

Section 4 – Site Inventory and Local Resources to Address Housing Needs

4.0 Sites Inventory: Site Descriptions and Locations

Table 37 provides a summary list that includes certificate of occupancies, permits, and available sites that the City of Davis has provided to meet its Regional Housing Needs Allocation. Details of the Certificate of Occupancies issued, the Building Permits issued, and Vacant Single-family Lots as of July 1, 2007 can be found in subsequent tables. In addition, Table 37a is provided to demonstrate additional capacity for development on underutilized sites. Details of other unit categories and rehabilitation projects can be found in Section 4.1. Maps of the sites listed in the tables below are included as Appendix G of this Housing Element. Size, zoning and potential housing types to be accommodated on these sites is listed and discussed in Section 4.23.

Housing Sites list is made up of vacant and underutilized sites, or sites where the existing property owner has stated interest in future residential development. All projects listed in Table 37 that follows have the General Plan Designation, necessary zoning, and entitlements to develop. The most recent project, Oakshade/New Harmony was approved in March 2009.

Section 4 – Site Inventory and Local Resources to Address Housing Needs

Table 37: Housing Sites to Meet Regional Housing Needs Allocation (RHNA)

Map Key	Site	Multi-family	Single-family	Total	Affordable Units ¹				
					Extremely Low	Very Low	Low	Mod	Above Mod
	Certificate of occupancies issued since January 1, 2006 on non-duplicative units ²	63	132	195	21	15	14	10	135
	Building permits issued from January 2006 through June 2007 ²	68	48	116	19	13	20	20	44
	Ministerial Second Units ³	18		18				18	
	Vacant Single-family lots as of 7/01/07 ³		73	73				6	67
1	Verona-Fifth and Alhambra ⁴		83	83				21	62
2	University Retirement Community addition (rental)	17		17				17	
3	435 G Street (density of 30 units/acre)		8	8					8
54	Parque Santiago, remaining permits 325, 326, 331, 332, 337, 338, and 343 Serrano Terrace and 341 Messina Terrace		8	8				5	3
65	Willowbank 10, APN 069-100-026 ⁵		31	31				8	23
76	233 and 239 J Street ⁶		4	4				4	
87	2990 Fifth Street ⁷		29	29			21	8	
98	4100 Hackberry Street ⁸		13	13			13		
109	404 E. Eighth Street (density of 22 units/acre)		4	4					4
110	Willowcreek Commons, APN 069-020-083 ⁹		21	21				4	17
1211	Cal Aggie House, 433 Russell Boulevard ¹⁰	11		11		1	2		8
1312	726 B Street ¹¹	1	5	6			1		5
1513	Oakshade-New Harmony ¹² APNs 069-020-084 and 069-020-085	69		69		65	4		
1614	1207 and 1233 Olive Drive (vacant) ¹³		49	49				10	39

Section 4 – Site Inventory and Local Resources to Address Housing Needs

Map Key	Site	Multi-family	Single-family	Total	Affordable Units ¹				
					Extremely Low	Very Low	Low	Mod	Above Mod
1715	Grande Project ¹⁴		41	41				8	33
	Total Units	255	536	796	40	94	75	139	448
	Regional Housing Needs Allocation (RHNA) Requirements			498	15	163	119	163	185
	Provision of Units for RHNA	All categories are met with the carryover from lower income units up each category. (e.g. extremely low- to very low-, very low- to low-, low to mod)							

1. Affordable housing is defined as units with deed restrictions recorded to them, requiring affordability in perpetuity. Rental units have affordable housing covenants and ownership units have equity restrictions that cap appreciation to 3.75% each year.
 2. Specific addresses that this category is comprised of are provided in Tables 38, 39, and 40.
 3. Estimate for this category is based on market conditions, historical trends, and financial feasibility, specifics in Section 4.1 for second units and in the following tables for vacant single-family sites.
 4. These 21 moderate-income housing units are required to provide sustained affordability to moderate-income buyers in accordance with the City's Inclusionary Housing Ordinance. A covenant recorded to each unit's deed will ensure the ongoing affordability through an appreciation cap and a Right of First Refusal for the City. These affordable ownership units are the inclusionary requirement for the 83-unit Verona Subdivision.
 5. Willowbank 10 is a 31 unit subdivision with 8 moderate-income unit- set aside in accordance with the City's Inclusionary Housing Ordinance. A covenant recorded to each unit's deed will ensure the ongoing affordability through an appreciation cap and Right of First Refusal for the City.
 6. These two sites were purchased by the City of Davis Redevelopment Agency with housing set-aside funds. Thus, development will be required to be affordable to low-and/or moderate-income households. Zoning for each property is R-2, which allows two units per property for a total of 4 units.
 7. This project is planned to consist of 21 low- and 8 moderate-income units. The land was provided to the City as a land dedication as part of the City Inclusionary Housing Ordinance requirement of the Mace Ranch Subdivision, which places a covenant to the deed to secure long-term affordability. The project has received funds and commitments from the following sources: CalHFA Residential Development Loan Program, State CalHOME funds, and Redevelopment Agency Housing Set-Aside Funds.
 8. This site was provided to the City as part of the inclusionary requirement for the Woodbridge Subdivision. Thus the property is affordable in perpetuity. The City currently holds title to this property and will record an affordability covenant to the property with its award to an organization for the project's development.. The project will be required to provide 13 low-income units in accordance with the inclusionary requirement that this land was dedicated to fulfill.
 9. These 4 moderate-income housing units are required to provide sustained affordability to moderate-income buyers in accordance with the City's Inclusionary Housing Ordinance as part of the 31-unit Willowbank 10 Subdivision.. A covenant recorded to each unit's deed will ensure the ongoing affordability through an appreciation cap and a Right of First Refusal for the City.
 10. These 3 units affordable to 2 low and 1 very low-income household are restricted in accordance with the City's Inclusionary Housing Ordinance. A covenant recorded to each unit's deed will ensure the ongoing affordability through an appreciation cap and a Right of First Refusal for the City. These affordable ownership units are the inclusionary requirement for the 83-unit Verona Subdivision.
 11. One rental unit set aside for low-income households as a requirement of the 6-units Sheperd's Close project. The unit will be affordable in perpetuity per the deed restriction recorded on this unit.
 12. This project was approved in early 2009 and is required to be affordable in perpetuity in accordance with the City's Inclusionary Housing Ordinance. A covenant recorded to the deed secures this project's affordability in perpetuity. The land was provided by the City via the and Inclusionary Ordinance land dedication and a loan to the non-profit developers for purchase of the neighboring property. The project has funds from the following sources: HOME Investment Partnership Funds and Redevelopment Housing Set-Aside Funds, Low-Income Housing Tax Credits and State Multi-family Housing Program Funds. The project includes 25 units affordable to persons earning up to 35 percent of AMI, 40 for households earning up to 50 percent AMI and 3 units for those earning up to 60 percent AMI.
 13. These 10 moderate-income units would be restricted in accordance with the City's Inclusionary Housing Ordinance as part of the 49-units subdivision this site is zoned for. A covenant would be recorded to each unit's deed to ensure ongoing affordability through an appreciation cap and a Right of First Refusal for the City.
 14. These 8 moderate-income housing units are required to provide sustained affordability to moderate-income buyers in accordance with the City's Inclusionary Housing Ordinance. A covenant recorded to each unit's deed will ensure the ongoing affordability through an appreciation cap and a right of First Refusal for the City. These affordable ownership units are the inclusionary requirement for the 41-units Grande Subdivision.
- Estimate for this category is based on market conditions, historical trends, and financial feasibility, specifics in Section 4.1.

Section 4 – Site Inventory and Local Resources to Address Housing Needs

Table 38: Certificate of Occupancies Issued since January 1, 2006 on non-duplicative units

		Multi-family	Single-family	Total	Affordable Units o				
					Extremely Low	Very Low	Low	Mod	Above Mod
1	921 Third Street		1	1					1
2	808 E. Eighth Street	1		1				1	
3	1527 and 1923 Arena Drive		2	2					2
4	3411 Bemuda Avenue	1		1				1	
5	675 Cantrill Drive (Eleanor Roosevelt Circle) ¹	60		60	21	15	13		11
6	1100 Cottonwood Court		1	1					1
7	432 E Street (duplex)		2	2				1	1
8	512 and 618 E Street		2	2					2
9	1743 El Pescador Court		1	1					1
10	2358 Glacier Place (co-housing) ²	1		1			1		
11	2310, 2316, 2322, 2328, 2334, 2360, 2361, 2362, 2363, 2364, 2365, 2366, and 2368 Glacier Place		13	13					13
12	5706 and 5718 Guthrie Place		2	2					2
13	3927 Hoopa Place		1	1					1
14	2234 and 2232 Humboldt Avenue		2	2					2
15	536 J Street (duplex)		2	2				1	1
16	1107 and 1121 Los Robles Street		2	2					2
17	3400, 3513, 3525, and 3537 Mono Place		4	4					4
18	1818 Moore Boulevard		78	78					78
19	716 N Street (duplex)		2	2				1	1
20	3129 Northfield Court		1	1					1
21	747 Oak Avenue		1	1					1
22	2531 Rockwell Drive		1	1					1
23	315, 317, 319, 321, and 323 Russell Boulevard		5	5					5
24	1200 Spruce Lane		1	1					1
25	5728 and 5636 Tufts Street		2	2					2
26	3722 Washoe Street		1	1					1
27	Parque Santiago Moderate Units (325, 331, 337, 343)		5	5				5	

