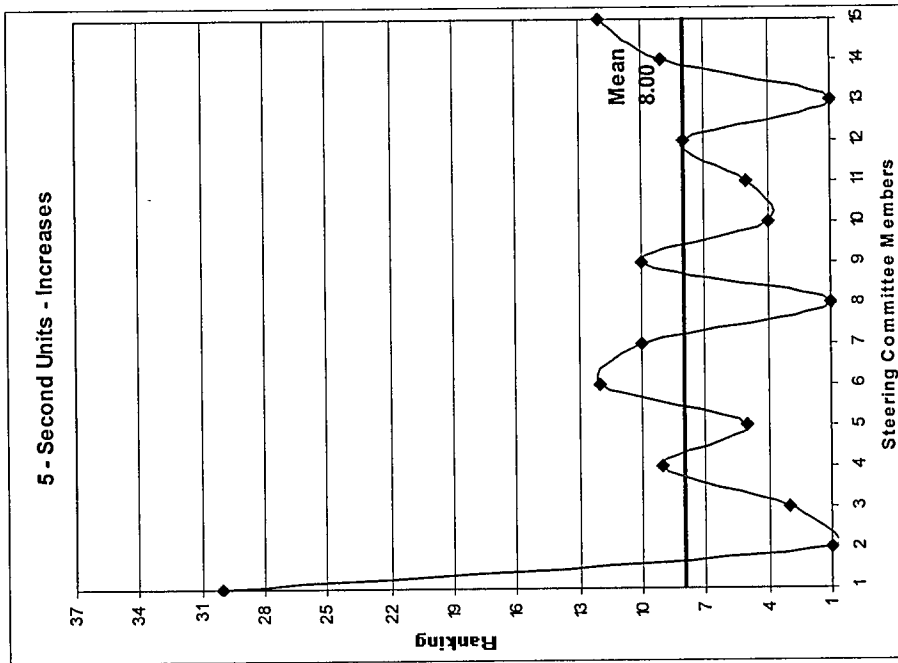
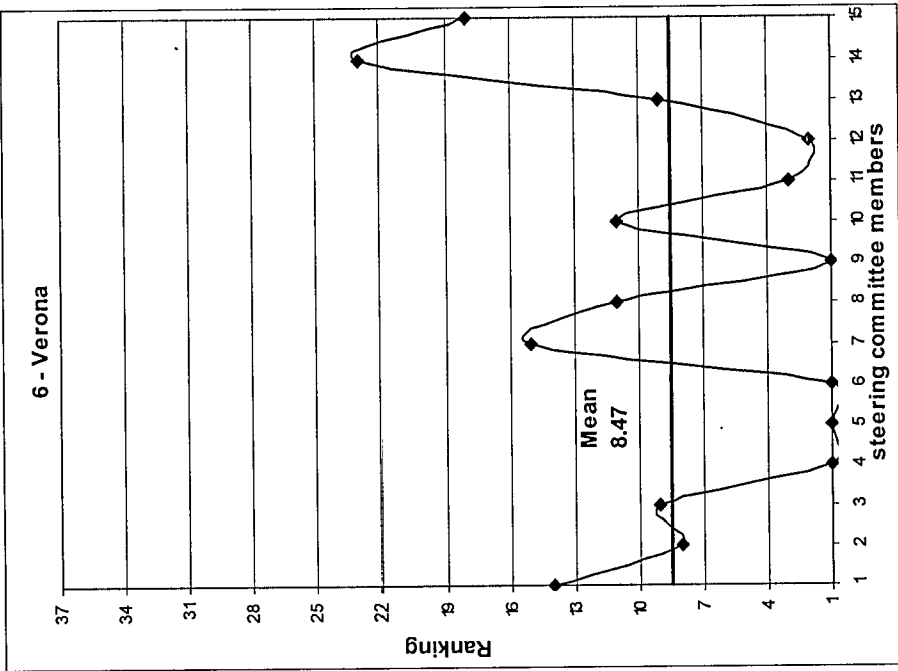
# Mean Ranking of Sites By 15 Steering Committee Members

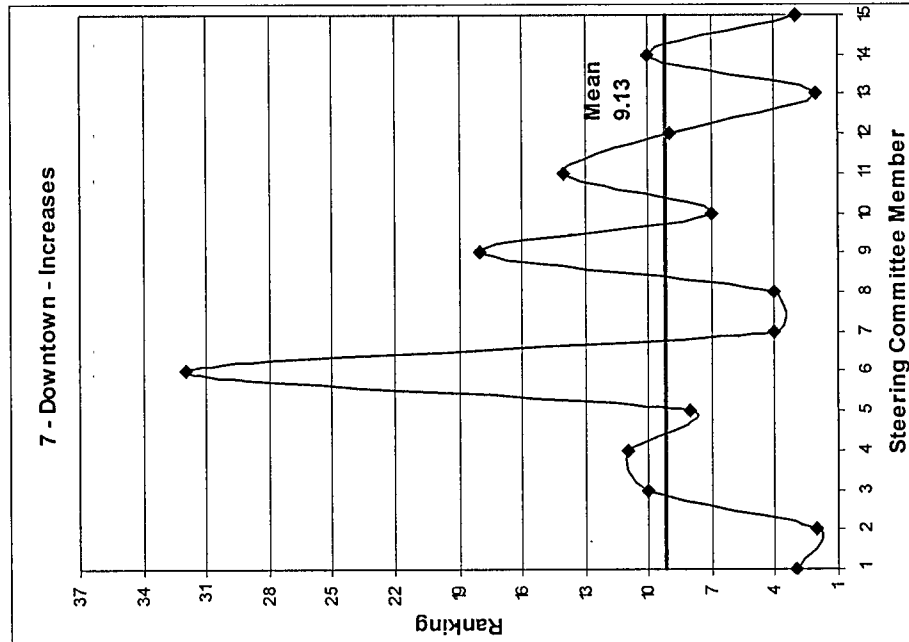
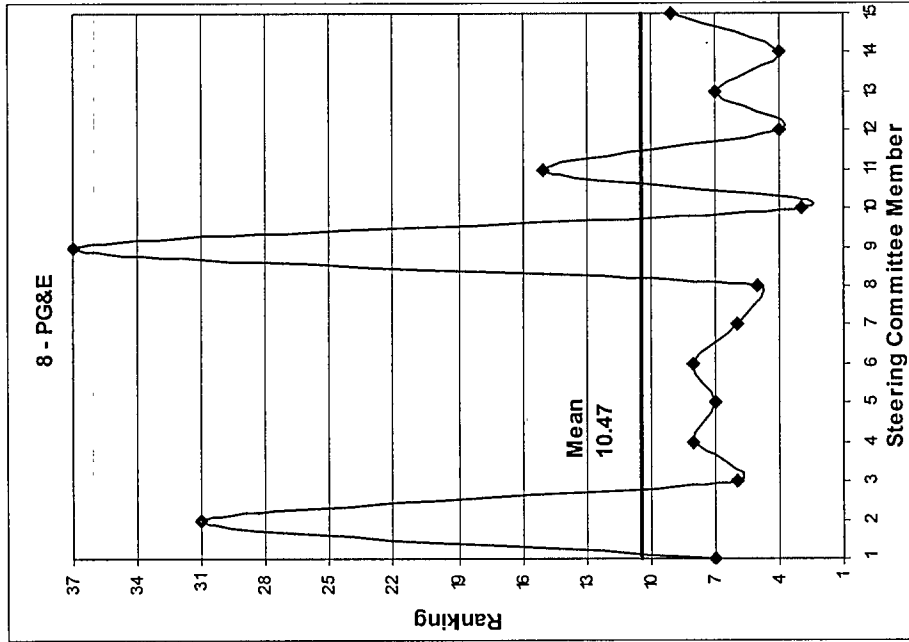
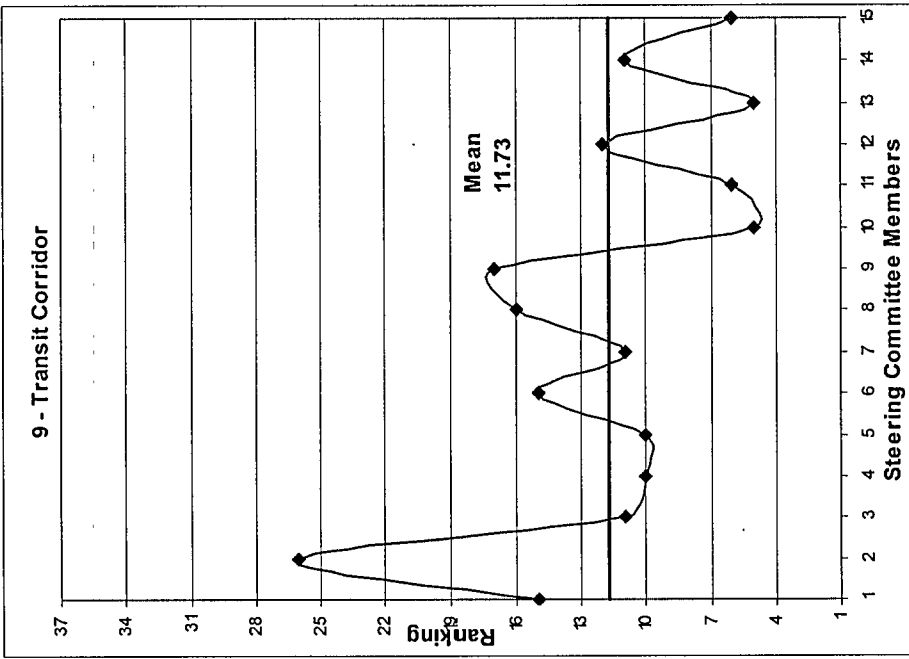


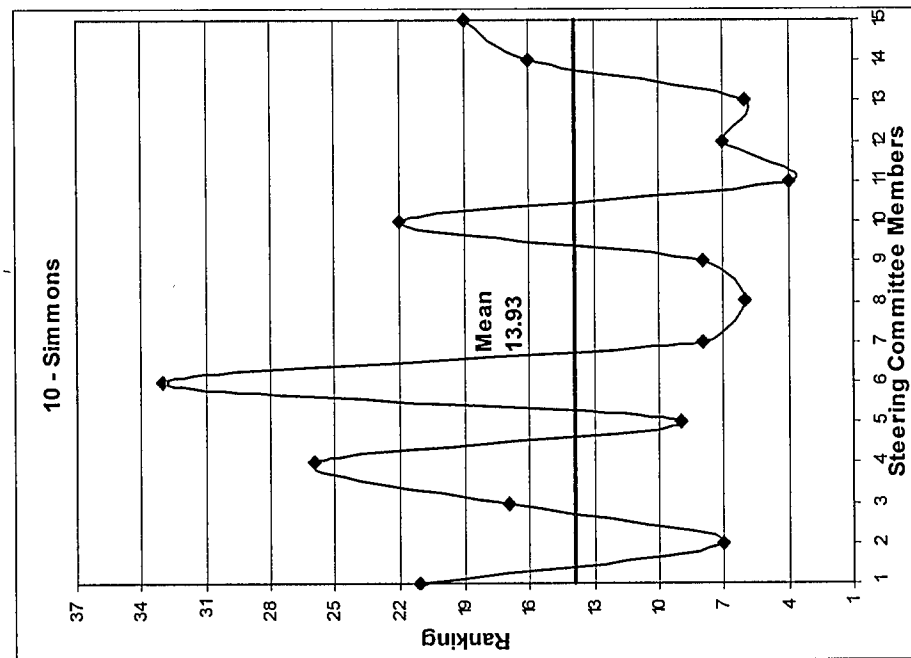
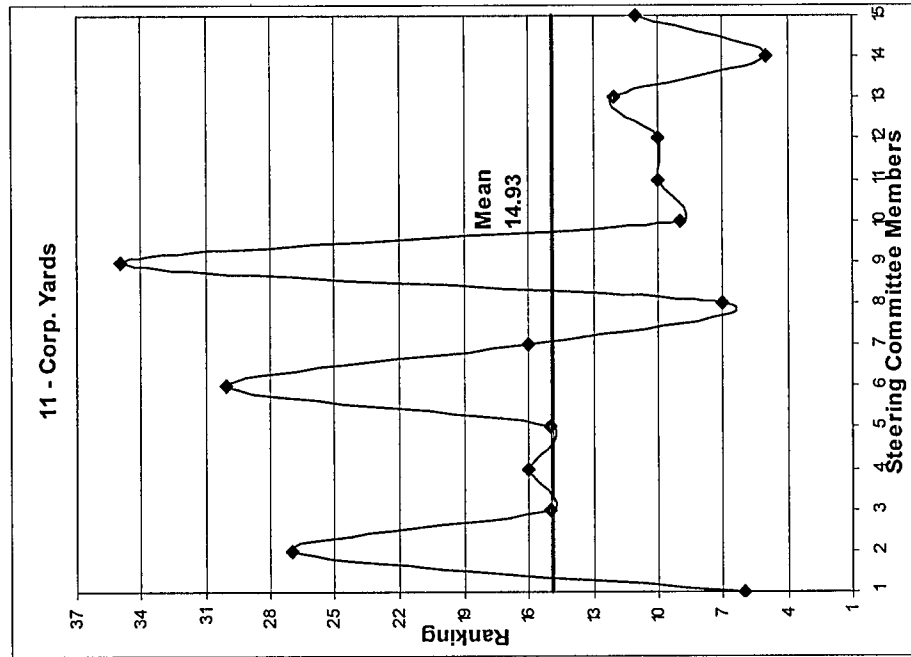
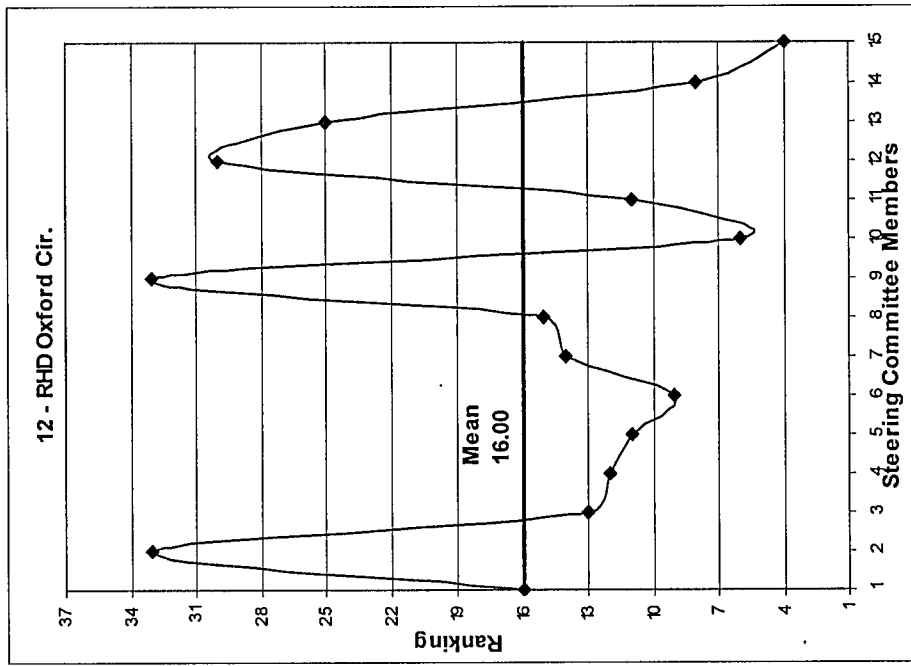
# Scatter Plots of Rankings By 15 Steering Committee Members

