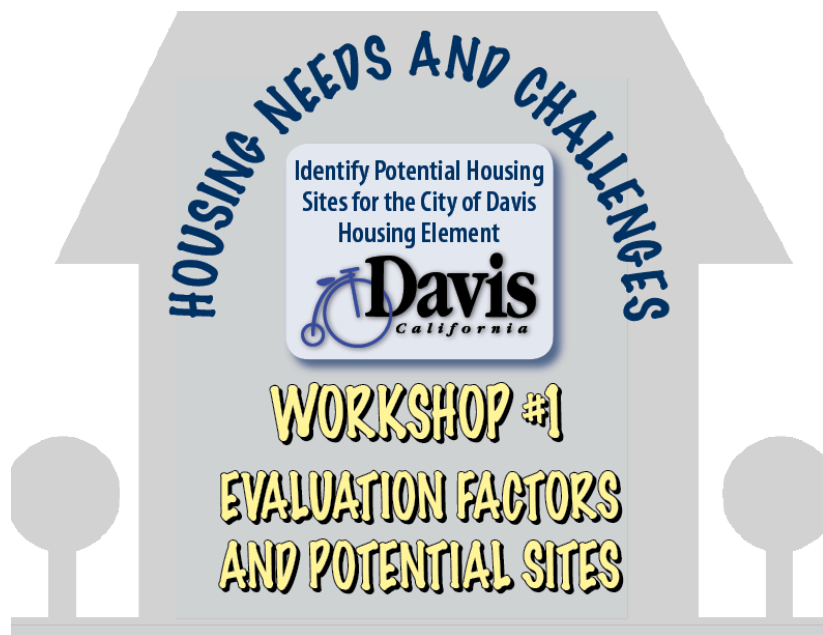


Background Materials



Housing Element City of Davis General Plan

May 24, 2007

THANK YOU FOR ATTENDING! For more information about the Steering Committee and to be notified of future workshop dates, or to provide comments without attending the workshop, please visit the City's webpage for the Steering Committee at <http://www.cityofdavis.org/cdd/GPUpdate/> and subscribe to receive agendas, minutes, and workshop notifications via email.

BACKGROUND MATERIALS CONTAINED IN THIS PACKET

Item A

Overview of Regional Housing Needs Allocation (RHNA)
Housing Element Directions and Targets

Item B

Background on

Housing Element Requirements

Item C

May 24, 2007 Working Draft List of
Potential Housing Sites

Item D

May 24, 2007 Working Draft List of
**Possible Factors and Sources of Factors
to Evaluate Potential Housing Sites**

If you have any additional questions or comments,
please contact city staff members

Bob Wolcott at rwolcott@cityofdavis.org — (530) 757-5610;
or Danielle Foster at dfoster@cityofdavis.org — (530) 757-5691.

FACT SHEET



Overview of Regional Housing Needs Allocation (RHNA)

Housing Element Directions and Targets

(Prepared for the May 24, 2007 Community Workshop)

Initial Policy Direction and Assumptions for the Housing Element

On January 16, 2007, the City of Davis City Council established the following mission, policy direction and assumptions for the General Plan / Housing Element update. The mission of the Steering Committee is to guide the development of a 2013 General Plan / Housing Element update and make recommendations to the Planning Commission and City Council. The initial policy direction and assumptions are:

- (1) This will be an UPDATE of the General Plan, NOT a major overhaul or new plan.
- (2) The focus on Housing Element update.
- (3) Accommodate the City's new Regional Housing Needs Allocation (RHNA) from the Sacramento Area Council of Governments (SACOG) for the period of January 2006 through June 2013 (the planning period for the updated housing element).
- (4) Make every reasonable attempt to comply with the required schedule for Housing Element updates in the region, to allow for certification by June 30, 2008.
- (5) Consider both infill and targeted peripheral development to accommodate the future housing need and RHNA allocation.
- (6) Consider SACOG Blueprint project "smart growth" principles in developing, evaluating and recommending alternatives.
- (7) Maintain the City's housing and growth related programs and policies, including affordable housing requirements and the ONE PERCENT growth guideline resolution adopted by the City Council.

Housing Targets

The City Council's direction for this work effort has two basic housing "targets":

- (1) The Regional Housing Needs Plan Allocation (RHNA) from SACOG; and
- (2) The one percent growth guideline adopted by Council.

Regional Housing Needs Allocation (RHNA)

On April 17, 2007, SACOG released a second **DRAFT** of RHNA numbers for 2006-2013 for the City of Davis which consist of:

■ Very low income level	45
■ Low income level	168
■ Moderate income level	231
■ Above moderate income level	263
■ Total housing units	707

An allocation of 1,400 units was given to U.C. Davis, based on the university's plans to develop the West Village Project. If annexed, this allocation of 1,400 units would be added to the City's allocation.