Section 4 – Site Inventory and Local Resources to Address Housing Needs

		Multi-family	Single-family	Total	Affordable Units o				
					Extremely Low	Very Low	Low	Mod	Above Mod
	Serrano Terrace and 341 Messina Terrace ³								
	Total Units Provided on Sites Above	63	132	195	21	15	14	10	135

- 1. 675 Cantrill Dr. units are affordable in perpetuity due to deed restrictions place on the units per the City's Inclusionary Housing Ordinance. Funding sources for the units included: HOME Investment Partnership Funds, Community Development Block Grant Funds, Redevelopment Housing Set-aside Funds, Low-Income Housing Tax Credits, and State Multi-family Housing Program – Supportive Housing Funds.*
- 2. This unit is required to be affordable in perpetuity in accordance with the City's Inclusionary Housing Ordinance. The unit was part of the 8-unit Glacier Place Co-Housing Project.*
- 3. These units comprise the 5-unit inclusionary housing requirement for the Parque Santiago Subdivision. They are required to provide sustained affordability to moderate-income buyers in accordance with the City's Inclusionary Housing Ordinance. A covenant recorded to each unit's deed ensures the ongoing affordability through an appreciation cap and a Right of First Refusal for the City.*

Table 39: Vacant Single-family Lots as of July 1, 2007

Map Key	Site	Multi-family	Single-family	Total	Affordable Units or Units with a Density of 20+ du/ac				
					Extremely Low	Very Low	Low	Mod	Above Mod
	West Davis								
1	Aspen 1 & 2: 2204, 2214, and 2215 Bryce Lane, 2301 Isle Royale Lane		4	4					4
2	Mathews 2: 1806 and 1807 Glenn Place		2	2					2
3	Glacier Place: 2335 and 2340 Glacier Place		2	2					2
	North Central								
4	Cassell: 1305, 1311, 1317, 1318, 1323, 1324, 1329, 1341, 1347, 1353, 1359, 1365, 1371, 1377, 1383, and 1389 Cassel Lane ¹ 1304, 3050, 3051, 3056, and 3057 Cassel Place		21	21				5	16
5	N. Davis Farms: 3122, 3128, and 3129 Northfield Court 1219 Southfield Court		4	4					4

Section 4 – Site Inventory and Local Resources to Address Housing Needs

Map Key	Site	Multi-family	Single-family	Total	Affordable Units or Units with a Density of 20+ du/ac				
					Extremely Low	Very Low	Low	Mod	Above Mod
6	Wildhorse: 2627 Rockwell Court, 2519, 2537, 2603, and 2621 Rockwell Drive		5	5					5
	East Davis Mace								
7	Mace Ranch 8: 1906 Arena Drive 1804 Oceano/ 3805 Halcon Place		2	2					2
	South Davis								
8	El Macero: 5725 and 5731 Guthrie Place, 5716 Tufts Street		3	3					3
9	Oakshade 3, 4, 7: 2539 and 2640 Regatta Lane 1526 Rialto Lane		3	3					3
10	Oakshade 15, 16: 1405 and 1406 Exeter Court		2	2					2
11	Willowbank 9, Phase #1: 4323 Almond Lane		1	1					1
12	Willowcreek 2, 3: 3903 Hoopa Place, 3603, 3609, 3614, and 3626 Mono Place, 3900, 3905, 3906, and 3912 Pomo Place, 3606 and 3716 Washoe Street, 3903, 3904, and 3910 Wintin Place, and 3901, 3913, 3919, 3920, 3925, and 3932 Yana Place		20	20					20
13	Woodbridge: 4222 Dogwood Place, 919 Eucalyptus Street		2	2					2
	Central Davis								

Section 4 – Site Inventory and Local Resources to Address Housing Needs

Map Key	Site	Multi-family	Single-family	Total	Affordable Units or Units with a Density of 20+ du/ac				
					Extremely Low	Very Low	Low	Mod	Above Mod
14	Older units: 1212 L Street (owned by the Yolo County Housing Authority), ² 6 Parkside Drive		2	2				1	1
	Total Units		73	73				6	67

1. *1359, 1365, 1377, 1383, and 1389 Cassel Lane: These housing units are required to provide sustained affordability to moderate income buyers in accordance with the City's Inclusionary Housing Ordinance. A covenant recorded to each unit's deed ensures the ongoing affordability through an appreciation cap and a Right of First Refusal for the City. These affordable ownership units were the inclusionary requirement for the 23-Unit Cassel Lane Project.*
2. *This vacant parcel is zoned for a single-family home. It was purchased by Yolo County Housing Authority from the City of Davis with affordable housing funds, which require affordable housing on this lot.*

Table 40: Building permits issued from January 1, 2006 through June 30, 2007

Map Key	Site	Multi-family	Single-family	Total	Affordable Units or Units with a Density of 20+ du/ac				
					Extremely Low	Very Low	Low	Mod	Above Mod
1	1018 and 1024 Fifth Street		2	2					2
2	818 Ninth Street (duplex)		2	2				1	1
3	2001 Arena Drive		1	1					1
4	642 and 646 C Street	2		2				2	
5	1310 and 1335 Cassell Lane		2	2					2
6	320 D Street (duplex)		2	2				1	1
7	822 Drummond Avenue		1	1					1
8	539 E Street	1		1				1	
9	2327 Glacier Place (duplex)		2	2				1	1
10	2323 Glacier Place (duplex)		2	2				1	1
11	2343, 2347, 2352, and 2339 Glacier Place		4	4					4
12	320, 326, and 327 Gonzaga Terrace		3	3					3
13	815 H Street	8		8				8	
14	2154 Humboldt Avenue		1	1					1
15	240 I Street		1	1					1
16	437 J Street		1	1					1

Section 4 – Site Inventory and Local Resources to Address Housing Needs

Map Key	Site	Multi-family	Single-family	Total	Affordable Units or Units with a Density of 20+ du/ac				
					Extremely Low	Very Low	Low	Mod	Above Mod
17	1109, 1111, 1113, 1115, 1117, and 1119 Los Robles Street		6	6					6
18	323, 329, 335, 347, 353, 346, and 324 Messina Terrace		7	7					7
19	3609 and 3621 Mono Place		2	2					2
20	1315 N. Davis Farms Rd.	1		1					1
21	3105 Northfield Court		1	1					1
22	535 Oak Ave.	1		1				1	
23	1220 Olive Drive ¹	53		53	19	13	20	1	
24	4609 Redbud Avenue	1	1	2				1	1
25	2701 Rondo Place	1		1				1	
26	4200, 4201, 4205, 4206, 4209, 4213, and 4217 San Jeronimo Place		7	7				1	6
	Total Units	68	48	116	19	13	20	20	44

1. This project is required to be affordable in perpetuity in accordance with the City's Inclusionary Housing Ordinance. The land for this project was provided by the City as a result of the local Inclusionary Housing Ordinance and its requirements on the neighboring apartments complex that resulted in this land dedication. This project was funded through the following sources: Redevelopment Housing Set-Aside Funds, Low-Income Housing Tax Credits and State Multi-family Housing Program-Supportive Housing Funds.

4.1 Site Inventory Analysis: Suitability and Availability of Sites and Necessary Local Resources for Housing

Site Categories

There are two site categories provided in the Site Inventory Table that require additional justification for the unit estimate above. These two site categories include: Ministerial Second Units and Downtown In-fill. Both of the categories have been analyzed by staff and the Steering Committee for this project based on available land, financial feasibility and historical development data. Information for each of these categories is provided below.

Ministerial Second Units

Under existing zoning, secondary residential units are permitted within low-density residential districts without need for planning entitlements, as long as they meet the following conditions:

- Second unit conforms to the primary dwelling unit's setbacks, and if detached is no greater than 15 feet in height
- Second unit is a maximum of 500 square feet, including a maximum of 325 square feet of new living space (325 square foot maximum for detached unit)
- All other planning conditions related to lot coverage, open space, and parking requirements are fulfilled

With approximately 74% of the city's single-family lots (approximately 8,532 lots) at least six thousand square feet or more in size, there is great opportunity for the development of second units within low-density residential neighborhoods under existing zoning. Given the financial feasibility, developer/owner interest, and historical trends, staff believes that basis can be provided for 18 additional ministerial units from July 1, 2007 through June 30, 2013.

