

Working Draft List of Potential Sites
That May Count Toward RHNA and 1% Growth Guideline
Date: April 10, 2007

A General Plan designation and zoning in place – built / occupied units

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

B General Plan designation and zoning in place – approved units

- B1 Vacant single family lots as of 1/31/07
- B2 Parque Santiago, Ensenada Dr., remaining units
- B3 Willowbank 10, Montgomery Ave. & Cottonwood Ct.
- B4 Mace Ranch land dedication, 2990 Fifth St.
- B5 Alhambra Center, NW corner of Mace and Alhambra, permitted above offices
- B6 Fifth & J St., NW corner
- B7 Woodbridge affordable housing
- B8 Willowcreek Commons, north of Oasis
- B9 Christopher Hollow, 404 E. Eight St. (net increase)
- B10 Avalon apartments additional potential, Valdora St.
- B11 Callori, Olive Dr.
- B12 Other existing residential zones that can count (Davis Manor, University Mall)
- B13 Cal Aggie Christian Assoc., 433 Russell Blvd., additional dwelling unit equivalents (29 divided by 3)

C General Plan designation and zoning in place – projected units

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

Note: Sites above this line have General Plan designation and zoning in place, and can count toward RHNA numbers without plan amendment or rezoning. Those sites which involve a projection of units based on trends or new programs, however, will require appropriate documentation.

D General Plan designation and zoning in place but needs use permit for residential use or building height (PC)

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

E Needs General Plan amendment OR rezoning (PC and CC)

- E1 Verona Mace Ranch, E. Fifth & Alhambra Dr.
- E2 Oakshade land dedication (CUP needed)
- E3 Lillard property, SW corner Drummond Ave. & Cowell Blvd.
- E4 726 B St.
- E5 Kennedy Place
- E6 Southeast corner of G St. & Sweetbriar Dr., PD-CC

- E7 Fifth Ave. Place, NE corner Fifth & Pole Line (net increase)
- E8 R-H-D zone, Oxford Cir./Wake Forest Dr., if GP density increased consistent with zoning, approx. 10 ac.
- E9 Simmons, E. Right St.
- E10 Howell, 1111 Mace Blvd. (net increase), 1.27 ac.
- E11 Howell, 4383 Montgomery Blvd (net increase) 1.0 ac.
- E12 Downtown estimate with increased building height as permitted use in pans & zoning
- E13 UCD West Village if annexed to the City of Davis

F Needs General Plan amendment AND rezoning (PC and CC)

- F1 Lewis Cannery Park proposal
- F2 Seiber, Chiles Rd.
- F3 Grande school site
- F4 Nugget Fields school site, Moore Blvd.
- F5 3rd/B corridors
- F6 PG&E service center, E. Fifth & L St., SE corner
- F7 DJUSD headquarters, Fifth & B St. NE corner
- F8 Willowbank church site, Mace Blvd., 4.0 ac.
- F9 Willowbank church site, NW Mace & Montgomery Ave., 12.0 ac.
- F10 Northeast corner Mace & Cowell Blvd.
- F11 Willowcreek neighborhood commercial, 1.7 ac.
- F12 Willowcreek light industrial, 15 ac., mixed use
- F13 Ott parcel, southeast side of Cowell Blvd., approx 3ac.
- F14 Ott parcel, northwest side of Cowell Blvd., approx 7ac., mixed use
- F15 City/DJUSD corp yards and community gardens, 11.26 ac.
- F16 Little League fields, 5.5 ac.
- F17 Civic Center fields, approx. 2ac.
- F18 Other infill (estimate for shopping centers, transit corridors)
- F19 2726 Fifth St., east of Konditorei

G Needs General Plan amendment, rezoning and Measure J vote, currently within City of Davis (PC, CC and Measure J vote)

- G1 Wildhorse horse ranch

H Needs General Plan amendment, rezoning and Measure J vote, NOT currently within the City of Davis (PC, CC and Measure J vote)

- H1 Covell Village site
- H2 Signature inside Mace curve
- H3 Nishi property
- H4 Oeste Ranch, southeasterly portion
- H5 Parlin, west of hospital
- H6 Lin, west of Parlin
- H7 Stonegate Three, west of Stonegate
- H8 Shriners property, east of Wildhorse
- H9 SOI site, south of El Macero
- H10 East of Davis, south of 1-80

o/bwolcott/gp up draft site list