

Summary of Relevant General Plan Policies

Document #10, City of Davis General Plan / Housing Element Update

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Brief summary by staff of major principles found in the General Plan (see the list of relevant policies in table):

1. Small, compact city with slow growth and surrounded by farmland and habitat, with separate identity from surrounding communities.
2. Greenway system.
3. Pedestrian-oriented and vital core which is the primary retail, office and cultural center.
4. Neighborhoods with schools, parks, greenbelts and shopping.
5. Mix of housing types, including affordable housing.
6. Balanced transportation system.
7. Conservation of energy and resources (in planning and building, transportation, recycling and water).

Category	Policy
Visions: Small Town Character	<p>Vision 2</p> <ul style="list-style-type: none"> ▪ Maintain Davis as a cohesive, compact, university-oriented city surrounded by and containing farmland, greenbelts, natural habitats and natural resources. ▪ Maintain a strong, vital, pedestrian-oriented and dynamic downtown area. ▪ Encourage carefully-planned, sensitively-designed infill and new development to a scale in keeping with the existing city character.
Visions: Distinct Neighborhood Identity	<p>Vision 6</p> <ul style="list-style-type: none"> ▪ Preserve and create an array of distinct neighborhoods so that all residents can identify a neighborhood that is “home” for them. ▪ Promote in each neighborhood a diversity of housing options that will enable people with a wide range of needs, economic levels, cultural identities and ages to live in Davis.
Visions: Neighborhood- oriented Transportation System	<p>Vision 8</p> <p>Promote alternative transportation modes such as bicycling, walking, public transit and telecommuting.</p>
Visions: Regional Context	<p>Vision 12</p> <p>Maximize available resources through joint planning with other agencies and jurisdictions.</p>
Principles Used in Creating Land Use Map	<p>Principle 1</p> <p>Provide land use and zoning categories to generally reflect existing densities and to allow for a broad range of housing types, configurations and densities.</p> <p>Principle 2</p> <p>Focus growth inward to accommodate population increase. Infill development is supported as an appropriate means of meeting some of the city’s housing needs.</p> <p>Principle 3</p>

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	<p>Create and maintain housing patterns that promote energy conserving transportation methods.</p> <p>Principle 4 Accommodate new buildings with floor area ratios that can support transit uses, especially within ¼ mile from commercial areas and transit stops, but maintain scale transition and retain enough older buildings to retain small-city character.</p> <p>Principle 5 Support the opportunity for efficient public transit by siting large apartment complexes on arterial streets, in the core and near neighborhood centers and the University.</p> <p>Principle 7 All neighborhoods, both new and existing, should include a centrally located hub or activity node within walking distance of housing in the neighborhood. Transit stops, neighborhood commercial uses and activity centers should be in this hub. Hubs should be designed to support transit, pedestrian and bicycle travel, and to serve neighborhood needs.</p> <p>Principle 11 Protect residences and other sensitive uses from noise, air pollution and traffic related impacts.</p> <p>Principle 12 Designate areas along the freeway for aesthetically pleasing, non-noise-sensitive uses that will provide a noise buffer for adjacent residences.</p>
Land Use: Residential	<p>Policy LU A.3 Require a mix of housing types, densities, prices and rents, and designs in each new development area.</p>

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Land Use: Growth Management	<p>Goal LU 1.1 Maintain Davis as a small, University-oriented city surrounded by and containing farmland, greenbelt, and natural habitats and reserves.</p> <p>Action LU 1.1d Maintain a growth management system that regulates the timing of residential growth in an orderly way considering the following: infrastructure, geographical phasing, local employment increases, environmental resources, economic factors, DJUSD school enrollment and sustainability. Such a system shall pursue programs and partnerships which will allow the City to target residential development to meet identified needs (e.g., University students and staff, faculty housing, senior housing, housing for low and very low incomes, school district staff, city employees).</p> <p>Action LU 1.1e 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 designed 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 to extend feasible under any new infill and densification design guidelines and strategies.</p> <p>Action LU 1.1k At the next revision of the Housing Element, the City should revise the land use map and pertinent Land Use and Growth Management, policies, standards, and actions, if necessary, to ensure that the supply of land available for residential development can accommodate the needs of future residents of all income level. Alternatives for revisions may include re-designating land from non- agricultural and non- residential use, identifying new locations for selective infill, or other programs authorized under state law for accommodating housing needs. If adequate sites are not available to meet the 5-year need for housing at all income levels as determined by SACOG in accordance with Section 65584 of the Government Code, the City must provide sufficient sites with zoning that permits owner-occupied and rental multi-family residential uses by right, including density and development standards that shall accommodate low-or-moderate-income housing. Agriculture designated lands should be a low priority for re-designation in comparison with other non-residential lands.</p>
Land Use: Growth Management	<p>Policy LU 1.2 Work in concert with UC Davis and the UC system to arrive at an ultimate size for the UC Davis campus consistent with the city’s desire to maintain itself as a small city.</p>
Land Use: Growth Management	<p>Policy LU 1.4 Establish a distinct permanent urban edge which shall be defined by an open space, hedgerows, tree rows, similar landscape features, passive recreation spaces, buffer containing transitional agricultural uses, or</p>