Basis

Financial feasibility

Second units are an economical way for owners to gain a secondary independent unit on their property, usually costing about \$75,000 to \$90,000 per unit. Although this is often more affordable than purchasing a secondary house, or even buying a duplex to replace an existing single-family home, it is still a large investment for most households. Commercial loans provided by a private lender may be with a higher interest rate than households can afford, but some of these costs can be outweighed by the income that can be generated with a second unit.

Developer/owner interest

Financial feasibility and opportunity indicate that many owners might be able to build a second unit, but some owners may determine that greater value is maintained on a lot by preserving its open space and/or the primary unit's total square footage. Second units often either occupy existing open space on a lot or cut into square footage of an existing home, unless provided in existing unused attic space or through second story additions.

Section 4 – Site Inventory and Local Resources to Address Housing Needs

Historical trends

In 1995, the City estimated the existence of about 53 second units. This number increased to approximately 137 units by the end of June 2007. Based on the City's development trend of second units that produces an average of seven units per year, four discretionary and three ministerial, the City believes that development of approximately 42 additional second units can be projected through June 30, 2013. This projection includes a minimum of 18 ministerial units based on the twelve-year local development trend of 3 ministerial second units each year. For purposes of the estimate for the City's RHNA, the City is only including projections related to ministerial second units which accounts for the 18 units included in the RHNA table from the previous section.

Other actions

To augment existing data used above as a means of providing basis, the City commits to the following actions of encouragement for the development of ministerial second units:

- Commitment to streamline planning review for such a project.
- Commitment to continued outreach and public education to the owners of low-density residential lots about their ability to develop a second unit, including: an article in the citywide newsletter, creation of a webpage, and handout distribution at City Hall.

Suitability and Availability of Sites for Housing

The sites included in the list found in Section 4.0 are already designated for residential uses by zoning. All of the sites listed in Table 37 have the entitlements necessary to develop the projected number and type of housing units. None of the sites listed in the table have environmental constraints that are likely to hold up residential development of the property, and all sites have been or will be reviewed in accordance with CEQA with the processing of entitlements. As shown in Table 41 in Section 4.2, all of the sites have zoning that permit residential either as a Permitted Use.

All of the sites have been determined to be developable, as demonstrated by either a submitted and in process planning application, or in most instances existing approval of necessary entitlements. Sites available for affordable housing and those required to provide affordable housing are shown in Table 37 based on the income levels met by the housing units to be developed. Units in very-low, low, and moderate income categories are counted based on city inclusionary housing requirements, affordable housing developments on land dedication sites restricted to affordable units, and other projects that provide densities of greater than twenty units per acre, as noted. All rental housing units are counted as moderate income housing units or lower income units if they include specific affordability restrictions, this is based on the inherent affordability provided through rental housing opportunities.

Non-vacant and underutilized land within and on the boundary of the City, both residential and non-residential was also analyzed by the Steering Committee. These sites were ranked into high, medium, and low priority groups based on the adopted planning principles provided in Section 1.1 of this Housing Element. These sites are not needed for the City to meet its RHNA, but are currently being considered by the City as potential housing sites.

Section 4 – Site Inventory and Local Resources to Address Housing Needs

City Infrastructure Resources

The City has adequate infrastructure capacity for the development of the 705 units listed in the Site Inventory Table above to meet the City’s RHNA, and furthermore has capacity for the 2,300 total units allowed by the City’s one-percent housing needs policy. In making an assessment of City capacity, the following resources were considered and summary information was provided to the Steering Committee that is included as

Appendix L:

- Wastewater Treatment Plant Capacity
- Sanitary Sewer System
- Stormwater Sewer System
- City Water System
- Transportation System
- Fire Protection
- Police Protection

Although large projects, that are not needed for the City’s RHNA, would require additional analysis and potential mitigation measures related to such things as street capacity/traffic impacts, sewer line connections, and other site-specific review items, overall capacity exists for the total number of housing units that could be developed during the current planning period.

Other Local Resources Available to Address Housing Needs

In addition to the sites and categories described above, the City and Redevelopment Agency also have both financial and land resources available for affordable housing production and general housing incentives.

Financial Resources

Details related to the majority of local housing resources are described in Section 3.7: Affordable Housing Units At-Risk and resources available for preserving units. In addition to those listed in that section, the General Redevelopment Housing Fund is also used to provide incentives for new projects within the Redevelopment Area, including infrastructure and sometimes financial assistance. Additionally, this fund is currently being used in local projects being proposed and analyzed by the Agency that could promote housing through revitalization and through mixed-use projects that include the actual provision of units.

Land

Another related resource for housing development is land owned by the City and Agency. Although the sites currently owned by the Agency for affordable housing are included in the Site

Section 4 – Site Inventory and Local Resources to Address Housing Needs

Inventory list at the start of this section, the City and Agency have additional sites that could be considered or used as resources for housing development.

4.23 Adequacy of Sites to Promote the Provision for a Variety of Housing Types

Zoning, size, and current use

The table below details the current zoning and general plan designation for each site listed in Table 37 above that designates housing sites to accommodate the City’s RHNA requirement. Table 41 below also describes the size, anticipated types of units to be provided, and any current use of the properties. The variety of zoning and types of units anticipated and in some instances already built on the sites listed below, ensures a variety of housing types to meet local housing needs. Ability to meet special needs is discussed further in Table 43. [For additional evaluation of how zoning, development standards and permit procedures encourage and facilitate a variety of housing types, see Section 5.0A Governmental Constraints.](#)

Section 4 – Site Inventory and Local Resources to Address Housing Needs

Table 41: Size, Use and Zoning of Sites to Accommodate RHNA

Site	Size	Current Use	Zoning and General Plan Designation	<u>Anticipated Housing Type</u>	<u>Environmental Constraints</u>
Certificate of occupancies issued since January 1, 2006 on non-duplicative units (detailed in Table 38 above)	Varies	Finished housing units	Multi-family and Single-family Housing, Residential	<u>Built as:</u> <u>132 SF</u> <u>63 MF</u>	<u>None</u>
Building permits issued from January 2006 through June 2007 (detailed in Table 40 above)	Varies	Under construction and finished housing units	Multi-family and Single-family Housing, Residential	<u>48 SF</u> <u>68 MF</u>	<u>None</u>
					<u>None</u>
					<u>None</u>
435 G Street (density of 30 units/acre)	0.28 acres	Under construction	Mixed Use, Core Area	<u>A mixed use building with 8 condominiums</u>	<u>None. CEQA already assessed in entitlement process</u>
Vacant Single-family lots as of 7/01/07 (detailed in Table 39 above)	Varies	Vacant, approved	Single-family Housing, Residential	<u>Construction of 6 moderate and 70 above-moderate single-family homes</u>	<u>None. CEQA impacts already assessed and processed under entitlement process</u>
Parque Santiago, remaining permits 325, 326, 331, 332, 337, 338, and 343 Serrano Terrace	1.8 acres	Under Construction	Single-family Housing, Mixed Use	<u>7 Single-family homes with space for home occupations</u>	<u>None. CEQA already assessed in entitlement process</u>
Willowbank 10, APN 069-100-026	7.15 acres	Vacant, approved	Single-family Housing, Residential	<u>Construction of 8 moderate and 22 above-moderate single-family homes, include a range from visitable to accessible</u>	<u>None. CEQA already assessed in entitlement process</u>
233 and 239 J Street *Bought with affordable housing funds, designated for this purpose.	Two 6,000 square foot lots	Vacant, Agency-owned, project in predevelopment	Duplex and Single-family Housing permitted, Historic District, Residential	<u>Construction and/or relocation of 4 moderate single-family homes</u>	<u>None Infill Lots. Categorically exempt from CEQA, zoning permits use</u>

Section 4 – Site Inventory and Local Resources to Address Housing Needs

Site	Size	Current Use	Zoning and General Plan Designation	Anticipated Housing Type	Environmental Constraints
2990 Fifth Street *Dedicated to the City to meet affordable housing requirement. Committed to local housing non-profit.	2.27 acres	Vacant, City-owned, project in predevelopment stages by local housing non-profit Agency provided assistance for predevelopment costs and over \$2 million more committed for construction.	Residential Zoning, application for final entitlements submitted	<u>Construction of office space with 28 low and moderate condominiums and single-family housing</u>	<u>None. CEQA already assessed in entitlement process, zoning permits use.</u>
4100 Hackberry Street *Dedicated to the City to meet affordable housing requirement.	1.08 acres	Vacant, City-owned project in predevelopment stages	Residential Zoning	<u>Construction of 13 low and moderate single-family housing</u>	<u>None. Dedication site for inclusionary housing, zoning permits use.</u>
404 E. Eighth Street (density of 22 units/acre)	0.34 acres	One Housing Unit (demolished), project approved	Multifamily Housing, Residential	<u>Construction of five units, net gain of 4 above-moderate units.</u>	<u>None. Infill lots. Categorically exempt from CEQA.</u>
Willowcreek Commons, APN 069-020-083	1.9 acres	Vacant, approved	Residential Zoning	<u>Construction of single-family housing, including 17 above-moderate and 4 moderate (2 visitable and 2 accessible) units</u>	<u>None. CEQA already assessed in entitlement process</u>
Cal Aggie House, 433 and 435 Russell Boulevard	0.801 total acres	One building (being maintained) with housing, offices, and meeting space, approved	Planned Development allowing a UCD Student Organization and Housing, Residential	<u>Construction of 11 multi-family housing units for students, including 2 low and 1 very low income units</u>	<u>None. Existing developed infill site.. Categorically exempt from CEQA.</u>