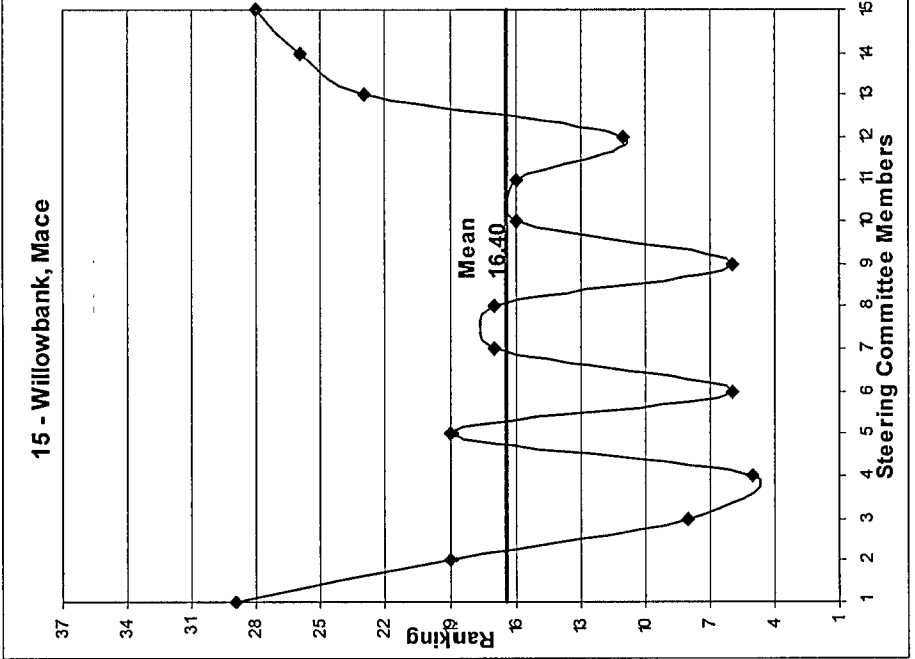
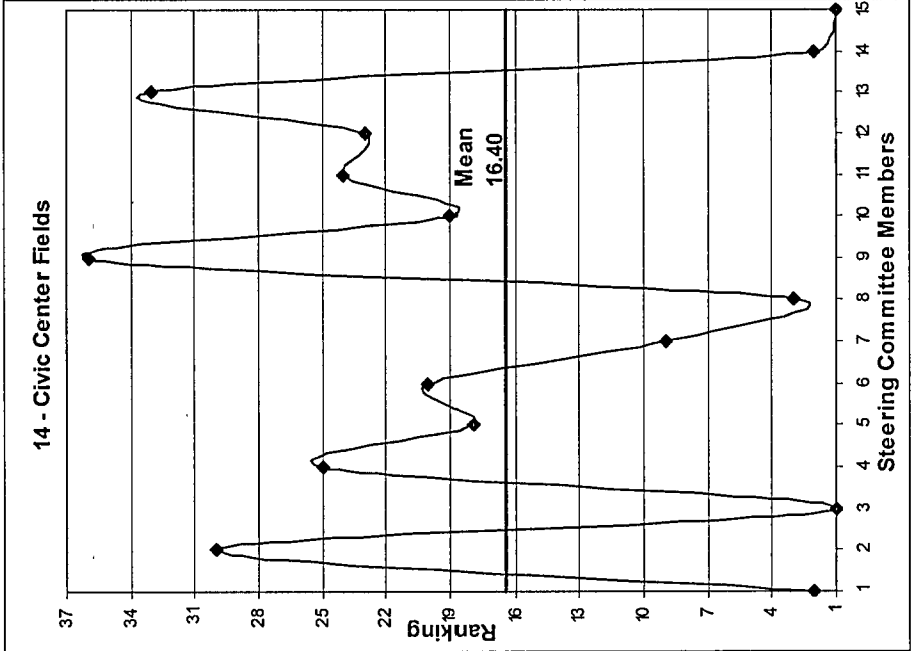
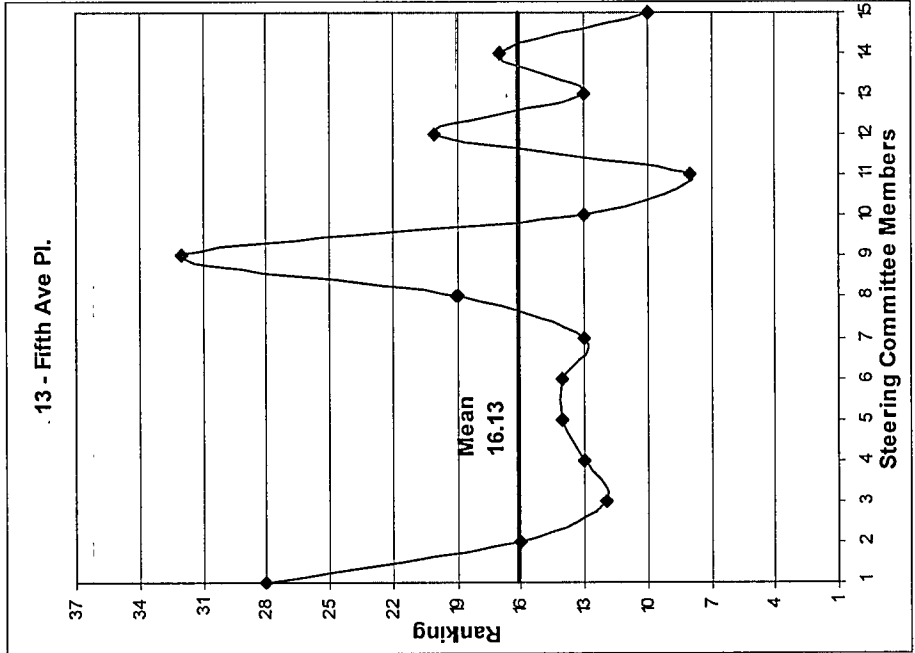
Note: A ranking of 1 is the highest ranking for development priority and a ranking of 37 is the lowest ranking.

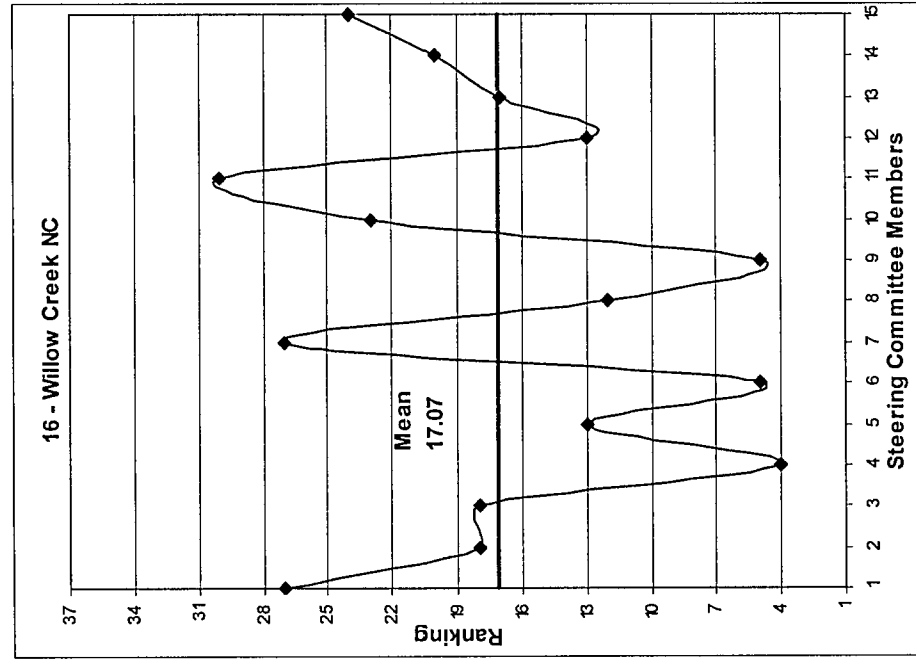
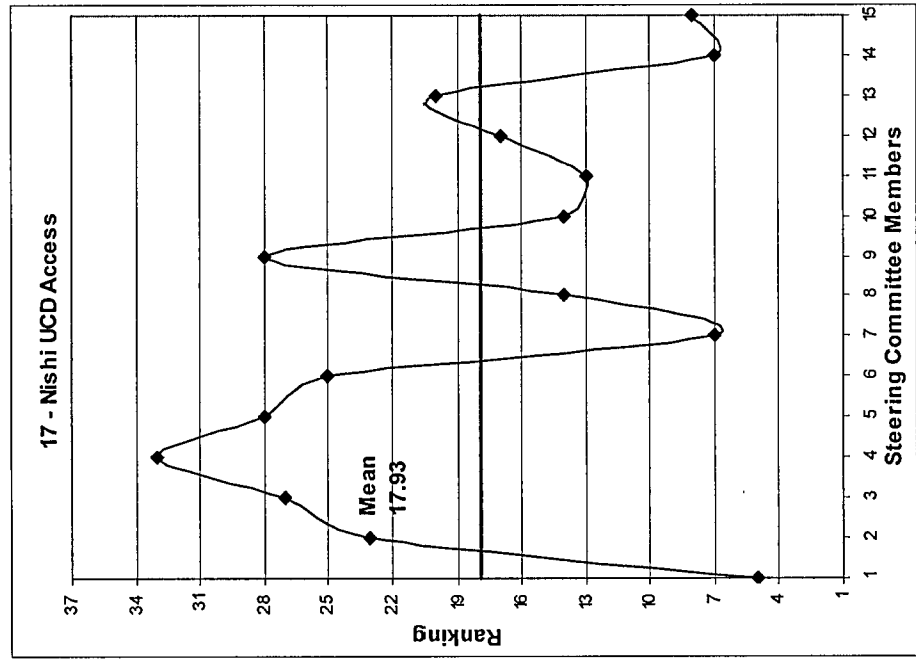
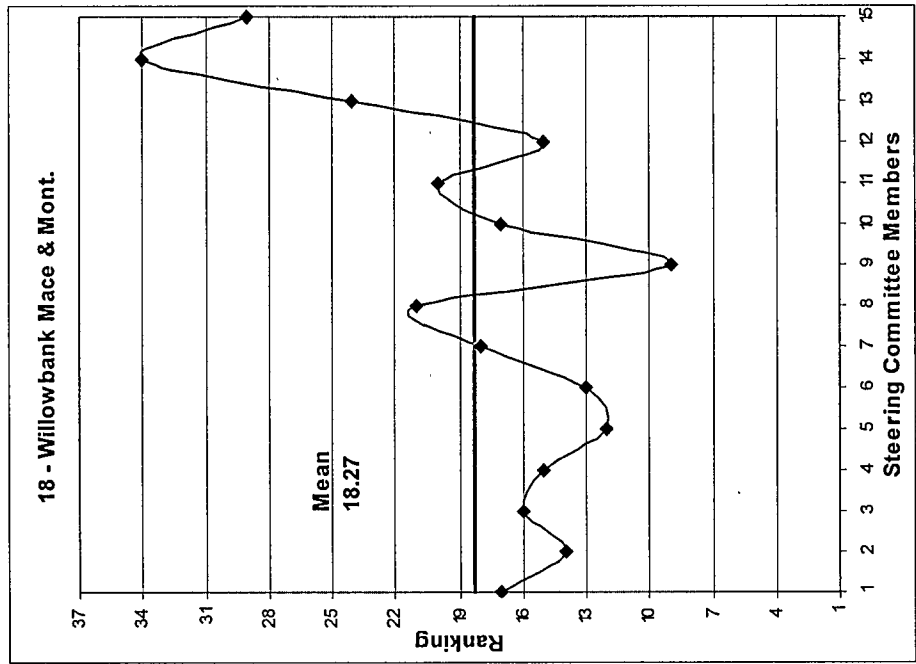