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	similar elements.
<p>Land Use: Infill</p>	<p>Goal LU 2 Define the types, locations, pace, and intensity of infill development consistent with neighborhood, agricultural and open space preservation policies.</p> <p>Policy LU 2.1 Develop and implement guidelines for infill development and comprehensive car management strategies immediately following the adoption of the General Plan so that guidelines and strategies will be in place prior to the approval of significant new infill development.</p> <p>Action LU 2.1c Immediately following the adoption of the General Plan, initiate a study to examine potential infill sites for additional residential/mixed use development on land designated for non-residential urban uses. (Land designated on the General Plan Land Use Map for uses of agriculture, agricultural buffer, or various open space uses are not to be considered as, nor re-designed as, urban land for infill purposes.) The study should attempt to address the type or pattern of infill appropriate to each site, intensity of use, likely impacts (including infrastructures constraints) timing or phasing issues, ect.</p> <p>Action LU 2.1h Initiate a study of older apartment complexes that are currently blighted as well as underutilized or vacant residential parcels that could be developed and/or densified. The study should (1) give priority to adaptive reuse or older structures and historic preservation and (2) include consideration of a variety of innovative housing types including affordable housing, affordable senior housing, limited-equity co-op housing, etc.</p>
<p>Mobility: Roadways and Motor Vehicles</p>	<p>Standard MOB 1.1c Unless preempted by the County Congestion Management Plan, Level of Service 'E' for automobiles is sufficient for arterial and collectors (both intersection and segment operations) during peak traffic hours (e.g. rush hour). Level of Science 'D' for automobiles is sufficient for arterials, collectors and major intersections during non-peak traffic hours. Neighborhood plans or corridor plans can allow for a level of services at peak times of 'F' if approved by the City Council. LOS 'F' is acceptable during peak hours in the Core Area.</p> <p><i>The reasons for adopting the new standards include:</i></p> <ul style="list-style-type: none"> ▪ <i>High LOS standards to achieve low level of congestion are not necessarily linked to urban vitality and quality of life.</i> ▪ <i>The reduced standard would be consistent with community objectives of avoiding road widening which would be unacceptable in terms of community character.</i> ▪ <i>High LOS standards make infill development more difficult because infill use the capacities of streets and may cause traffic volumes to approach the capacities of streets.</i> ▪ <i>Allowing higher levels of congestion may encourage alternative</i>

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	<p><i>modes of transportation.</i></p> <p>Standard MOB 1.1d Davis streets shall have no more than four automobile through lanes, plus a single left-hand turning lane, even if this requirement reduces level of service. Additional turning lanes may be added for safety or design considerations.</p>
<p>Mobility: Transit</p>	<p>Goal MOB 4 Reduce automobile use by improving transit service and encouraging transit use.</p> <p>Policy MOB 4.1 Facilitate the provision of convenient, frequent, dependable and efficient scheduled transit and demand responsive transit for Davis residents.</p> <p>Standard MOB 4.1a The greatest concentration of transit routes should be near high density developments.</p>
<p>Urban Design, Neighborhood Preservation and Community Forest Management</p>	<p>Standard UD 2.4d Multi-family housing complexes should be designed, constructed and managed in projects of no more than 150 units, not including and density bonus.</p>
<p>Urban Design, Neighborhood Preservation and Community Forest Management</p>	<p>Standard UD 3.1a Parks, shopping centers, schools and other institutional uses should be located on prominent, central sites where they will “belong” to the neighborhood they serve with strong pedestrian connections to these central sites.</p>
<p>Housing</p>	<p><i>See separate document titled: “ Summary of Housing Element Policies and Requirements”.</i></p>
<p>Economic Development: Core Area</p>	<p>Goal ED 1 Maintain and enhance the Core Area as a vibrant, healthy downtown that serves as the city’s social, cultural and entertainment center and primary, but not exclusive, retail and business district.</p>
<p>Water: Water Conservation</p>	<p>Policy WATER 1.3 Do not approve future development within the City unless an adequate supply of quality water is available or will be developed prior to occupancy.</p>
<p>Water: Wastewater</p>	<p>Goal WATER 5 Remain within the capacity of the City wastewater treatment plant.</p> <p>Policy WATER 5.1 Evaluate the wastewater production of new large scale development prior to approval to ensure that it will fall within the capacity of the plant.</p>
<p>Parks and Open Space</p>	<p>Goal POS 2 Develop an Urban Agriculture Transition Area around Davis.</p> <p>Policy POS 2.1 Develop the Urban Agricultural Transition Area to have segments which vary in overall size and configuration, level of development, and type of intended activity.</p>