Section 4 – Site Inventory and Local Resources to Address Housing Needs

Site	Size	Current Use	Zoning and General Plan Designation	<u>Anticipated Housing Type</u>	<u>Environmental Constraints</u>
726 B Street	0.39 acres	Vacant, demolished pre-school building, project approved and under construction	Residential Zoning	<u>Construction of 5 above-moderate single-family units with secondary units, including one low income rental unit</u>	<u>None. Infill. Categorically exempt from CEQA.</u>
Ministerial Second Units ¹	Varies, often 6,000 to 8,000 square foot lots	Existing Single-family Units, approved based on established thresholds and requirements	Residential Zoning, often ministerial review sometimes use permit required	<u>Construction of a secondary unit that provides moderate income units for rent- 18 units estimated</u>	<u>None. Categorically exempt from CEQA.</u>
Oakshade, Parcel 1: APN 069-020-084 Parcel 2: APN 069-020-085 *Parcel 1: Bought by local housing non-profit with Agency loan of affordable housing funds, designated for this purpose. *Parcel 2: Dedicated to the City to meet affordable housing requirement. Committed to local housing non-profit.	Parcel 1: 2.56 acres Parcel 2: 0.75 acres	Both: Vacant, In planning application for necessary entitlements Agency provided financial assistance for purchase of Parcel 1 and additional assistance for predevelopment costs.	Both: Residential Use needs use permit, Business Park Zoning, Project is proposing a Rezone and change in Land Use Designation	<u>Construction of 69 Multi-family housing units for low and very-low income families</u>	<u>CEQA has been addressed through mitigations. Planning Application was approved in March 2009 and the development is proceeding with predevelopment stages.</u>
1207 and 1233 Olive Drive	2.52 acres combined	Both: Vacant, requires design review and final zoning	Both: Olive Drive Specific Plan allows residential uses	<u>49 Single-family units, including 10 moderate and 39 above-moderate</u>	<u>None. CEQA already assessed in zoning designation for this site, zoning permits use.</u>

1. Estimate for this category is based on market conditions, historical trends, and financial feasibility, specifics in Section 4.1.

Section 4 – Site Inventory and Local Resources to Address Housing Needs

While Table 41 above shows the variety of housing types that have been and will be accommodated during the current planning period. It also details some of the income groups to be assisted at each of the sites. There are varying income groups served by the sites provided. The following table, Table 42, assesses each site or site category's ability to provide housing to meet identified special housing needs. Each site was reviewed based on location, housing type, projected project financing and known project features. Existing temporary, transitional, and permanent housing options for the homeless population is included in Table 43 below.

Section 4 – Site Inventory and Local Resources to Address Housing Needs

Table 42: Ability to Address Special Housing Needs

Site	Ability to Address Special Housing Needs						
	Persons with Disabilities	Elderly	Farmworkers	Female-headed Households	Large Households	Homeless	Students
Certificate of occupancies issued since January 1, 2006 on non-duplicative units	60 units could serve due to unit features	Could serve, 67 units set aside for group		Could serve	33 units could serve due to unit size	21 units for those at-risk of being homeless	6 units are able to serve students, based on funding
Building permits issued from January 2006 through June 2007					45 could serve due to unit size	19 units for those at-risk of being homeless	19 units are able to serve students, based on funding
2610 Grambling Court-acquisition/ rehab (net increase)	With the rehab of the project, all 21 units serve mentally disabled households	Could serve due to unit type and features		Could serve		Special emphasis is on housing those at-risk of being homeless	
Farmworker Housing Units: 3328/3330 Biscayne Bay, 2761/2763 Feather Place, 627/629 Isla Place, 1235 Alice Street rehab/permanent affordability		Could serve	Set-aside as year-round farmworker housing	Could serve	Could serve due to unit size	Could serve those at-risk	
435 G Street (density of 30 units/acre)		Could serve		Could serve	Could serve based on unit size		Could serve
Vacant Single-family lots as of 7/01/07	Could serve	Could serve	Could serve	Could serve	Could serve based on unit size		Could serve
303 Ensenada Drive, remaining unit permits	Could serve	Could serve	Could serve	Could serve	Could serve based on unit size		Could serve

Section 4 – Site Inventory and Local Resources to Address Housing Needs

Site	Ability to Address Special Housing Needs						
	Persons with Disabilities	Elderly	Farmworkers	Female-headed Households	Large Households	Homeless	Students
Willowbank 10, APN 069-100-026	Could serve due to unit type and features	Could serve due to unit type and features	Could serve due to location	Could serve	Could serve based on unit size		
233 and 239 J Street		Could serve	Could serve	Could serve	Could serve		
2990 Fifth Street	Could serve	Could serve	Could serve	Could serve	Half of units could serve based on unit size		
4100 Hackberry Street	Set-aside for fully accessible ownership housing	Could serve	Could serve	Could serve	Could serve		
404 E. Eighth Street (density of 22 units/acre)		Could serve	Could serve	Could serve	Could serve		Could serve
Willowcreek Commons, APN 069-020-083	At least 2 units could serve, based on unit features	Could serve	Could serve	Could serve	Could serve		Could serve
Cal Aggie House, 433 and 435 Russell Boulevard	Could serve					Could serve students at-risk of being homeless	Set-aside for student housing
726 B Street	Could serve	Could serve	Could serve	Could serve	Could serve		Could serve
Ministerial Second Units	Could serve	Could serve	Could serve	Could serve			Could serve
Oakshade, Parcel 1: APN 069-020-084 Parcel 2: APN 069-020-085	Could serve	Could serve	Could serve	Could serve	Could serve	Could serve	
1207 and 1233 Olive Drive	Could serve	Could serve	Could serve	Could serve	Could serve		Could serve

Notes: Details of certificate of occupancies and building permits issued, as well as vacant single family parcels are in Tables 38-40. Estimates for the Ministerial Second Units and the Downtown In-fill categories are based on market conditions, historical trends, and financial feasibility. (See Section 4.1)

Section 4 – Site Inventory and Local Resources to Address Housing Needs

Table 43: Temporary and Permanent Housing Options for Davis Homeless

Site	Quantity	Type
1111 H Street	14 beds, including 12 for individual men and 4 for individual women available year-round	Transitional housing for single men and women
1111 H Street	2 beds available year-round, including 1 for men and 1 for women	Emergency beds for single men and women
512 Fifth Street	10 beds- cold weather season	Emergency shelter for eight single men and two single women
512 Fifth Street	1 unit during non-cold weather months	Transitional housing for one family
Sexual Assault and Domestic Violence Shelter	25 emergency and transitional beds provided year-round	Transitional housing for women and children
Rotating Interfaith Shelter at 5 participating congregations in Davis	25 beds provided during cold weather season	Emergency shelter for all homeless individuals, couples, and families
Yolo County Cold Weather Shelter at Wayfarer Center*	73 emergency beds, 25 for families and 48 for individuals provided year-round	Emergency shelter for all homeless individuals, couples, and families
Davis Community Meals Transitional Housing Units throughout Davis	9 units provided year-round	Transitional housing for all homeless individuals, couples, and families
Permanent extremely low income units for households at risk of homelessness and with one of the following disabilities: <ul style="list-style-type: none"> • mentally and physically • disabled • drug and alcohol abuse 	51 units provided year-round	Permanent housing for homeless and special needs households, 21 units set-aside for elderly
Total Resources	75 units and beds of transitional and permanent housing to address people at-risk of homelessness 135 emergency beds (100 provided year-round)	These units serve a variety of needs (emergency, transitional, and permanent options) and household types (single adults, families, and children).

**Although this service is provided outside of Davis, the City contributes to the provision of this service through a countywide homeless coalition project, and offers bus vouchers to homeless individuals interested in utilizing this service in Woodland.*

Section 4 – Site Inventory and Local Resources to Address Housing Needs

In addition to the countywide shelter that is supported by the Yolo County Coalition on Homelessness, the coalition also supports a staff position that coordinates services and assists service and housing providers with funding applications in order to strengthen Yolo County’s support system for homeless households.

Emergency shelters are conditionally allowed in all residential and commercial districts within the city. The review and approval of a conditional use permit (CUP) takes from four to eight weeks. The process involves the filing of a complete application, the staff review and report writing for the Planning Commission review and determination on the application. Decisions of the Planning Commission may be appealed to the City Council. Thus far, CUPs for current and former locations of the Davis Community Meals shelter were approved in the Core Residential Infill, Mixed Use, and Residential Garden Apartments zoning districts.