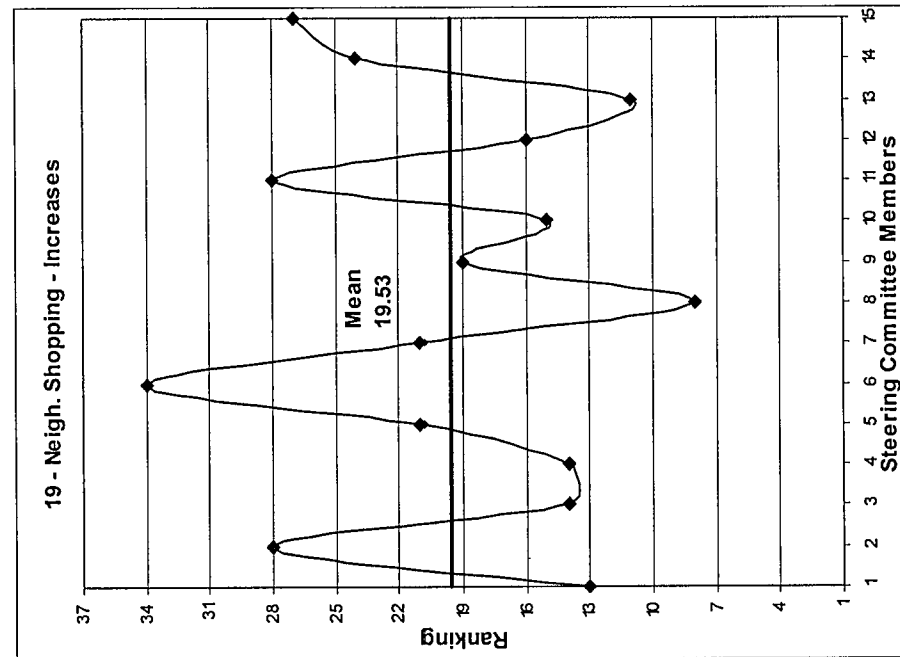
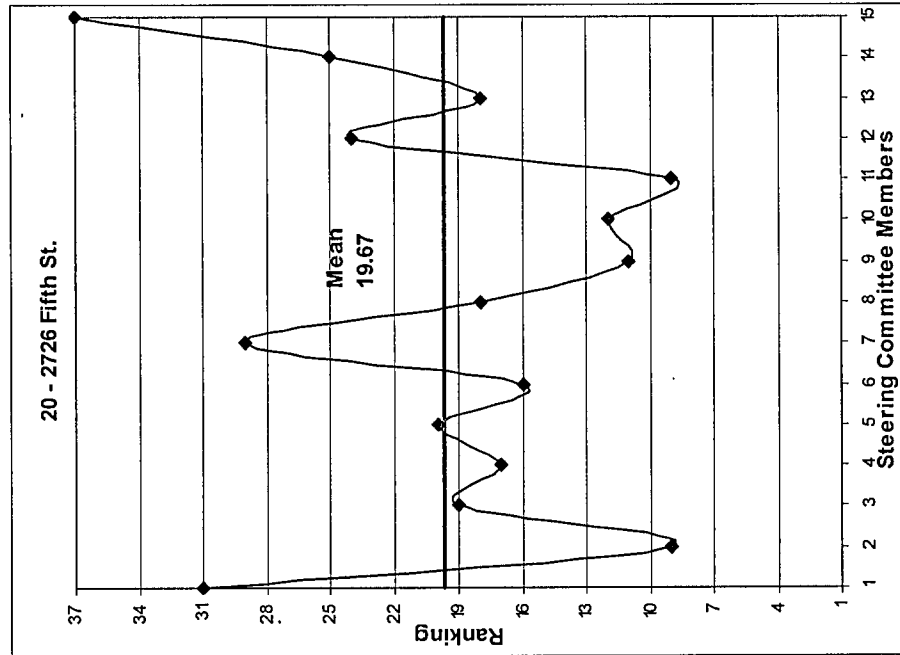
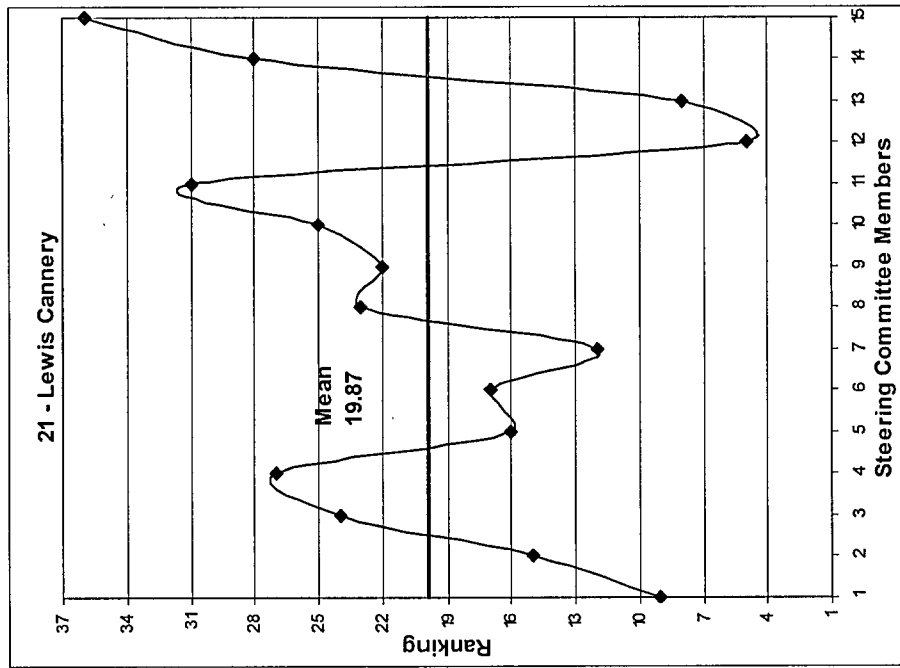


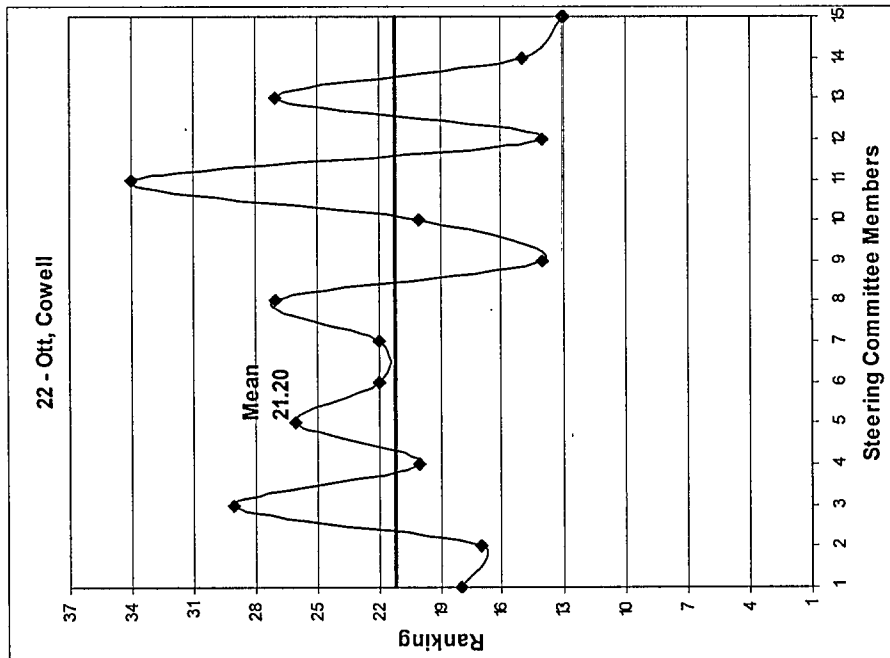
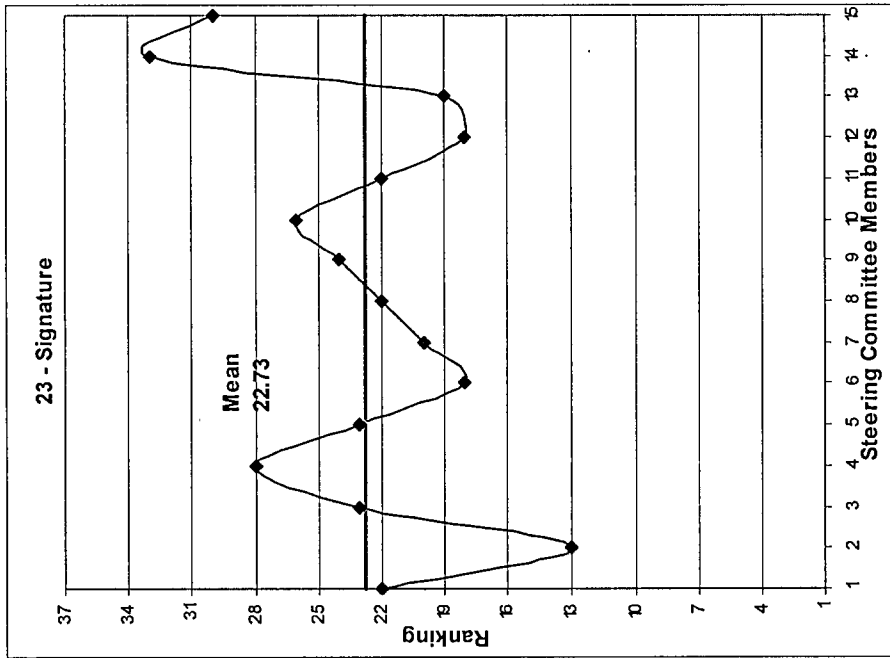
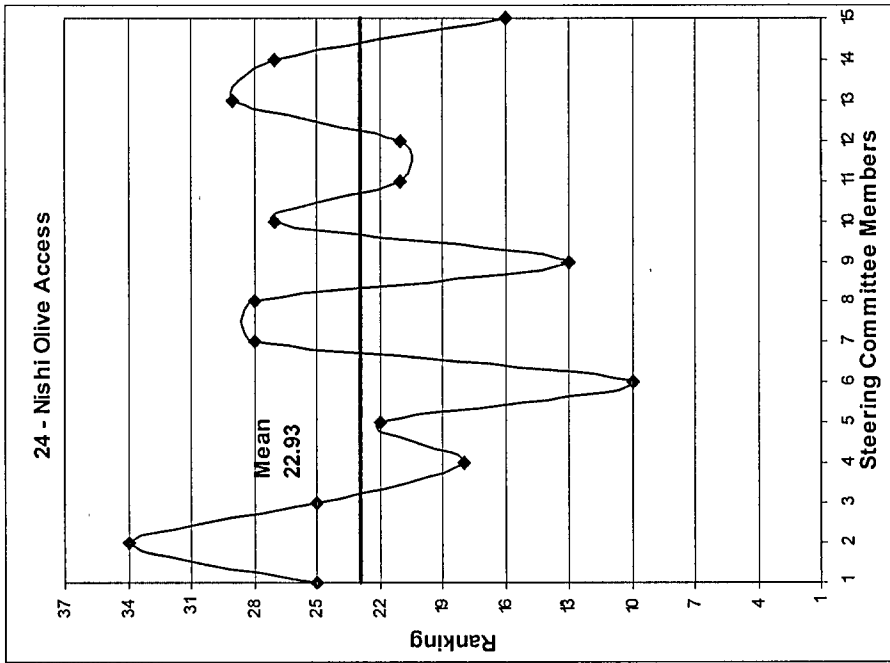