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Youth and Education	<p>Goal Y&E 8 Plan for cost of new school facilities when planning for specific new residential development.</p> <p>Policy Y&E 8.1 It shall be the policy of the city to require to the extent legally permissible the full mitigation of school impacts resulting from new residential development within the boundaries of the city.</p>
Youth and Education	<p>Goal Y&E 9.0 Construct new public schools to meet the needs of residential growth.</p> <p>Policy Y&E 9.1 It shall be the policy of the City to take all legally permissible steps to ensure the full mitigation of impacts of new development on the School District.</p>
Habitat and Natural Areas	<p>Goal HAB 1 Identify, protect, restore, enhance and create natural habitats. Protect and improve biodiversity consistent with the natural biodiversity of the region.</p> <p>Policy HAB 1.1- Protect existing natural habitat areas, including designated Natural Habit Areas.</p>
Agriculture, Soils and Minerals: Agriculture	<p>Goal AG 1 Maintain agriculture as an important industry around Davis.</p> <p>Standard AG 1.1a New residential subdivisions and other urban development are discouraged in areas of Class 1 and 2 soils except where the General Plan land use map has designated the land for urban uses.</p> <p>Action AG 1.1c Establish a 150-foot minimum agricultural buffer around the City. Require dedication from developers of lands to make up the buffer concurrently with any peripheral development.</p> <p>Action AG 1.1d Continue to work with the counties, other cities and the general public to minimize conflicts with land uses such as agriculture and wildlife habitat when developing agricultural buffers.</p> <p>Action AG 1.1h Urge Yolo County and Solano County to preserve agricultural land within the Davis Planning Area beyond that proposed for development.</p> <p>Action AG 1.1i Continue to implement the provisions of the Farmland Preservation Ordinance requiring buffering, notification and conflict resolution in the Planning Area. Maintain a strong right-to-farm policy.</p> <p>Action AG 1.1j In order to create an effective permanent agricultural and open space buffer on the perimeter of the City, immediately upon completion of the General Plan Update, pursue amendments of the Farmland Preservation ordinance to assure as a baseline standard that new peripheral development projects provide a minimum of 2:1 mitigation along the entire non-urbanized perimeter of the project. The proposed amendments shall allow the alternate location of mitigations for such</p>

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	<p>projects including but not limited to circumstances where the project is adjacent to land already protected by conservation easements or by some other form of public ownership that guarantees adjacent lands will not be developed.</p>
Energy	<p>Goal ENERGY 1 Reduce per capita energy consumption in Davis. Policy ENERGY 1.5 Encourage the development of energy-efficient subdivisions and building.</p>
Police and Fire: Service Capacity and Response Times	<p>Policy POLFIRE 1.2 Develop and maintain the capacity to reach all areas of the City with emergency police and fire service within a five-minute emergency response time, 90% of the time. Response time includes alarm processing, turnout time and travel time.</p>
Hazards	<p>Goal HAZ 1 Provide flood protection which minimizes potential damage, while enhancing recreational opportunities and wildlife habitats and water quality. Policy HAZ 1.1 Site and design developments to prevent flood damage. Standard HAZ 1.1a No developments may occur in flood-prone areas below an elevation of 25 feet, unless mitigation of flood risk is assured. Any mitigation proposed by the project proponent to mitigate flood risks shall demonstrate that the mitigation/ design does not adversely impact other properties. Standard HAZ 1.1b Development shall not increase flood hazards or reduce the effectiveness of existing flood-control facilities. Standard HAZ 1.1c New development shall be designed to include measures to protect structures from a 100- year flood.</p>
Air	<p>Goal AIR 1 Maintain and strive to improve air quality. Action AIR 1.1e Implement transit- and pedestrian-oriented land use and design strategies outlined in the Land Use, Design and Mobility chapters of the General Plan.</p>
Noise	<p>Standard NOISE 1.1b New development shall generally be allowed only in areas where exterior and interior noise levels consistent with Table 19 and Table 20 can be achieved. Standard NOISE 1.1c New development and changes in use shall generally be allowed only if they will not adversely impact attainment within the community of the exterior and interior noise standards shown in Table 19 and Table 20. Cumulative and project specific impacts by new development on existing</p>

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	residential land uses shall be mitigated consistent with the standards in Table 19 and Table 20.
Implementation: Financing	<p>Policy IMP 3.3 Require that the cost of mitigation and service provision for development projects be borne by those projects.</p> <p>Standard IMP 3.3a Capital improvements, or portions thereof, that extend services to new users shall be financed by new development.</p>
Implementation: Inter-agency Cooperation	<p>Goal IMP 6 Form strong cooperative partnership with surrounding cities, the school district, UC Davis, local community colleges and Yolo and Solano Counties regarding community planning, business enterprise, technological developments, arts, culture, and education.</p> <p>Policy IMP 6.1 Maintain and strengthen the City’s collaborative relationship with the school district, University of California, and Yolo and Solano counties and regional service providers.</p>