Transitional housing is considered a residential use and therefore permitted in any residential district. Davis Community Meals currently has nine transitional housing units in single-family and multifamily zoned areas. All were allowed by right with no city planning review.

The city has approved all three conditional use permit applications submitted for emergency shelters. Conditions of approval placed have required neighborhood notice of changes in operations and policies to reduce loitering and inappropriate behavior within the neighborhood, and measures to ensure that the premises are healthy and well-maintained.

The typical conditions of approval that the city places on most conditional use permit applications include the following:

- Obtaining building permit prior to occupancy,
- Ensure that the developed project is in substantial compliance with the approved plans,
- The use will not constitute a nuisance and be detrimental to adjacent properties, and
- Other site/project specific conditions may apply to address issues raised due to the project, such as adequate on-site parking, open space and landscaping being provided.

All conditional use permit applications are reviewed subject to the standard of the city Zoning Ordinance, which states:

40.30.030 Considerations in issuing. In considering an application for a conditional use or nonconforming use, the planning commission or city council shall give due regard to the nature and condition of the proposed or existing use and all adjacent uses and structures. The planning commission or city council may deny an application for a conditional use. In authorizing a conditional use, the planning commission or city council may impose such requirements and conditions with respect to location, construction, maintenance and operation, in addition to those expressly stipulated in this chapter for the particular use, as the planning commission or city council may deem necessary for the protection of adjacent properties and the public interest.

40.30.080 Issuance.

(a) The planning commission or city council shall issue a conditional use permit provided the planning commission or city council is satisfied that the proposed structure or use conforms to the requirements and intent of this chapter and the city master plan, that any additional conditions and requirements stipulated by the planning commission or city council have been or will be met, and that such use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the public welfare of the community.

(b) The planning and building director shall ensure that the development and use is undertaken and completed in compliance with such permit.

All conditional use permit applications, including those for emergency shelter housing projects are evaluated based on the above listed Zoning Ordinance criteria.

As explained previously, transitional housing is a residential use and therefore permitted in any residential district.

This cold weather season the City also received a Temporary Use Permit application for an interfaith rotating shelter group consisting of five host congregations and a sixth site for in-take, working together and proposing to provide emergency shelter in a rotating manner at each site for up to one week at a time during the nights from December 16th to February 23rd. This permit was processed with community outreach, including neighborhood meetings, and was approved with conditions attached related to fire and building code requirements.

4.34 Site Alternatives: Other Options for Housing Production

While the sites listed Section 4.1 are more than able to satisfy the City’s RHNA for this planning period, as part of the Steering Committee’s work they have also identified other existing opportunities for housing units, and provided a prioritized list of potential housing sites that were ranked using the adopted principles listed in Section One.

Other Existing Opportunities

The Site Alternatives listed below in Table 44 are other existing opportunities within categories of development: discretionary second units, R-2 Residential One and Two Families and R-3 Residential Multi-family Underutilized Properties, and opportunities in existing Neighborhood Shopping Centers. Each estimate for these categories is based on historical data, existing opportunity, and financial feasibility.

Section 4 – Site Inventory and Local Resources to Address Housing Needs

Table 44: Site Alternatives- Other Existing Opportunities

Site	Rental	Ownership	Total	Opportunity
Other Existing Opportunities				
Discretionary Second Units	24		24	Opportunity for second units exists throughout the city on approximately 8,500 lots. Discretionary units require a conditional use permit approval by the Planning commission.
R-2 and R-3 Zoned Underutilized Properties	24	10	34	Opportunity for 302 units on these properties exists and would only require an administrative design review if zoning standards are met by new development.
Neighborhood Shopping Centers	20		20	Opportunity exists in five local shopping centers for up to 231 units under existing zoning.
Total for other existing opportunities	68	10	78	

The categories provided at the top of the table above, denote existing opportunities for residential development that staff analyzed for the Steering Committee as part of this update. Details for each category and a basis for the estimate included are provided below.

Discretionary Second Units

Under existing zoning, secondary residential units are permitted within low-density residential districts without need for planning entitlements, if they meet the conditions listed above for ministerial units. Over half of the secondary units that are approved or built each year are done so after a discretionary review is carried out and approval is granted. The majority of discretionary second units do not qualify as ministerial units due to one of both of the following factors:

- Second unit exceeds the maximum of 500 square feet, in particular the threshold that no more than 325 square feet of new living space be added.
- Addition of the second unit conflicts with other planning conditions related to lot coverage and floor area ratio maximums for the lot.

With approximately 74% of the City’s single-family lots at least six thousand square feet or more (approximately 8,532 lots), there is great opportunity for the development of second units within low-density residential neighborhoods under existing zoning. Given the financial feasibility, developer/owner interest, and historical trends, staff has determined that without additional actions basis can be provided for an estimate of 24 additional discretionary units through 2013.

Basis

Financial feasibility

Second units are an economical way for owners to gain a secondary independent unit on their property, usually costing about \$75,000 to \$90,000 per unit. Although this is often more affordable than purchasing a secondary house, or even buying a duplex to replace an existing single-family home, it is still a large investment for most households. Commercial loans provided by a private lender may be with a higher interest rate than households can afford, but perhaps these costs can be outweighed by the income that can be generated with a second unit.

Developer/owner interest

Financial feasibility and opportunity indicate that owners might be able to afford a second unit, but additionally owners can determine that greater value is maintained on a lot by preserving its open space or the original unit’s total square footage. Second units often either occupy existing open space on a lot or cut into square footage of an existing home, but are not required to do either.

Historical trends

In 1995, the City estimated the existence of about 53 second units. Based on trends demonstrated since then that average about seven units per year, staff believes that approximately 42 additional second units can be justified up to 2013. This includes 24 discretionary units based on the current trend of an increase of 4 discretionary second units each year.

Table 45: Second Units Historical Trends

Year	Second Unit Estimate	Rate Of Increase
June 1995	53 second units	N/A
June 2007	137 second units	7 units per year (4 discretionary units per year)
June 2013	179 second units (an increase of 42 units)	Continued trend of 7 units per year

R-2 Zoned Underutilized Properties

The study area is comprised of the University Park #2 through 4 subdivisions, and the “Old North” and “Old East” neighborhood areas Appendix M. The University Park #2-4 subdivisions are approximately bounded by Antioch Drive on the north, Miller Drive on the east, West Eighth Street on the south, and Oak Avenue on the west. “Old North” is generally bounded by Seventh Street on the North, G Street on the east, Fifth Street on the south, and B Street on the west. “Old East” is generally bounded by Yale Drive on the North, L Street on the east, Second Street on the south, and H Street on the west.

Rationale for choosing the study area

The purpose in looking at the R-2 districts is to determine if additional potential exists for additional residential units. All R-2 zoned properties are permitted to have up to two dwelling units. In order to make a determination of potential, an R-2 zoned lot must either be vacant or contain only one dwelling unit. The City looked at all of the current R-2 zoned districts for either vacancy or the potential to build another primary dwelling unit. Of all the R-2 districts,

Section 4 – Site Inventory and Local Resources to Address Housing Needs

the three chosen had the highest rates of R-2 zoned properties currently utilizing a single family residential use. Therefore these areas have the greatest potential for additional development under the existing zoning and General Plan Land Use designation. Other areas reviewed were nearly all in duplex use (that is, fully utilizing their potential under R-2 zoning for two dwelling units per lot). No other factors were considered in selecting the study areas.

Projection

It is important to understand that this study only considers second primary dwelling units and not second accessory dwelling units. Because all additions in R-2 zones require discretionary review, any second accessory dwelling units were included within the discretionary second unit category.

Under existing zoning and General Plan land use designation there are 296 residential lots within the study area. Of these lots there are 225 lots that are able to add a second primary unit. Please note that the apartment sites in the “Old East” neighborhood have been removed from the lots for the purposes of the calculating a projection. Based on this statistic, it follows that a total of 225 units could potentially be built within existing underutilized R-2 zoned neighborhoods. However, when the financial feasibility, developer and owner interest, and historical trends are taken into consideration, staff has determined that an estimate of 10 units through 2013 is a reasonable projection.

Basis

Financial feasibility

Second primary dwelling units are a way for owners to gain a second independent unit on their property, usually costing about \$200,000 to in excess of \$250,000 per unit. Although constructing a second primary dwelling unit is often more affordable than purchasing a second house, it is still a large investment for most households. Commercial loans provided by a private lender may be with a higher interest rate than households can afford, but perhaps these costs can be outweighed by the income that can be generated with a second primary dwelling unit.

Developer/owner interest

Financial feasibility and opportunity indicate that property owners have been able to afford a second primary dwelling units, but less so than second accessory dwelling units. Property owners may determine that preserving open space or adding floor area to the existing primary dwelling unit would be preferable than creating second primary dwelling units. Second primary dwelling units typically occupy existing open space or floor area of the existing primary dwelling unit.