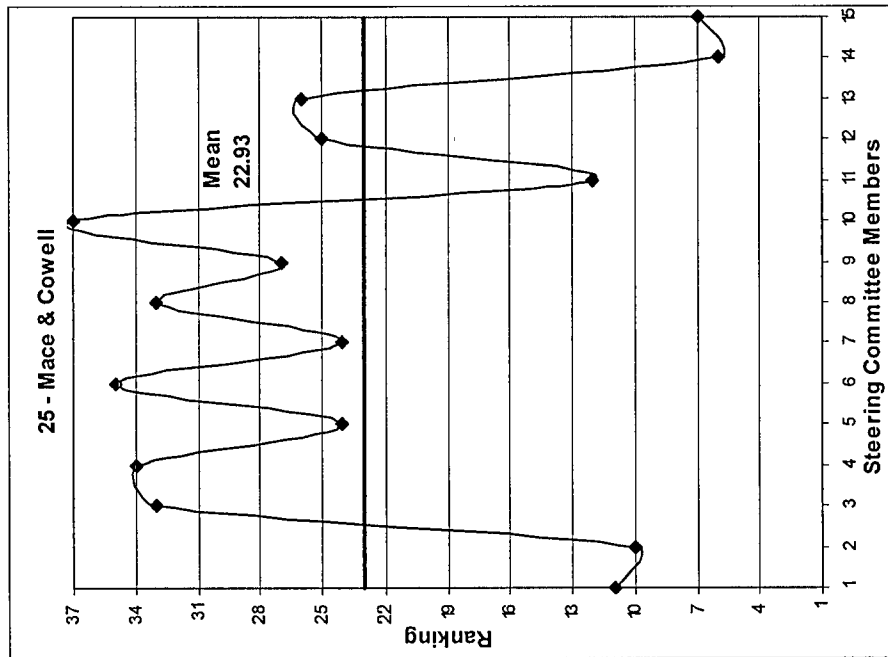
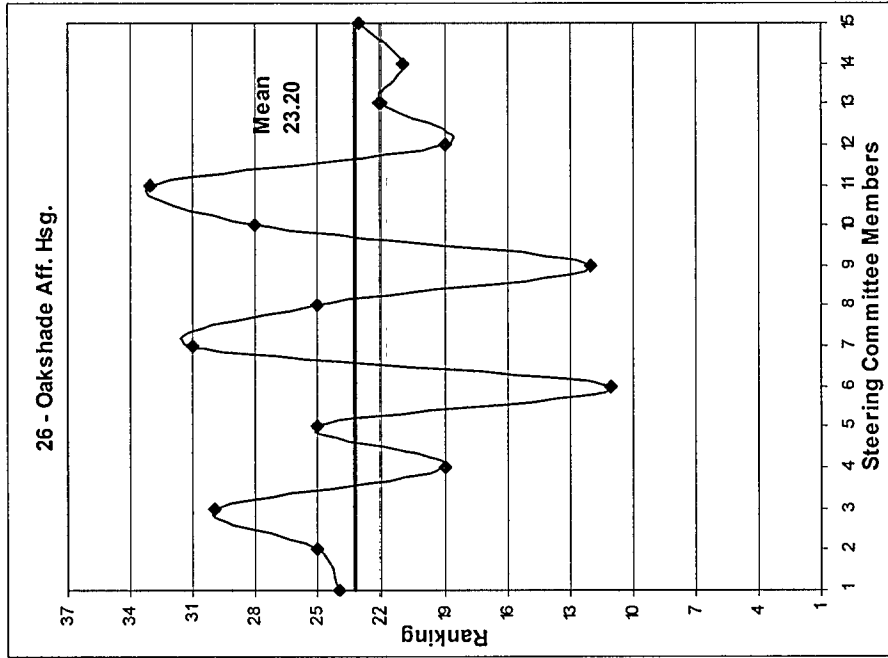
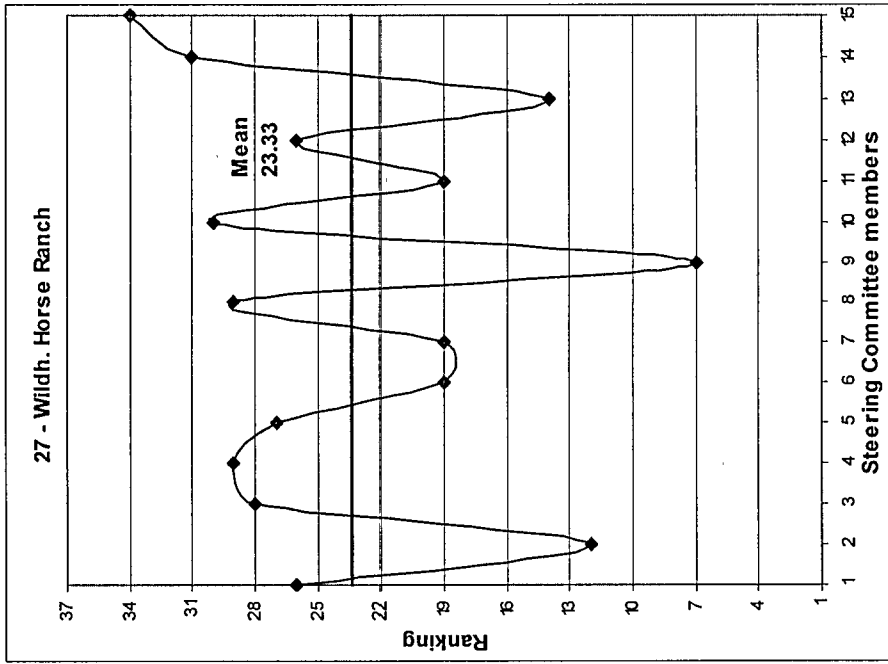


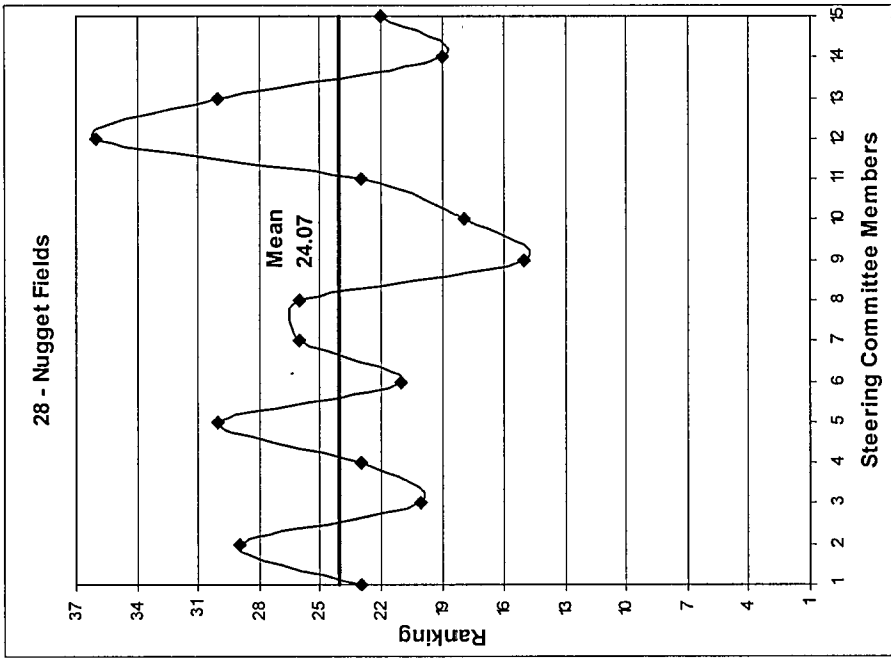
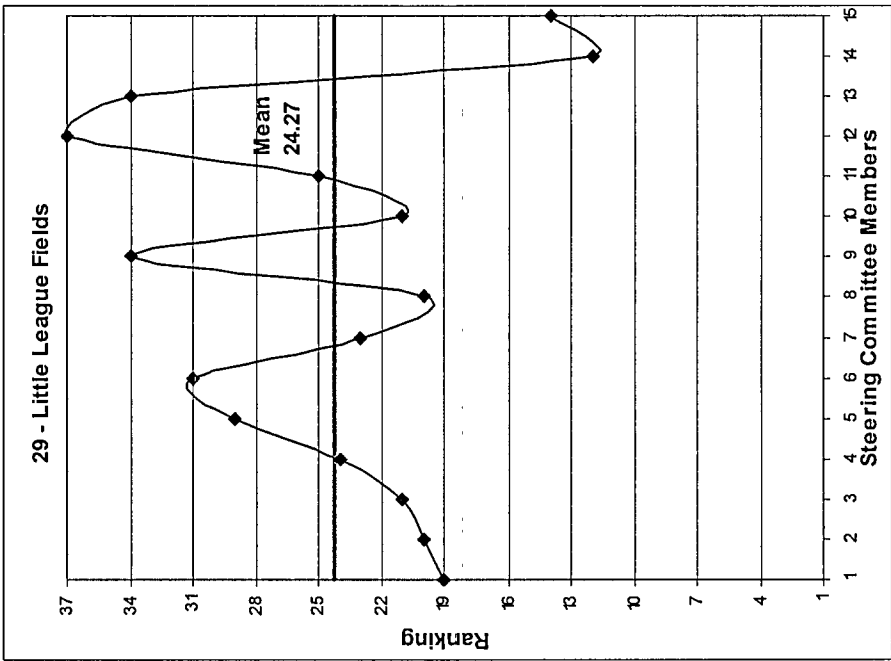
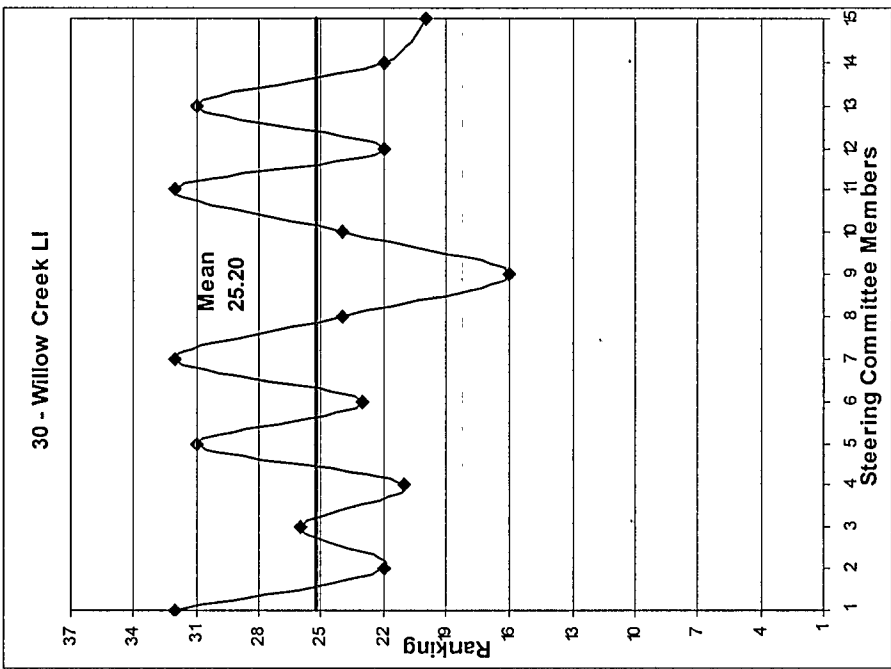