Historical trends

The City established a time period of January 2000 to June of 2007, to gather historical data for the study areas. As noted above, staff did not include in the historical record the second accessory dwelling units constructed in these areas during the time period specified. The City found that for the three study areas, only 10 additional second primary dwelling units were constructed during this time frame. We note that the Housing Element update covers a time

Section 4 – Site Inventory and Local Resources to Address Housing Needs

period of 7.5 years (January 2006 to June 2013). The historical data collected was for the 7.5 year period from January 2000 to June 2007.

No additional incentives or changes in zoning to facilitate greater interest in building second accessory dwelling units or second primary dwelling units, then there is no greater likelihood of more units being constructed than what has been constructed historically.

R-3 Zoned Underutilized Properties

The study area is comprised of portions of the Bowers Acres Subdivision. The area is bounded mostly by Ninth Street and some of Tenth Street on the north, H Street on the east, mostly Seventh Street and some of Eighth Street on the south and B Street on the west. A map of the area is included as Appendix N.

Rationale for choosing the study area

The purpose in looking at the R-3 districts is to determine if potential exists for additional residential units in R-3 zoned properties. In order to make this determination, an R-3 zoned lot must either be vacant or contain less than three dwelling units, since all R-3 zoned properties are permitted to have three or more dwelling units. The City looked at all of the currently zoned R-3 districts for either vacancy or the potential to build additional dwelling units. This area became the only area for further study because it had the greatest number of under-utilized properties (not multi-family).

Projection

Under existing zoning and General Plan land use designation there are 88 R-3 lots within the study area. Of these R-3 lots, there are 43 lots currently with multi-family uses, 7 lots with office and church uses, 23 with single family residential use only, and 15 with duplex use. For the purposes of this study, only the 38 lots with single family and duplex residential uses were evaluated. The methodology used to determine the capacity of these lots was to take the total area of the lots, multiply the area by the allowable floor area ratio, then divide the outcome by the amount of area per unit (1,000 square feet) required parking and open space per unit (equivalent to 950 square feet). Performing these calculations yields a raw number of 77 units. However, because 53 units already exist upon these lots, a net gain of 24 units would be realized. This number is lower than the historical trends within this area. It appears likely that financial feasibility and developer interest will remain relatively consistent. Taken into account with the historical trends, the City finds that an estimate of a net gain of 24 units through 2013 is reasonable.

Basis

Financial feasibility

For all of the underutilized properties within the study area, additional units are a way for owners to gain income on their property. The cost of constructing additional units varies from about \$150/square foot to \$200/square foot based upon the number of stories involved, existing site conditions, and size of potential projects. Using this information, an additional 1,000 square foot unit could cost approximately \$150,000 to \$200,000. In cases where a single family residence exists and sufficient area is available to build two or more additional units, the costs will begin at

Section 4 – Site Inventory and Local Resources to Address Housing Needs

approx. \$300,000, not including site preparation, demolition, and plan preparation costs. With these costs, the number of investors able to develop lots with these types of opportunity is limited. Commercial loans provided by a private lender may be provided with a higher interest rate than many individual property owners can afford, but perhaps these costs can be outweighed by the income that can be generated with additional dwelling units. R-3 lots do not have a specific unit maximum, and development of these lots are only limited by zoning standards and General Plan maximum densities.

Developer/owner interest

Financial feasibility, opportunity, and historical trends indicate that property owners have been able to afford expanding the number of dwelling units in this area. Individual property owners may determine that preserving open space or adding floor area to the existing primary dwelling unit are preferable to developing additional dwelling units. Additional dwelling units typically occupy existing open space or floor area of the existing primary dwelling unit. It should be noted that within this district, a variety of housing types and other uses exist that may be conducive to the development of increased density. Ultimately, developer/owner interest will be dependent upon the cost to potential income ratios, as well as individual goals and preferences.

Historical trends

Staff established a time period of January 2000 to June of 2007, to gather historical data for the study area. Staff found that for the study area, 33 additional dwelling units were constructed from this timeframe. We note that the Housing Element update covers a time period of 7.5 years (January 2006 to June 2013). The historical data collected was for the 7.5 year period from January 2000 to June 2007.

No additional incentives or changes in zoning to facilitate greater interest in building additional dwelling units, then there is no greater likelihood of more units being constructed than what has been constructed historically.

Neighborhood Shopping Centers.

This study area focused upon all of the existing neighborhood shopping centers that already permit by zoning additional development for residential use. The sites are identified in light gray on the map in Appendix O. The following five shopping centers are included in the study area:

1. Westlake Plaza (1260 and 1340 Lake Boulevard)
2. Davis Manor (1600, 1610, 1620, 1640, 1720, 1730, 1740, 1750, 1760, 1765, 1770, 1774, 1776, 1790 and 1800 East Eighth Street)
3. University Mall (705, 737, 757, 803, 805, 825, 871, 875, 865, 885 Russell Boulevard)
4. Oakshade Commons (2101, 2107, 2121, 2135, 2151, 2172, 2181, 2191 Cowell Boulevard)
5. Alhambra Center (recently approved and undeveloped- located on the northwest corner of the intersection of Mace and Alhambra, 4503 Alhambra Drive)

Section 4 – Site Inventory and Local Resources to Address Housing Needs

These sites were analyzed to determine how much potential exists for residential units in Neighborhood Commercial zoned properties within the city where residential uses are permitted by zoning. In order to determine the maximum potential for residential units, the existing floor area ratio (FAR) was determined by comparing floor area of the existing buildings on a given Neighborhood Commercial zoned center against the square footage of the property. The maximum permitted floor area ratio of 65% (FAR) for mixed use development is applied to determine how much additional floor area can be constructed upon the site. In each case, it is assumed that the only additional floor area added to the site would be for residential use. For the projection, it is assumed that the average residential dwelling unit will be approximately 1,000 square feet with two bedrooms. Standard assumptions are made to account for the space needed for the parking and open space required for each unit, based upon existing city standards.

Under existing zoning, buildings with up to three stories are permitted within the neighborhood commercial zones. There are no density caps on residential units. However, there are limitations in the amount of dwelling units permissible in each neighborhood commercial center as established either by the site's zoning or designation in the General Plan. The table below provides those residential limitations. Using the current zoning standards, residential limitations, and assumptions for space needed for parking and open space, the existing maximum capacity for shopping centers that currently allow residential units is a range of 173 – 231 dwelling units.

Section 4 – Site Inventory and Local Resources to Address Housing Needs

Table 46: Neighborhood Shopping Centers Residential Potential

<u>Neighborhood Shopping Centers</u>	<u>Zoning</u>	<u>General Plan/ Land Use</u>	<u>Limits to Residential Use by Zoning</u>	<u>Limiting Restriction by General Plan</u>	<u>Theoretical Potential # of Residential Units (1,000 sf/unit) with 950 sf/unit for open space and parking</u>
<u>Davis Manor- 1600, 1610, 1620, 1640, 1720, 1730, 1740, 1750, 1760, 1765, 1770, 1774, 1776, 1790 and 1800 East Eighth Street</u>	<u>Commercial</u>	<u>Community Commercial</u>	<u>Restricted to 2nd Story</u>	<u>FAR – GP 65% residential use limited to 49%</u>	<u>23 – 39 units</u>
<u>Westlake- 1260 and 1340 Lake Boulevard</u>	<u>PD 10-81</u>	<u>Neighbor-hood Retail</u>	<u>12 Units</u>	<u>Zoning</u>	<u>12 units</u>
<u>University Mall- 705, 737, 757, 803, 805, 825, 871, 875, 865, 885 Russell Boulevard</u>	<u>PD 2-97</u>	<u>Community Commercial</u>	<u>Restricted to 2nd Story</u>	<u>FAR – GP 65% residential use limited to 15%</u>	<u>45 – 66 units</u>
<u>Oakshade-2101, 2107, 2121, 2135, 2151, 2172, 2181, 2191 Cowell Boulevard</u>	<u>PD 5-95</u>	<u>Neighbor-hood Retail</u>	<u>Restricted to above 1st floor</u>	<u>FAR – GP 65% residential use limited to 49%</u>	<u>59 – 71 units</u>
<u>Mace and Alhambra- northwest corner of the intersection of Mace and Alhambra, 4503 Alhambra Drive</u>	<u>PD 1-04</u>	<u>Neighbor-hood Retail</u>	<u>Restricted to above 1st floor</u>	<u>FAR – GP 65% residential use limited to 49%</u>	<u>34 – 43 units</u>
<u>Maximum Residential Capacity</u>					<u>173 – 231</u>

Capacity Assumptions Used:

Residential units average 1,000 square feet and two bedrooms. Parking and open space require an additional 950 square feet of area per unit on the lot.

Actual residential development could vary dependent based upon whether units are built to the maximum potential FAR for a given site, or if the residential projects are built to occupy the maximum floor area permitted with the existing commercial floor space. The amount of FAR permitted in residential varies between sites, but is generally limited to 49% of the total floor area on the site with the exception of University Mall and Westlake Plaza, which have differing limits to the amount of residential that can be built. University Mall has a Community Retail land use designation in the General Plan and is limited to 15% of the 65% FAR permitted for mixed use on the site. Westlake Plaza is limited to a maximum of twelve dwelling units by zoning.

Despite the larger capacity for potential units in neighborhood shopping centers, more recent trends in the downtown area have shown scattered one to two unit projects and mixed-use development, with a new project every one to two years that typically includes five to eight residential units. Developer interest has been steady in recent years. Future interest will hinge on construction costs and market demand, and if local developers find a profitable niche in mixed-use development. Given the financial feasibility, developer/owner interest, and historical trends, staff has determined that an estimate of 20 units through 2013 is a reasonable projection in the City's neighborhood shopping centers. Staff's estimate is based on existing zoning and does not include added development potential if additional incentives or changes in zoning were carried out in order to facilitate greater interest in residential development.

Basis

Financial feasibility

Construction costs have increased in recent years and in most projects exceeds \$200 per square foot. This is true also of neighborhood commercial centers, where there are likely to be additional costs including demolition, parking, and costs of vertical development.

Developer/owner interest

The city has seen a steady occurrence of mixed use projects in downtown from local developers. Additionally, residents within the core-commercial and mixed-use areas have consistently applied to increase residential units on their property. The city continues to have historically low vacancy rates for apartments. As infill sites become less available, pressure to explore developing neighborhood shopping centers with housing units as part of mixed use projects are likely to increase.

Historical trends

There is no direct historical data from which to draw. This type of development is considered a mixed use product. Over the last seven and one-half year period, approximately 23 residential units have been built in mixed-use developments with retail and office uses on the ground floor. All of these mixed-use projects were developed in the downtown area. For the purposes of creating historical data staff believes that it is reasonable to utilize the historical numbers from

Section 4 – Site Inventory and Local Resources to Address Housing Needs

the mixed use developments in the downtown, as mixed-use developers will need to utilize both downtown and neighborhood commercial centers for future opportunities.

Other Steps to Identify Potential Housing Sites

The City Council-appointed Steering Committee has been reviewing other potential housing sites using the goals and principles, stated in Section 1. Their review of other sites resulted in a Committee ranking of priority sites for future housing development. That ranked list was provided to the community for feedback at Workshop #2 held on January 24, 2008. After review of comments from the community and further consideration of the group’s overarching goals and principles, the Steering Committee is refining their ranked list of potential housing sites for consideration and action by the Planning Commission and City Council. None of these potential housing sites are needed for the City to meet its Regional Housing Needs Allocation (RHNA). The Steering Committee is offering its recommendation to allow the City Council to plan for local housing needs.

As a vehicle for long range planning, the City Council has ranked a series of sites for use in considering general plan amendments and projects. For the sake of the Housing Element, these sites are a source of alternative residential opportunity sites. The sites are grouped into three groups; those ripe for development within this planning period (pre-2013 also noted as the “Green Light” sites), those potentially available, but only to be considered as needed pre-2013 (“Yellow Light” sites), and those that are not needed prior to 2013 (“Red Light” sites). Applications for all projects in the “Green Light” group sites would be processed as submitted and permits would be released on a first-come, first-served basis of approved projects within the “Green Light” list. The second group is the “as needed” or “Yellow Light” sites. While these sites are available for development, they are not all considered necessary for this planning period (through 2013). And the last group is the “Red Light” sites. Generally these would not be considered for development until after the adoption of the next General Plan (around 2013). Council may consider projects on these sites with special feature or unique characteristics but because they are ranked lower on the list, there would need to be a good reason to consider them. Table 47 below lists the “yellow light” and “red light” sites as well as the “green light” sites, which are those recommended for housing. The location of each of these sites is shown in the Figure 4.1 below. For more information on each sites, refer to Appendix S.

Section 4 – Site Inventory and Local Resources to Address Housing Needs

Table 47: Alternative Residential Opportunity Sites

<u>Map Key</u>	<u>Rank</u>	<u>Site Description</u>	<u>Recommended General Plan Land Use Overall Density</u>	<u>Existing Zoning Designation</u>	<u>Development Potential</u>
SECONDARY SITES – Additional Sites Recommended For Housing (“Green Light”)					
<u>1</u>	<u>Green</u>	<u>DJUSD Headquarters, B Street</u>	<u>Residential High</u>	<u>R-2CD, Two-Family Residential with conservation overlay district</u>	<u>Underutilized / Previous Owner Interest</u>
<u>2</u>	<u>Green</u>	<u>Kennedy Place</u>	<u>Residential Medium</u>	<u>PD 11-82, Office</u>	<u>Vacant / Owner Interest</u>
<u>4</u>	<u>Green</u>	<u>Nugget Fields, Wildhorse</u>	<u>Residential Medium</u>	<u>PD 3-89, Elementary School</u>	<u>Underutilized / Owner Interest</u>
<u>5</u>	<u>Green</u>	<u>Sweet Briar Drive</u>	<u>Residential High</u>	<u>PD 14-80, Central Commercial</u>	<u>Vacant / Owner Interest</u>
<u>6</u>	<u>Green</u>	<u>Second Units- Increases With Program Changes Re: Discretionary Units</u>	<u>Residential Low</u>	<u>Single-Family Residential</u>	<u>Underutilized</u>
<u>8</u>	<u>Green</u>	<u>Downtown – Increases With Plan / Zoning Changes</u>	<u>Core Area Specific Plan</u>	<u>Central Commercial, Mixed Use & Res</u>	<u>Underutilized</u>
<u>9</u>	<u>Green</u>	<u>PG& E Service Center, Fifth and L St.- Mixed Uses</u>	<u>Residential High</u>	<u>I, Industrial</u>	<u>Underutilized / Owner Interest</u>
<u>10</u>	<u>Green</u>	<u>Transit Corridor – Anderson Road</u>	<u>Residential High</u>	<u>Single-Family & Two Family Residential</u>	<u>Underutilized</u>
<u>11</u>	<u>Green</u>	<u>Simmons, E. Eighth Street</u>	<u>Residential Medium</u>	<u>PD 8-07, Residential</u>	<u>APPROVED, Underutilized / Owner Int.</u>
<u>12</u>	<u>Green</u>	<u>City / DJUSD Corp Yards, E. Fifth Street</u>	<u>Residential Medium</u>	<u>C-S, Commercial Service</u>	<u>Underutilized /Owner Interest</u>
<u>13</u>	<u>Green</u>	<u>RHD Zone, Oxford Circle (net increase)</u>	<u>Residential Higher</u>	<u>R-H-D, Residential High Density</u>	<u>Underutilized /Owner Interest</u>
<u>14</u>	<u>Green</u>	<u>Fifth Ave Place (net increase)</u>	<u>Residential High</u>	<u>PD R-2, Two-Family Residential</u>	<u>Underutilized /Owner Interest</u>
<u>15</u>	<u>Green</u>	<u>Willowbank Church, Mace Blvd.</u>	<u>Residential Medium</u>	<u>PD 4-92, Public/Semi Public</u>	<u>Vacant / Owner Interest</u>
<u>16</u>	<u>Green</u>	<u>Civic Center Fields, B Street</u>	<u>Residential Medium</u>	<u>R-1-6, Single-Family Residential</u>	<u>Vacant / Owner Interest</u>
<u>17</u>	<u>Green</u>	<u>Willow Creek, Neighborhood Commercial</u>	<u>Residential Medium</u>	<u>PD 6-87, Neighborhood Retail</u>	<u>Vacant</u>
<u>18</u>	<u>Green</u>	<u>Nishi Property - Option With Access Via UCD Only</u>	<u>Residential Higher</u>	<u>A-1, Agriculture (Yolo County)</u>	<u>Vacant /Owner Interest</u>
<u>19</u>	<u>Green</u>	<u>Oakshade Affordable Housing, Cowell Boulevard</u>	<u>Residential Medium</u>	<u>PD 12-87, Light Industrial</u>	<u>APPROVED, Vacant / Owner Interest</u>
<u>20</u>	<u>Green</u>	<u>Neighborhood Shopping Center – Increases With Plan / Zoning Changes</u>	<u>Neighborhood Retail</u>	<u>Neighborhood Retail</u>	<u>Underutilized</u>