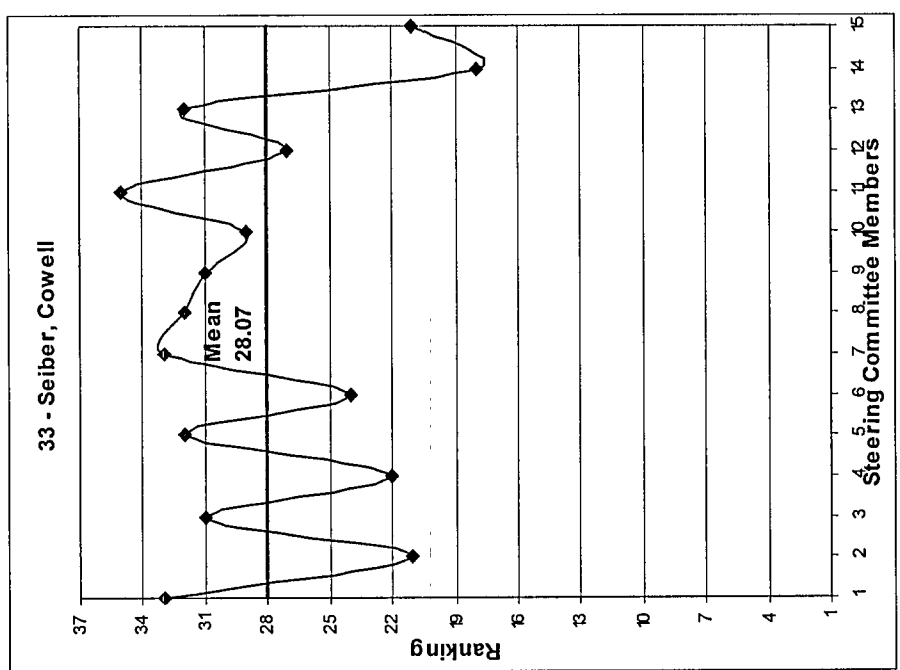
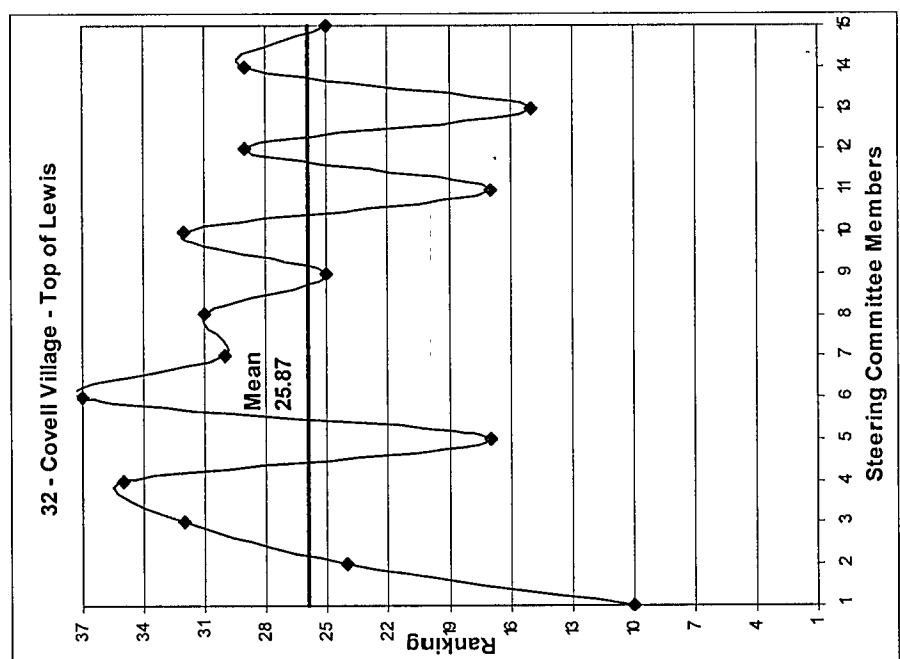
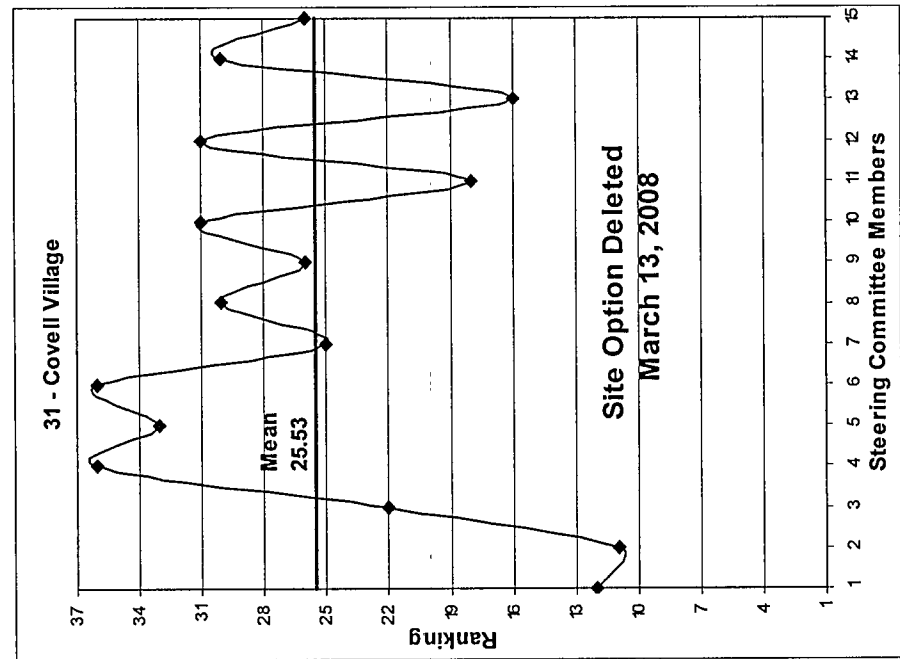


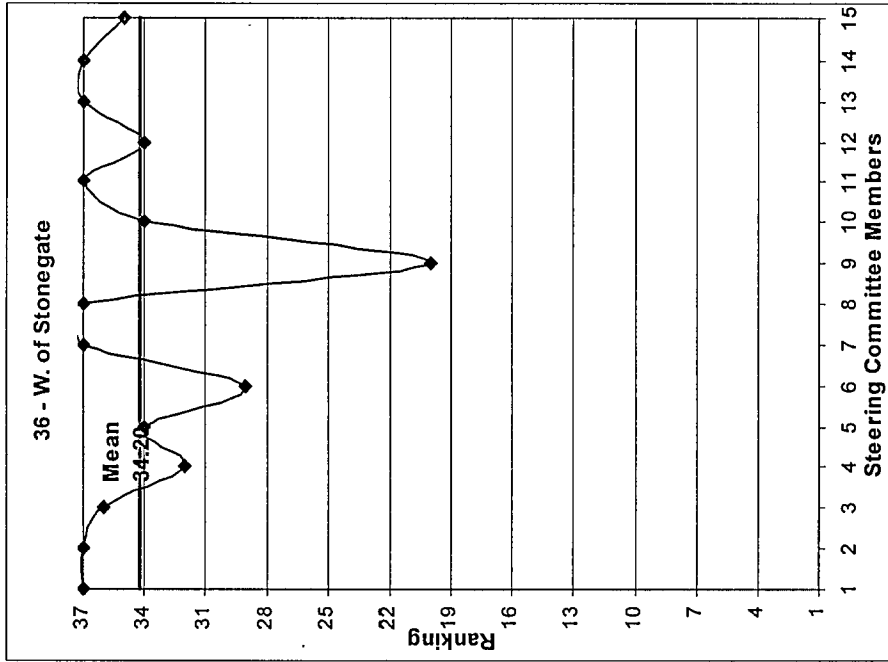
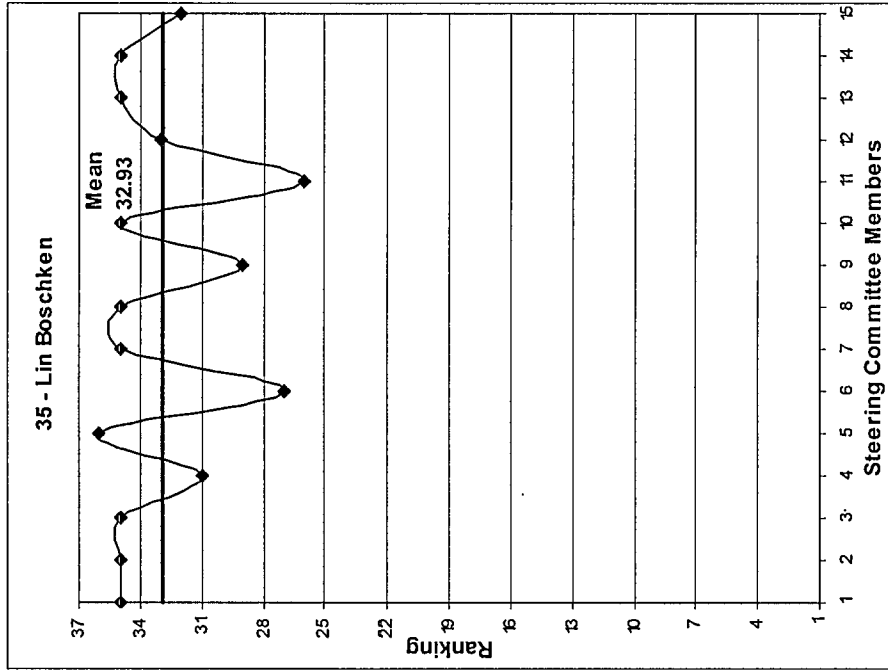
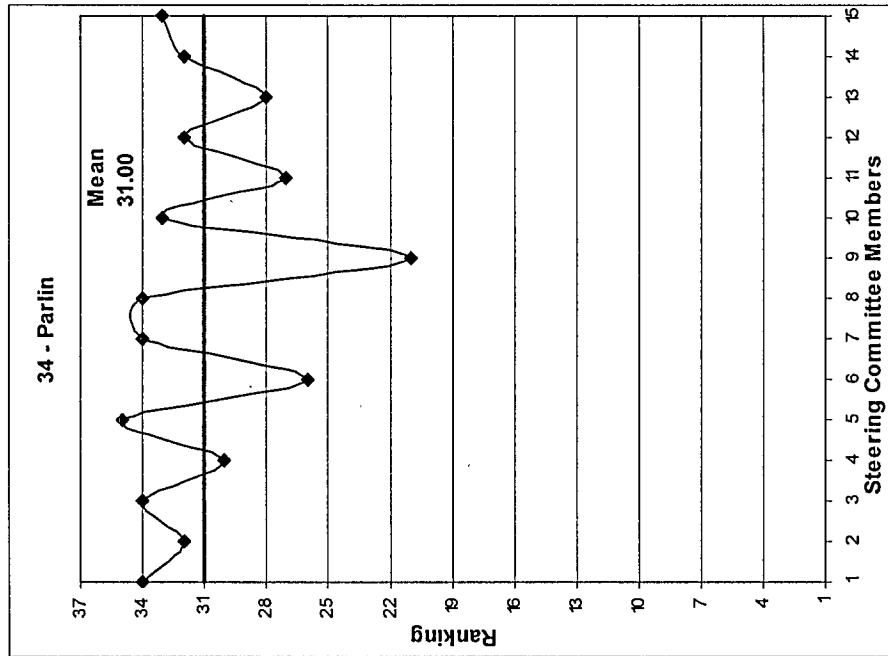


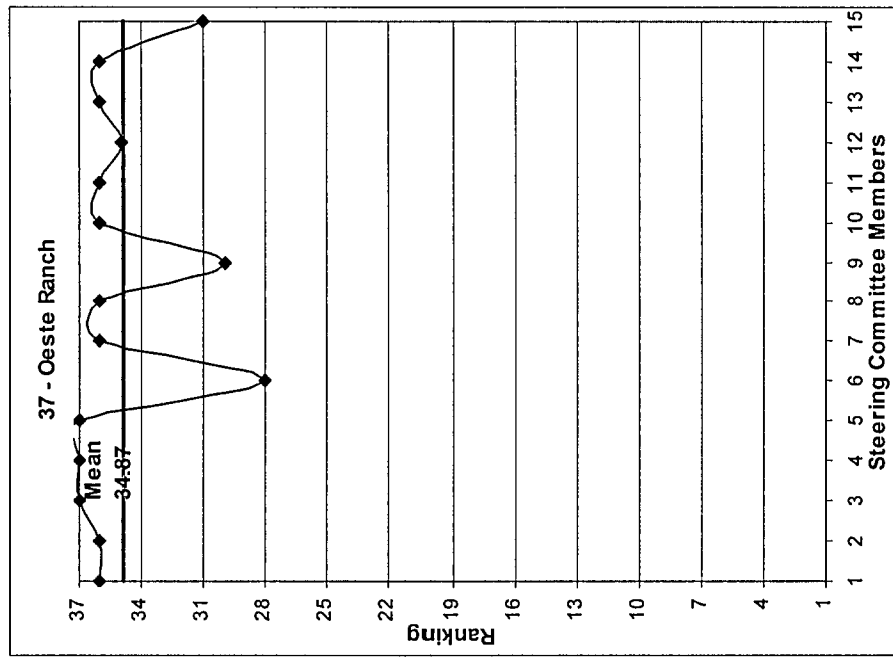












Summary of Alternative Approaches to Implementing the 1% Growth Cap

Evaluation Aspect:	A. Uses Steering Committee's site rankings, does not require new list.	B. Potentials of higher ranked sites are fully considered before lower ranked sites.	C. Ease of ensuring that current 1% growth cap is not exceeded.	D. Realistic and "ready" sites are considered and are not stalled by less feasible sites.	E. Simplicity of initiating system, including staff resources.
Alternative Approach:					
1. Work proactively down the site ranking list, one site or a few sites at a time.	● High	● High	● High	○ Low	■ Medium
2. Process application for a selected list of "green" sites only.	■ Medium	■ Medium	■ Medium	■ Medium	■ Medium
3. Check for development interest among the recommended 20 "green" sites first, then consider "yellow" sites in ranked order.	● High	■ Medium	■ Medium	■ Medium	○ Low
4. Process applications for a list of Council-selected "green" sites through December 31, 2009, and consider processing Council-selected "yellow" sites after January 2010. STAFF RECOMMENDATION	● High	■ Medium	■ Medium	■ Medium	■ Medium
5. Create a five-year plan with a selected group of sites.	○ Low	○ Low	● High	● High	● High
6. Amend the 1% resolution so that small infill sites are not subject to the 1% cap system.	■ Medium	■ Medium	○ Low	■ Medium	■ Medium
7. Add site rankings to the criteria in the existing phased allocation ordinance.	■ Medium	○ Low	● High	● High	■ Medium

High, Medium and Low indicate the degree to which the alternative approach exemplifies the evaluation aspect.

Summary of Alternative Approaches to Implementing the 1% Growth Cap

Evaluation Aspect:	F. Simplicity of maintaining system, including staff resources.	G. Certainty of which sites the City is considering.	H. Ease of ensuring desired types of housing types and mix.	I. Flexibility for City Council in selecting sites for consideration.	Other comments
Alternative Approach: 1. Work proactively down the site ranking list, one site or a few sites at a time.	<input checked="" type="checkbox"/> Medium	<input checked="" type="radio"/> High	<input type="radio"/> Low	<input type="radio"/> Low	
2. Process application for a selected list of "green" sites only.	<input checked="" type="checkbox"/> Medium	<input checked="" type="radio"/> High	<input checked="" type="checkbox"/> Medium	<input checked="" type="checkbox"/> Medium	
3. Check for development interest among the recommended 20 "green" sites first, then consider "yellow" sites in ranked order.	<input type="radio"/> Low	<input checked="" type="checkbox"/> Medium	<input checked="" type="checkbox"/> Medium	<input checked="" type="checkbox"/> Medium	
4. Process applications for a list of selected "green" sites for processing through December 31, 2009, and consider selected "yellow" sites after January 1, 2010. STAFF RECOMMENDATION	<input checked="" type="checkbox"/> Medium	<input checked="" type="radio"/> High	<input checked="" type="checkbox"/> Medium	<input checked="" type="checkbox"/> Medium	
5. Create a five-year plan with a selected group of sites.	<input checked="" type="checkbox"/> Medium	<input checked="" type="radio"/> High	<input checked="" type="radio"/> High	<input checked="" type="radio"/> High	Selection of sites for a plan would be controversial.
6. Amend the 1% resolution to exempt small infill sites from the 1% growth cap.	<input checked="" type="checkbox"/> Medium	<input checked="" type="checkbox"/> Medium	<input checked="" type="checkbox"/> Medium	<input checked="" type="checkbox"/> Medium	Would be consistent with State climate action directions.
7. Add site rankings to the criteria in the existing phased allocation ordinance.	<input type="radio"/> Low	<input type="radio"/> Low	<input checked="" type="checkbox"/> Medium	<input checked="" type="radio"/> High	Emphasizes project proposals more than sites.

# Estimated Housing Types From "Green Light" Sites Considered Realistic for Development in 2008 and 2009

Draft June 18, 2008

Rank	Site Description	Range of Units / Mid Point	General Plan Land Use / Overall Density	Overall Net Density (Units / Acre)	Estimated Housing Types				
					Affordable VL, L, Mod Reqmt.	Middle Income Reqmt.	SF Att & Det	MF Own	MF Rent
b	Approved units as of January 2008	76	Various Sites	Various	28 VL, L, Mod	2	65	7	4
c	Permitted in existing shopping centers	10	Neighborhood Retail	Various	3-4 VL, L	0	0	0	10
d	Ministerial and discretionary second units estimate	14	Residential Low	Various	0	0	0	0	14
e	R-2 zoned parcels estimate	6	Residential Low	Various	0	0	0	0	6
f	R-3 zoned parcels estimate	8	Residential High	Various	2-3 VL, L	0	0	0	8
g	Downtown estimate under existing plan	17	Core Area Specific Plan	Various	0 (in-lieu fees)	0	0	9	9
<b>PRIMARY SITES - Currently Planned &amp; Zoned (2 yr. estimate)</b>					<b>33-35</b>	<b>2</b>	<b>65</b>	<b>16</b>	<b>51</b>
Green	Kennedy Place	12	Residential Medium	12	2-3 L, Mod	0	12	0	0
Green	Grande School Site	63	Residential Medium	11	13-16 L, Mod	13	63	0	0
Green	Verona, Mace Ranch	69	Residential Medium	11	14-17 L, Mod	14	69	0	0
Green	Simmons, E. Eighth Street	134	Residential Medium	15	27-34 L, Mod	21-27	107	27	0
Green	Willowbank Church, Mace Blvd.	36	Residential Medium	12	7-9 L, Mod	5	36	0	0
Green	Willow Creek, Neighborhood Commercial	26	Residential Medium	15	5-7 L, Mod	3	26	0	0
Green	Oakshade Affordable Housing, Cowell Boulevard	49	Residential High	16	49 VL, L	0	0	0	49
<b>SECONDARY SITES - Additional Sites Recommended For Housing ("Green Light")</b>					<b>117-135</b>	<b>56-62</b>	<b>313</b>	<b>27</b>	<b>49</b>
<b>Grand Totals</b>					<b>150-170</b>	<b>58-64</b>	<b>378</b>	<b>43</b>	<b>100</b>
Percent of Total Housing Units							73%	8%	19%

Note: This list does not include housing units that could be produced if development applications for the "yellow light" sites of Lewis Cannery and Wildhorse Horse Ranch are processed and approved.

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# Estimated Housing Types From "Green Light" Sites and First Two "Yellow Light" Sites

Draft June 18, 2008

Rank	Site Description	Range of Units / Mid Point	General Plan Land Use / Overall Density	Overall Net Density (Units / Acre)	Affordable VL, L, Mod Reqmt.	Estimated Housing Types			
						Middle Income Reqmt.	SF Att & Det	MF Own	MF Rent
b	Approved units as of January 2008	228	Various Sites	Various	86 VL, L, Mod	7	195	22	11
c	Permitted in existing shopping centers	31	Neigh Retail	Various	8-11 VL, L	0	0	0	31
d	Ministerial and discretionary second units estimate	42	Residential Low	Various	0	0	0	0	42
e	R-2 zoned parcels estimate	18	Residential Low	Various	0	0	0	0	18
f	R-3 zoned parcels estimate	24	Residential High	Various	6-8 VL, L	0	0	0	24
g	Downtown estimate under existing plan	52	Core Area Specific Plan	Various	0 (in-lieu fees)	0	0	26	26
<b>PRIMARY SITES - Currently Planned &amp; Zoned</b>					<b>100-102</b>	<b>7</b>	<b>195</b>	<b>48</b>	<b>152</b>
Green	DJUSD Headquarters, B Street	50	Residential High	23	10-13 L, Mod	0-10	25	25	0
Green	Kennedy Place	12	Residential Medium	12	2-3 L, Mod	0	12	0	0
Green	Grande School Site	63	Residential Medium	11	13-16 L, Mod	13	63	0	0
Green	Nugget Fields, Wildhorse	114	Residential Medium	16	23-29 L, Mod	11-23	57	57	0
Green	Sweet Briar Drive	16	Residential High	30	3-4 VL, L	0	0	0	16
Green	Second Units - Increases With Program Changes Re: Discretionary Units	24	Residential Low	Various	0	0	0	0	24
Green	Verona, Mace Ranch	69	Residential Medium	11	14-17 L, Mod	14	69	0	0
Green	Downtown - Increases With Plan / Zoning Changes	0	Core Area Specific Plan	30	0	0	0	0	0
Green	PG& E Service Center, Fifth and L St.	386	Residential High	23	33-45 VL, L, 52-65 L, Mod	26-52	129	129	128
Green	Transit Corridor - Anderson Road	23	Residential High	25	5-6 L, Mod	0	23	0	0
Green	Simmons, E. Eighth Street	134	Residential Medium	15	27-34 L, Mod	21-27	107	27	0
Green	City / DJUSD Corp Yards, E. Fifth Street	120	Residential Medium	12	11-14 VL, L, 16-20 L, Mod	6-16	40	40	40
Green	RHD Zone, Oxford Circle	24	Residential Higher	42	5-8 VL, L	0	0	0	24
Green	Fifth Ave Place	10	Residential High	25	2-3 L, Mod	0	0	10	0
Green	Willowbank Church, Mace Blvd.	36	Residential Medium	12	7-9 L, Mod	5	36	0	0
Green	Civic Center Fields, B Street	58	Residential Higher	14	12-15 L, Mod	3-12	29	29	0
Green	Willow Creek, Neigh hborhood Commercial	26	Residential Medium	15	5-7 L, Mod	3	26	0	0

# Estimated Housing Types From "Green Light" Sites and First Two "Yellow Light" Sites

Draft June 18, 2008

Green	Nishi Property – Option With Access Via UCD Only	730	Residential Higher	47	95-128 VL, L 73-91 L, Mod	0-73	0	365	365
Green	Oakshade Affordable Housing, Cowell Boulevard	49	Residential High	16	49 VL, L	0	0	0	49
Green	Neighborhood Shopping Center – Increases With Plan/Zoning Changes	0	Neighborhood Retail	Various	0	0	0	0	0
<b>SECONDARY SITES – Additional Sites Recommended For Housing ("Green Light")</b>		<b>1,944</b>	<b>Sub Totals</b>		<b>452-578</b>	<b>88-234</b>	<b>616</b>	<b>682</b>	<b>646</b>
21	Lewis Cannery	638	Residential Medium	14	105-137 VL	57-77	287	96	255
22-27	Wildhorse Horse Ranch	210	Residential Medium	13	31-40 VL, L 15-19 L, Mod	24-30	120	30	60
<b>Grand Totals</b>		<b>2,792</b>			<b>642-822</b>	<b>169-341</b>	<b>1,023</b>	<b>808</b>	<b>961</b>
<b>Percent of Total Housing Units</b>							<b>37%</b>	<b>29%</b>	<b>34%</b>

**Notes:**

1. The heading "Range of Units Mid Point" reflects the mid point of the range of housing units initially identified as suitable by the Steering Committee
2. The term "Residential Higher" refers to densities higher than current General Plan densities.
3. The "Neighborhood Retail" land use designation allows ancillary residential uses.
4. The "Mixed Use / TBD" note in the land use designation column indicates that a new mixed use designation allowing residential uses is needed but has not been determined at this time.
5. The units listed in the Affordable and Middle Income categories only include regulated affordable and middle income units. Other types of units can serve these income categories (e.g. market rate apartments and second units serve moderate income households), but for purposes of these estimates were not included in the affordable and middle income categories.
6. The affordable housing requirement for ownership units on Sites 21, 23, 27, 32, and 34-37 is split between the VL, L income units and L, Mod units, as projects this large tend to provide both onsite ownership units and a land dedication site that produces affordable rental units.
7. The typical assumed unit types for relatively large sites are 45% SF, 15% MF ownership, and 40% MF rental.

## ATTACHMENT 5

### Senior Housing in Davis

May 15, 2008

Complex	Address	# of Units/ Type	Age Restriction	Phone Number
Atria Covell Gardens	1111 Alvarado Ave.	156 market assisted-living	62+	756-0700
Davisville	1221 Kennedy Place	70 affordable rental	62+	758-0590 (Broward Construction)
Eleanor Roosevelt Circle	675 Cantrill Drive	60 affordable rental	62+	753-3400
Glacier Circle Senior Community	2358 Glacier Place	8 ownership	No age restriction	753-7730 (West Davis Associates/Yackzan Group)
Kings & Queens	801 E. 8 <sup>th</sup> Street	30 market rental	No age restriction but markets toward seniors	753-9609
Olympic Cottages	1707 Olympic Drive	12 affordable rental 18 market ownership	62+	757-4440 CHOC
Rancho Yolo Mobile Home Park	620 Pole Line Road	262 owned units on leased spaces	55+	758-3900
Shasta Point Retirement Community	1501 Shasta Drive	67 affordable rental units	62+	747-7095
University Retirement Community	1515 Shasta Drive	196 rental apartments (w/ contract and fee) 51 nursing beds 30 assisted-living units 60 assisted-living beds	60+	(888)-238-2058
Villa Calabria	2537 East Eighth Street	6 affordable rental	62+	757-4443 CHOC
Walnut Terrace Apartments	3101 Fifth Street	30 affordable rental	62+	757-4438 CHOC
Willow Glen	310 Becerra Way	12 affordable rental	62+	757-4439 CHOC

Total market rental units: 226 units

Total market assisted living: 186 units, 60 assisted-living beds and 51 nursing beds

Total affordable rental units: 257 units

Total ownership units: 288 units

**Total number of senior units: 957 units and 111 beds**

# ATTACHMENT 6

## Rationale in Support of a General Guideline for Senior Oriented Housing in the City of Davis, CA

Date: June 2, 2008  
To: Bob Wolcott  
From: Lydia Delis-Schlosser  
Re: Rationale in Support of a General Guideline for Senior-Oriented Housing in the City of Davis, CA

### Attachment:

*Exhibit 1 (Davis Population Analysis, Excluding Non-Permanent Students)*

## EXECUTIVE SUMMARY

As communities across America grow older, city governments must identify and seize opportunities to create high-quality neighborhoods for senior citizens who are living longer and more productive lives. That need is particularly true in Davis. Currently, 19.2 percent of the non-student, permanent Davis residents are seniors. Even if the city does not increase in population, the aging of the "baby boom" generation will swell the percentage of seniors to 23.76 percent of residents by 2013 (*see Exhibit 1*). Also, according to a recent analysis combining voter registration and title information, 3,768 single-family homes in Davis are owned and occupied by senior citizens.<sup>1</sup> That figure is less than the actual total, because it excludes the number of seniors who are not registered to vote but own and occupy their own homes.