Section 4 – Site Inventory and Local Resources to Address Housing Needs

<u>Map Key and Rank</u>	<u>Site Description</u>	<u>Recommended General Plan Land Use Overall Density</u>	<u>Existing Zoning Designation</u>	<u>Existing Improvements/ Development Potential</u>
ALTERNATE SITES – To Be Considered Only If Needed Prior to 2013 (“Yellow Light” Sites)				
<u>21</u>	<u>Lewis Cannery</u>	<u>Residential Medium</u>	<u>PD 1-00, Industrial Uses</u>	<u>Owner Interest</u>
<u>22</u>	<u>Wildhorse Horse Ranch</u>	<u>Residential Medium</u>	<u>PD 3-89, Horse Ranch (rezone to residential in process)</u>	<u>Owner Interest</u>
<u>23</u>	<u>Willowbank Church, NW Corner Mace Boulevard and Montgomery Avenue</u>	<u>Residential Medium</u>	<u>PD 4-92, Public/Semi-public</u>	<u>Vacant</u>
<u>24</u>	<u>2726 Fifth St., East of “Konditorei” Bakery</u>	<u>Off. / BP / Mixed Use</u>	<u>PD 4-88, Industrial Research</u>	<u>Vacant / Owner Interest</u>
<u>25</u>	<u>Ott, Cowell Boulevard (includes SE parcel and part of NW parcel)</u>	<u>Residential Medium (SE) & Residential High (NW)</u>	<u>PD 12-87, Commercial Mixed Use (NW) & PD 7-95, Office, Light Industrial, Research and Commercial Service (SE)</u>	<u>Vacant / Owner Interest</u>
<u>26</u>	<u>Signature Properties Site</u>	<u>Residential Medium</u>	<u>AP, Agricultural Preserve (Yolo County)</u>	<u>Vacant / Owner Interest</u>
<u>27</u>	<u>NE Corner of Mace and Cowell Boulevards</u>	<u>Com. Retail / Mixed Use</u>	<u>AC, Auto Center</u>	<u>Vacant</u>
<u>28</u>	<u>Nishi Property Option With Access Via Olive Dr. Only</u>	<u>Residential Higher</u>	<u>A-1, Agriculture (Yolo County)</u>	<u>Vacant / Owner Interest</u>
<u>29</u>	<u>Little League Fields, F Street</u>	<u>Residential High</u>	<u>R-1-6, Single Family Residential</u>	<u>Underutilized /Owner Interest</u>
<u>30</u>	<u>Willow Creek Light Industrial, Chiles Road (south half of site only)</u>	<u>Residential Medium</u>	<u>PD 6-87, Office-Research</u>	<u>Vacant</u>
<u>31</u>	<u>Covell Village Site – Option To Top Of Lewis Cannery Site</u>	<u>Residential Medium</u>	<u>ML, Limited Industrial (Yolo County)</u>	<u>Owner Interest</u>
<u>32</u>	<u>Seiber, Cowell Boulevard (south half of site only)</u>	<u>Residential Medium</u>	<u>PD 12-87, Industrial Research</u>	<u>Vacant / Owner Interest</u>

Section 4 – Site Inventory and Local Resources to Address Housing Needs

<u>Map Key and Rank</u>	<u>Site Description</u>	<u>Recommended General Plan Land Use Overall Density</u>	<u>Existing Zoning Designation</u>	<u>Existing Improvements/ Development Potential</u>
SITES NOT NEEDED PRIOR TO 2013 (“Red Light” Sites)				
<u>33</u>	<u>Parlin - With On-Site Ag Mitigation</u>	<u>Residential Medium</u>	<u>A-1, Agriculture (Yolo County)</u>	<u>Owner Interest</u>
<u>34</u>	<u>Lin Boschken - With On-site Ag Mitigation</u>	<u>Residential Medium</u>	<u>A-1, Agriculture (Yolo County) and AP, Agricultural Preserve (Yolo County)</u>	<u>Owner Interest</u>
<u>35</u>	<u>West of Stonegate - With On-site Ag Mitigation</u>	<u>Residential Medium</u>	<u>A-1, Agriculture (Yolo County) and AP, Agricultural Preserve (Yolo County)</u>	<u>Owner Interest</u>
<u>36</u>	<u>Oeste Ranch - With On-site Ag Mitigation</u>	<u>Residential Medium</u>	<u>AP, Agricultural Preserve (Yolo County)</u>	<u>Owner Interest</u>

**Note: The Grande School Site and Verona at Mace Ranch (map key #3 and #7) were removed from the above list because they were recently granted approvals for residential development consistent with previously provided Regional Housing Needs Assessment information.*

1. The recommended General Plan land use overall density categories correspond with the following housing unit types:

Residential Low= This density supports developments with single-family units on lots within more of a traditional subdivision. The corresponding residential district (as listed in Section 5 Governmental Constraints), are R-1 and R-R.

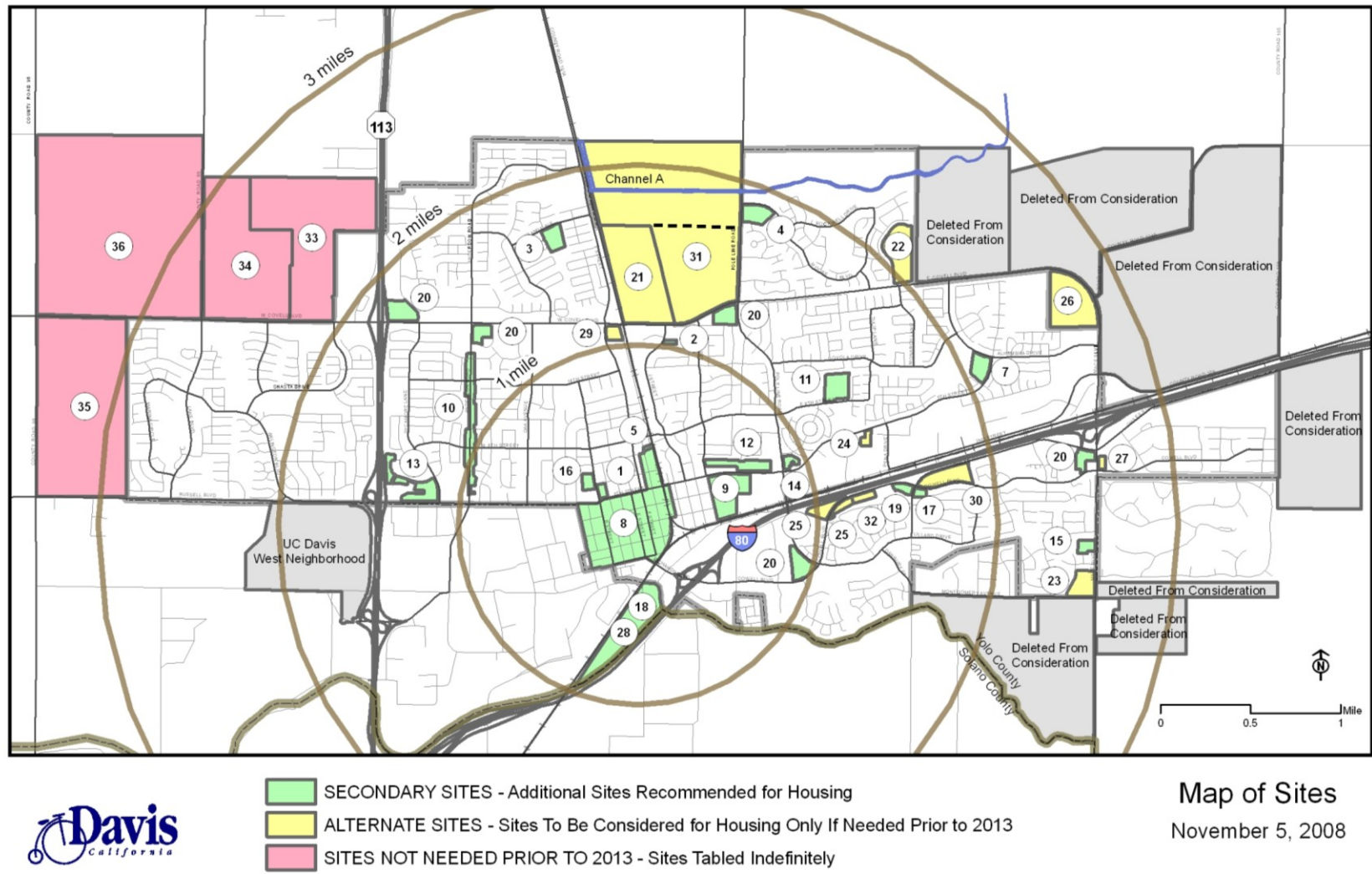
Residential Medium – This density supports developments with single-family units as well as duplex, single-family attached, mobilehome, small cottage condominium projects, and some low-rise apartments. The corresponding residential districts (as listed in Section 5 Governmental Constraints) are R-2, R2-MH, R-3, and M-U.

Residential High – This density primarily supports developments with high-rise apartment buildings or condominium units. The corresponding residential district (as listed in Section 5 Governmental Constraints), are R-3, R-HD, R-C, C C and M-U.

2. A subdivision is where an existing lot or parcel can be divided into 2 or more residential lots or parcels. Based solely on the size of each site and the unit density that each site can accommodate, and without relation to ranking, Sites 2, 3, 4, 7, 9, 10, 11, 12, 14, 15, 16, 17, 18/28, 21, 22, 23, 24, 25, 26, 29, 30, 31, and 33-36 could accommodate a subdivision.

Section 4 – Site Inventory and Local Resources to Address Housing Needs

Figure 4.1: Alternative Residential Opportunity Sites Locations



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