Creation of new senior neighborhoods that incorporate health and wellness services would benefit not only our growing senior population but also our community as a whole. The process of families moving into large existing homes that seniors vacate is in itself infill, without incompatible densification of existing neighborhoods. The entire community's interests would be served by emphasizing the need for new senior housing choices complimented with an integral health care component.

Offering these choices yields multiple benefits for Davis. First, single seniors or older couples who choose to vacate larger homes that are more suitable for families with children may help reverse the dramatic decline in school-age children in Davis. Second, resale of the numerous homes that seniors have occupied for decades would make those dwellings eligible for property tax recalculation, thereby generating fiscal benefits to the city and county.

According to an AARP study, 80 percent of Americans age 55 and older want to remain in their community in a setting in which they can easily and safely age in place.<sup>2</sup> The decision to stay in their existing homes or move to another home within the community depends on whether senior-appropriate choices are available.

Davis' compact urban form is uniquely suited to serve an active aging population. Many seniors would like the option of moving their equity from their large, maintenance-dependant homes into smaller, more manageable homes and surroundings. The significant amount of anecdotal evidence that has been gathered indicates that the deficiency of senior ownership housing choices with access to a continuum of care in Davis dissuades senior homeowners from downsizing.

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<sup>1</sup> Fidelity National Company; Yolo County Elections Office.

<sup>2</sup> *These Four Walls... Americans Talk About Home and Community*. Matthew Greenwald & Associates for AARP, 2003.

40

## SENIOR DATA

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9,872 Davis residents aged 55+ (2008)<sup>3</sup>.

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11,846 Davis residents aged 55+ (2013)<sup>4</sup>.

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19.7% Percentage of residents aged 55+ in the non-student Davis population (2008). (*see Exhibit 1*)

---

23.8% Percentage of residents aged 55+ in the non-student Davis population (2013). (*see Exhibit 1*)

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3,768 Single-family, owner-occupied households with at least one registered voter aged 55+ (2008).<sup>5</sup>

---

927 Age-qualified housing units in Davis (2008)<sup>6</sup>.

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1,308 Davis residents aged 55+ currently living in age-qualified housing (2008).<sup>7</sup>  
(308 are in AFH units)

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8,564 Davis residents aged 55+ not currently living in age-qualified housing (2008).

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- 3 In the last 30 years, only three senior-oriented projects of adequate size (80+ units) have been built in Davis. None of these offer the comprehensive benefits of home ownership, a variety of home sizes, styles and prices, healthy lifestyle choices, social amenities, and continuum of care. Rancho Yolo (262 units) was built in 1977, Covell Gardens (156 units) was built in 1987, and URC (226 units) was built in 1999.<sup>8</sup> Presumably, these projects addressed needs that already existed decades ago.

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<sup>3</sup> *Population Update 2008*, California Department of Finance.

<sup>4</sup> *Housing Element Update Report*, Bay Area Economics, September 28, 2007.

<sup>5</sup> Fidelity National Company; Yolo County Elections Office.

<sup>6</sup> *Senior Housing in Davis*, City of Davis Planning Department, May 15, 2008;  
(Kings & Queens 30 units is not age qualified and was subtracted from the total of 957)

<sup>7</sup> 413 rental units x 1.2people/unit = 496; URC w/196units x 1.5 people/unit = 294; Rancho Yolo w/288 units x 1.8 people/unit= 518

<sup>8</sup> *Senior Housing in Davis*, City of Davis Planning Department, May 15, 2008

## CONCLUSION

- 1) At least 3,768 single-family homes in Davis are occupied by individuals 55+.
- 2) Davis' senior population is projected to grow by 2,000 residents between 2008 and 2013.
- 3) In spite of the burgeoning senior population, no meaningful senior lifestyle alternatives have been developed in Davis for at least a decade. Others go back 20 to 30 years.
- 4) Little capacity exists in the current senior housing choices.
- 5) Currently, no choices in Davis emphasize home ownership, a high-quality natural and built environment, innovative health care access, continuum of care, easily accessible habitat and greenbelts, and a range of housing styles and sizes.
- 6) From our outreach efforts of more than 400 residents, we have learned that given the right menu of options, amenities, health and wellness support, and home ownership choices, a high proportion of Davis seniors 55+ would consider selling their large, high-maintenance homes if they could move within the Davis community.
- 7) Providing an opportunity for seniors to make a few changes and sell their existing homes will:
  - a) revitalize neighborhoods,
  - b) provide housing opportunities for families,
  - c) yield significant fiscal benefits for the city, school district and county, and
  - d) exemplify a true infill opportunity.

## Exhibit 1

### Davis Population Analysis, Excluding Non-permanent UCD Students *Calculation of the senior percentage of the total population, excluding non-permanent students.*

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#### 2008 Number of Non-permanent UCD Students who Reside in Davis

27,602	Total number of enrolled students at UCD <sup>1</sup>
×	
80%	Amount of students who live on-campus or in the city of Davis <sup>2</sup>
=====	
22,081	Total number enrolled students who live on campus or in the city of Davis
-	
6,500	Number of enrolled students who live on campus. <sup>3</sup>
=====	
15,581	Total number of UCD students who reside in the city of Davis.

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#### 2008 Base Population, Excluding Non-Permanent UCD Students

65,814	Total number of Davis residents. <sup>4</sup>
-	
15,581	Total number of non-permanent UCD students who reside in the city of Davis.
=====	
50,233	City of Davis population, excluding non-permanent UCD students

---

#### 2008 Percentage of Permanent City of Davis Population Aged 55+

9,872	Total number of 55+ seniors in Davis. <sup>5</sup>
+	
50,233	City of Davis population, excluding non-permanent UCD students
=====	
19.7%	Percentage of permanent city of Davis population, aged 55+.

---

#### 2013 Percentage of Permanent City of Davis Population Aged 55+

11,846	Total number of 55+ seniors in Davis assuming no growth in overall population. <sup>6</sup>
+	
50,233	City of Davis population excluding non-permanent UCD students (assuming no growth)
=====	
23.6%	Percentage of permanent city of Davis population, aged 55+.

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<sup>1</sup> UC Davis Total On- and Off-Campus Headcount Population Annual Average, UCD Information for Resource Management, June 21<sup>st</sup>, 2007.

<sup>2</sup> UC Davis Traffic Analysis, UCD, October 11, 2003. Section 4.14-30.

<sup>3</sup> Personal Communication, Karl Mohr, UCD Assistant Vice Chancellor

<sup>4</sup> Population Estimate. CA Department of Finance, 2008.

<sup>5</sup> Population Estimate. CA Department of Finance, 2008.

<sup>6</sup> see Exhibit 2, 2013 Projections. Assumes no growth in overall population.

## ATTACHMENT 7

TO: City Council and Planning Commission  
FROM: Mark Spencer  
REGARDS: Conceptual plans and urban reserve

I am proposing that the Council and Commission add the following language as a note to the end of Recommendation # ~~8~~ [page ~~27~~]:  
6A 23

*As part of this or other parallel processes, any long-range or conceptual plan that (1) envisions the conversion of agricultural land to urban uses, (2) is adopted and / or accepted by the Council, (3) and / or is to be used by staff for planning purposes should be submitted to voters for approval consistent with the intent of the urban reserve provision of Measure J.*

### Rationale:

First—there is no doubt that the *technical* trigger for a Measure J vote is a change in the land use map from agriculture to urban / urban reserve or from urban reserve to urban. However, that trigger—as is the case with all technical legal language— was designed to fulfill an *intent*.

If mere changes in vocabulary or terminology were enough to trump the intent of a law, then laws would mean very little and would be even more easily circumvented than they are— which is to say— that a rose by any other name would not...; nor would a duck that walks like a duck, and quacks like a duck be a duck, if not a duck called.

My purpose here is to explain, as best I can, the intent of the urban reserve voter provision of Measure J as understood and discussed at the time the initiative was drafted— with the guidance of the City Attorney.

The underlying intent of Measure J was to give voters a say in the decision to the convert ag land to urban uses. To do that both ag-to-urban conversions and ag-to-urban reserve conversions needed to be covered.

The reason for capturing the conversion to urban reserve under the voter provision was that the initial step of moving a parcel heretofore seen as agricultural-in-perpetuity to agricultural-now-but-urban-later was seen in many respects as the more fundamental decision—more fundamental than approval / disapproval of the provisions associated with any a specific project.

At the time Measure J was drafted, the City Attorney advised—recommended— *determined* that the ag-to-urban reserve trigger captured the intent of including voters in that *initial* decision.

Enter a new term, the “conceptual plan.”

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A “conceptual plan” was explained to the Committee as a plan adopted / accepted by the Council which is “to be used by city staff for planning purposes.” As such the a conceptual plan constitutes an official urban vision by the City for a parcel[s] heretofore considered agricultural. As with urban reserve no specific timeline may be involved. To date the term has been applied specifically to the Covell parcel. By definition “conceptual plans” as discussed in city documents would present a much more precise urban vision than the old urban reserve designation (which does not pretend to plan or detail the nature of future urbanization, only that the land will be urbanized at some time in the future). A “conceptual plan” presumably resides somewhere between *urban reserve* and a more detailed *specific plan*; it is hard, for instance, to imagine any self-respecting conceptual plan not including a *map* or two— or three—thus mimicking the “land use map” trigger in Measure J.

Given the intent of the Council and Commissions at the time of Measure J’s drafting (as reflected in the text of the initiative), had the term “conceptual plan” been in use, I can assure you that it would have been explicitly referenced.

Clearly it falls under the intent of the voter provision of Measure J.

Finally, *my* intent is not to hinder or preclude good planning; I recognize and applaud the need for master planning future urban expansion. We may study all we like. I am only pointing out that should that planning be adopted and used by the City in any official capacity, that *that* decision is no longer a City Council decision but has been ceded to the voters by the voters.

I voiced these concerns to the Committee, but they were insufficiently persuaded. I submit them to you now in part because I continue to believe the issue to be an important one that goes to the integrity of the City’s relationship with voters. Additionally, I am prompted by a more recent interpretation by the City Attorney regarding the renewal article in Measure J. Both the scope this latter analysis and her earlier, more informal legal opinion on conceptual plans counter to the obvious intent of the commissions and council that drafted the Measure J and the voters who approved it.

Thank you for listening—and regardless of your conclusions on this matter, I trust you will regard the Committee’s report favorably as it reflects a great deal of consensus and common sense and comity in what historically has been an issue area prone to fractious hyperbole.

June 1, 2008

ATTACHMENT 8

**Subject: Kennedy Place "Secondary Site," page 40 of the General Plan Update Steering Committee Report. (March 20, 2008)**

**To the Planning Commission and City Council of Davis, California:**

**The Steering Committee that canvassed Davis for potential land development has deemed the Southeast corner of "J" Street and Kennedy Place, a "green light" site for future development. This property is next to the existing Davisville Apartments senior housing.**

**With regards to future development of this property, I am asking City Council to amend "the recommended land use design considerations on page 40" as follows:**

**Currently 2.A. reads: "Mitigate the potential conflicts with the existing office traffic. Mitigate the effects of the added traffic on the existing senior housing."**

**I encourage 2.A to read: "Mitigate the potential impact of traffic and parking on the existing Davisville Apartments."**

**Currently 2.B reads: "Consider site for senior housing or live-work type of housing."**

**I encourage 2.B to read: "Encourage the site for senior housing."**

**Building an EXTENSION with more of the same style complexes of the Davisville Apartments would be welcomed in this neighborhood for the following reasons:**

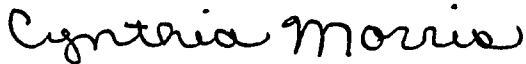
- 1. Safety and convenience are concerns for the senior population.**
- 2. The following businesses are within one block of the Davisville Apartments. Nugget Market, Longs Drug, H2o, hair salons, PAK MAIL and food establishments.**
- 3. Davisville Apartments has a recreation room and a walking area that is free from obstacles like toys, bikes and skateboards.**
- 4. If single family homes or two story buildings were to be constructed we could be losing our common areas. Since Davis is a walking/bike riding community there would be the possibility of people using the premises as a park.**

June 1, 2008

5. The restrooms, if utilized by outsiders, could possibly leave the residents like "sitting ducks" for crimes against the innocent.
6. Toys, bikes, skateboards, etc...would be a challenge for the visually impaired and age related health issues that we endure. We also appreciate our peace and quiet when we need rest.
7. We want to continue and EXTEND the current living situation afforded to us to other seniors.
8. Parking is at a premium. However, I feel this would be a good location for the EXTENSION of Davisville Apartments. Since most of our families are scattered and some residents have given up driving, it would help alleviate the possibility of numerous cars for one dwelling.
9. If an EXTENSION of Davisville Apartments was built it would give seniors another option to call home.
10. In the event of an expansion, Davisville Apartments has an excellent management team in place.

I strongly consider this site for the EXTENSION of senior housing.

Thank you and most sincerely,



Cynthia Morris  
1221 Kennedy Place #60  
Davis, California 95616  
530.792.8857

## ATTACHMENT 9

Law Offices of  
**GEORGE E. PHILLIPS**

2306 Garfield Avenue  
Carmichael, California 95608  
Telephone (916) 979-4800  
Telefax (916) 979-4801

### MEMORANDUM

TO: Bob Wolcott, City of Davis Planning Department  
City Planning Commission  
City Council

FROM: George Phillips

DATE: June 2, 2008

RE: Adding the Shriners and Mace 100 Properties to the List of  
Potential Future Housing Sites

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On behalf of the owners of the Shriners property and the optionee of the Mace 100 property, we are submitting this request to add these properties to the list of potential future housing sites recommended by the General Plan and Housing Element Update Committee. We make this request based on the information set forth below and the attached property profiles.

#### Background

The owners of the Shriners and optionees of the Mace 100 properties entered into discussions with the City in early 2007 regarding the potential acquisition of the Shriners property for future city-wide sports park purposes. As part of those discussions, the owners committed to the City that they would not tie the City's potential acquisition of the property to any development proposal for either Shriners or Mace properties. In other words, there would be no development quid pro quo for the City's potential acquisition. Since that time, city staff and the owners have worked in good faith to explore the potential City acquisition of the property. As a result of these efforts, owners offered to sell the Shriners property to the City for its intended sports park purposes. The City has rejected that offer stating that it does not currently have the funds necessary to purchase the property at the price and terms offered. That being the case, the owners must now request that the Shriners and Mace properties be added to the list of potential future housing and development sites under the General Plan and Housing Element Update process. In support of our request, we would like to respond to the preliminary findings of the General Plan/Housing Element Update Steering Committee.

## **Steering Committee's Recommendation**

On August 9, 2007, the General Plan Update Steering Committee made a determination to exclude a number of parcels from further consideration as sites for residential development needed to accommodate the City's Regional Housing Needs Allocation (RHNA). Among these sites are the Shriners Property and the Mace 100 Property, both located immediately to the east of the existing Davis city limit (see attached maps). For the purposes of the Screening Committee, the Shriners Property was identified by the City as Parcel H8, while the Mace 100 Property is a portion of the properties collectively designated by the City as Parcel H9. The decision of the Steering Committee to exclude these parcels was made on the basis of the following findings:

1. Landowner interest in development has not been demonstrated.
2. Development would not contribute to a compact urban form.
3. Distances to community facilities and the downtown are too great and auto trips would be encouraged.
4. Development would not be conducive to transit or bicycle mobility.
5. Development would involve excessive new infrastructure or excessive extension of existing infrastructure.
6. Development would convert prime agricultural land and negatively impact scenic resources of the community.

We believe these findings are not supported by the facts and respectfully request that the Planning Commission and City Council add these properties for residential development to the list for potential future residential sites.

### **Landowner Interest**

For several years, the owners of the Shriners and optionees of the Mace 100 Properties have petitioned the City to consider development of these parcels as a means of satisfying the City's RHNA. In 2003, the owners filed a Pre-Application with the City for consideration of residential development of the Shriners Parcel, which was rejected by the City Council on November 4, 2003. In April 2005, the owner submitted another Pre-Application to the City requesting consideration of a General Plan Amendment and related entitlements for residential and commercial (mixed use) development of both the Shriners and Mace 100 parcels, which was rejected by the Community Development Director by letter dated June 25, 2005. The owners' appeal of the Director's determination was rejected by the City Council on August 1, 2005. The primary basis for the City's rejection of both Pre-Applications was the City's view that housing needs would be satisfied by the Covell Village development, which failed the Measure J vote held in November 2005. Since that time, the owners have remained keenly interested in development of the Shriners and Mace 100 Properties.

## **Compact Urban Form**

The findings of the Steering Committee do not provide a working definition of “compact urban form.” However, by most measures development of the Shriners and Mace 100 properties would qualify compared to other “Measure J” parcels (non-infill within City limits). As discussed below, the Shriners and Mace 100 Properties are closer to Downtown Davis than other “Measure J” parcels, and maintain better access to Downtown and Interstate 80. The Shriners parcel is surrounded by residential development on two sides, while the Mace 100 parcel is situated at an existing freeway ramp facility. With appropriate and creative land plan design, both properties can be developed in a compact urban form that complements the City’s land use goals and compares favorably to other Measure J parcels under consideration.

## **Distances to Downtown**

In rejecting further consideration of the Shriners and Mace 100 parcels, the Steering Committee cited distance from Downtown as a negative finding. The Shriners Parcel lies approximately 2 miles from Downtown Davis, while the Mace 100 parcel is approximately 2.5 miles. Both parcels are conveniently accessible to Downtown by major arterials and bicycle paths. With the exception of the Nishi and Covell Village sites, other sites still under consideration by the City lie an equal or greater distance from Downtown. These include the Parlin site (2.5 miles), Boschkin (3 miles), West of Stonegate (3.5 miles) and Oeste Ranch (3.5 miles).

Despite being in close proximity to Downtown, the Nishi property is relatively unsuitable for residential development, since it is sandwiched between I-80 and a rail line. This property has poor access, unlike Shriners or Mace 100. The Shriners and Mace 100 properties maintain easy access to Interstate 80, unlike the other “Measure J” parcels still under active consideration. This location provides for mixed-use development opportunities that would reduce vehicle trips and miles traveled, compared to other sites under consideration.

## **Transit and Bicycle Mobility.**

The Shriners and Mace 100 Properties are currently adjacent to designated bicycle lane facilities, and would contain additional bicycle paths within the site once developed. The City has constructed a bicycle undercrossing of East Covell Boulevard, connecting the Shriners parcel to the existing greenbelt along Monarch Lane. Both the Shriners and Mace 100 Properties are served by Unitrans (Routes A, P and Q) and Yolobus (Route 43). Given these bicycle and transit opportunities, the Steering Committee’s finding that development on these sites would not be conducive to bicycle or transit mobility is puzzling.

### **Infrastructure Demands.**

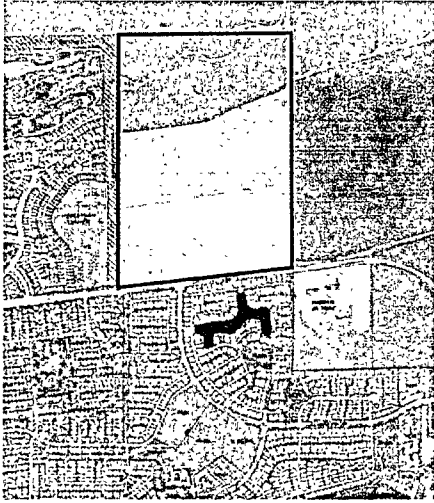
As noted above, the Shriners and Mace 100 Properties enjoy ready access to Interstate 80 via E. Covell/Mace Boulevard, taking advantage of existing investments in these public facilities. Other properties under consideration by the City as being suitable for future housing do not enjoy convenient access, including the Oeste Ranch, West of Stonegate, Boschkin, and Parlin. These parcels would all require significant extensions of sewer trunk lines, particularly the West of Stonegate parcel, which is adjacent to 6-inch feeder lines serving the neighborhood to the west. The other parcels (Oeste Ranch, Boschkin and Parlin) are adjacent to an 18-inch collector main along West Covell Blvd., which would likely require replacement for miles to serve any of these parcels with development as proposed. In contrast, the Shriners parcel is bounded on the north by the City's 42-inch trunk line leading to the WWTP, and bounded on the east by a 24-inch main connecting across East Covell Blvd. The Mace 100 property would be easily served by extending a sewer main along East Covell Boulevard.

### **Conversion of Prime Agricultural Land.**

Much of the soils in and around the City of Davis are prime agricultural soils. The criterion of "loss of prime agricultural land" as a basis to reject further consideration of Shriners and Mace 100 does not appear to have been equally applied to all sites by the Steering Committee. This factor applies equally to the Nishi property, the Wildhorse horse ranch site, Covell Village, Parlin, Oeste Ranch, and others.

For the reasons stated above, we request that the Shriners and Mace 100 sites be added to the City's list for potential future residential development properties.

## Site Name : Shriners Property



**Site Location:** North of Covell Boulevard, east of the Wildhorse subdivision

**Site Size – Gross/Net Assumption:**  
237.5/114.1+ acres

**Recommended General Plan Overall Residential Density Category** (net density range including density bonus) Low (4.1-5.6 du/ac), Medium (10-14 du/ac) and High (18-24 du/ac)

**Estimated Potential Number of Housing Units**  
Range Per General Plan Category: Low 197-269; Medium 270-378; High 99-132 (total 566-779 units)

### Rationale for Recommended Site Ranking Category and Number (including Key Principles)

- Convenient Access to Interstate 80 via E. Covell/Mace Boulevard and short driving distance to shopping in South Davis
- Adjacent to major vehicle thoroughfares and bicycle facilities
- Large parcel, could add parks and greenbelts in the development
- Provides opportunity for a mix of housing types including workforce and affordable housing
- Close to schools, parks, and transit
- Agricultural mitigation could be provided on-site
- Surrounded on two sides by existing residential development

### Countering Views to Recommended Site Ranking Category and Number

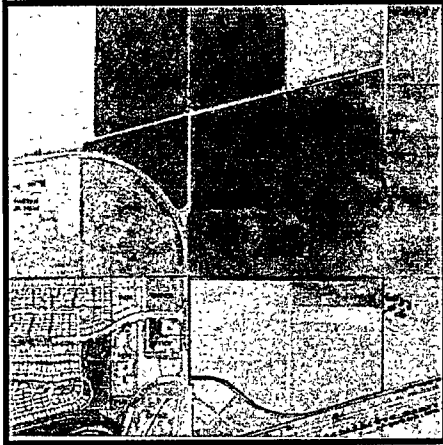
- Contains prime agricultural land

### Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

- Need analysis of fiscal impacts on city services
- Need information on the affordability of proposed housing, agricultural buffering, agricultural mitigation and open space

### Recommended Actions and Responsibilities (Required and/or Suggested)

- Entitlements needed: General Plan amendment, rezoning, and Measure J vote



**Site Name : Mace 100  
Property**

**Site Location:** East of Mace Boulevard,  
North of Interstate 80

**Site Size – Gross/Net Assumption:**  
100.97/37.1 acres

**Recommended General Plan Overall  
Residential Density Category** (net density  
range including density bonus) Medium (10-  
14 du/ac) and High (18-24 du/ac)

**Estimated Potential Number of Housing  
Units**  
Range Per General Plan Category: Medium  
135-189; High 425-566 (total 560-757 units)

**Rationale for Recommended Site Ranking Category and Number (including Key Principles)**

- Convenient Access to Interstate 80 via Mace Boulevard and short driving distance to shopping in South Davis
- Potential for mixed use development combining commercial, office, high tech and residential uses
- Adjacent to major vehicle thoroughfares and bicycle facilities
- Large parcel, could add parks and greenbelts in the development
- Provides opportunity for a mix of housing types including workforce and affordable housing
- Close to schools, parks, and transit

**Countering Views to Recommended Site Ranking Category and Number**

- Contains prime agricultural land

**Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development**

- Need analysis of fiscal impacts on city services
- Need information on the affordability of proposed housing, agricultural buffering, agricultural mitigation and open space
- Need analysis comparing Mace site to other potential sites in City for balanced mixed use opportunities coupled with excellent access

**Recommended Actions and Responsibilities (Required and/or Suggested)**

- Entitlements needed: General Plan amendment, rezoning, and Measure J vote

ATTACHMENT 10

**Housing Element Update Needs Assessment Background Report**

Bay Area Economics,  
September 28, 2007 and Updated January 2, 2008

Copied and Stapled Separately From Staff Report,  
Also Available on City's Web Site

ATTACHMENT 11

**Steering Committee Report**

Study and Identification of Potential Housing Sites in Davis –  
Recommendations of the General Plan Update Steering Committee,  
March 20, 2008

Provided at Joint Meeting With City Council on April 22, 2008,  
Also Available on City's Web Site