One Percent Growth Guideline

The one percent growth guideline established in a resolution adopted by the Davis City Council on March 8, 2005 is based on the estimated internal housing need for the City of Davis. It is the remaining demand for City housing based on projected employment growth, UC Davis growth, and a portion of natural growth, after factoring in the housing supply being provided by UC Davis. This guideline calls for approximately 260 "base" units per year plus "exempt" types of units which include affordable housing units and accessory dwelling units. This policy direction could provide an average of approximately 325 units per year including the "exempt" units. After incorporating the 109 actual housing units built in 2006, the guideline would translate to a "target" from January 2006 through June 2013 (7.5 years) of approximately:

■ "Base" units	1,800
■ "Exempt" units	506
■ Total units	2,306 (307/year)

Types of Housing

The breakdown of types of units to be planned (such as local employees, seniors, ownership, rental, income levels, other categories) will be informed by a local housing needs analysis currently being conducted.

FACT SHEET



Background on **Housing Element Requirements**

(Prepared for the May 24, 2007 Community Workshop)

The Role of the Housing Element

California's housing goal is given as the provision of "decent housing and a suitable living environment for every California family." Legislation has been established that requires all California counties and cities to adopt a general plan that contains, among other things, a housing element. Every county and city within the Sacramento region are currently undertaking a process to update its housing element and are required to adopt a revised housing element by June 30, 2008.

This housing element update process can be used as an opportunity to engage local residents, housing advocates, developers, elected officials, and other stakeholders in a constructive dialogue to define and evaluate potential strategies and solutions. It is an opportunity to consider and address community housing needs in a meaningful fashion, laying the foundation for a more sustainable and livable future.

State Law Requirements for Housing Elements

State law is much more specific in regard to the timing and requirements for updating the housing element as compared to other elements, or parts, of a community's general plan. The rules regarding housing elements are stated in California Government Code Sections 65580-65589. Housing elements are required to contain analyses of local housing needs and resources (including funds and sites), and elements must make adequate provision for the existing and projected needs of all economic segments of the community. The substantive requirements for a housing element are set forth in Article 10.6 and §65583 of the California Government Code. A summary of these requirements are provided in the following excerpt:

"The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

Housing Element Contents

A local housing element must contain the following:

- (1) "An assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs." (Section 65583(a))
- (2) "A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing." (Section 65583(b))

(3) "A program which sets forth a five-year schedule of actions...to implement the policies and achieve the goals and objectives...." (Section 65583(c))

The housing element must also include an analysis of the community's current and projected housing needs and resources, and the constraints to housing development in meeting identified needs. Here the local government must provide an up-to-date appraisal of the state of the unmet housing needs of all economic segments of the community, including the community's share of the regional housing need, and an inventory of the land and resources that are available to meet these needs. Income categories are defined as a percentage of Yolo County Median Household Income for four person households:

Very-Low Income	50% of Yolo County median income and below
Low Income	80% of Yolo County median income and below
Moderate Income	120% of Yolo County median income and below
Above-Moderate Income	120% and above of Yolo County median income

Many people who live in our communities have special housing needs that are not typically met by the private housing market. Thus, housing element law also requires the housing needs analysis to recognize any special housing needs, such as for the disabled, elderly, female-headed households and homeless, and to identify ways to respond to those needs.

Review by State HCD

Before it is adopted, the City of Davis DRAFT housing element must be submitted to the California Department of Housing and Community Development (HCD) for review 60 days prior to adoption. Once the draft housing element is submitted to HCD, HCD then conducts a review and must issue written findings determining whether the element "substantially complies" with state law. HCD must report its findings to the City. Once a letter from HCD is received, the City must consider HCD's findings. If HCD finds the element is out of substantial compliance with State law, the City will make changes in response to HCD's comments in order to comply with State law.

FACT SHEET



Working Draft List of Potential Housing Sites

(Prepared for the May 24, 2007 Community Workshop)

Below is a "working draft" list of potential housing sites that may count toward the City Regional Housing Needs Allocation (RHNA) and the ONE PERCENT growth guideline. The site numbers correspond to the map on the last page, except that sites smaller than one acre are not shown on the map.

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.
- 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.

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

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

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 (such as new incentives for accessory dwelling units), however, will require appropriate documentation.

D — General Plan Designation and Zoning In Place (Needs Approval of Use Permit for Residential Use or Building Height by Planning Commission)

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

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

- E1 Verona Mace Ranch, E. Fifth & Alahambra 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.
- E9 Simmons, E. Eighth St.
- E10 Howell, 4383 Montgomery Blvd.
- E11 Downtown estimate with increased building height as permitted use in plans & zoning
- E12 UCD West Village if annexed to the City of Davis

F — Needs General Plan Amendment AND Rezoning (Needs Planning Commission and City Council Approval)

- 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.
- F9 Willowbank church site, NW Mace & Montgomery Ave.
- F10 Northeast corner Mace & Cowell Blvd.
- F11 Willowcreek neighborhood commercial
- F12 Willowcreek light industrial
- F13 Ott parcel, southeast side of Cowell Blvd.
- F14 Ott parcel, northwest side of Cowell Blvd.
- F15 City/DJUSD corp yards and community gardens
- F16 Little League fields
- F17 Civic Center fields
- 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 but Needs Planning Commission and City Council Approval, and Measure J Vote)

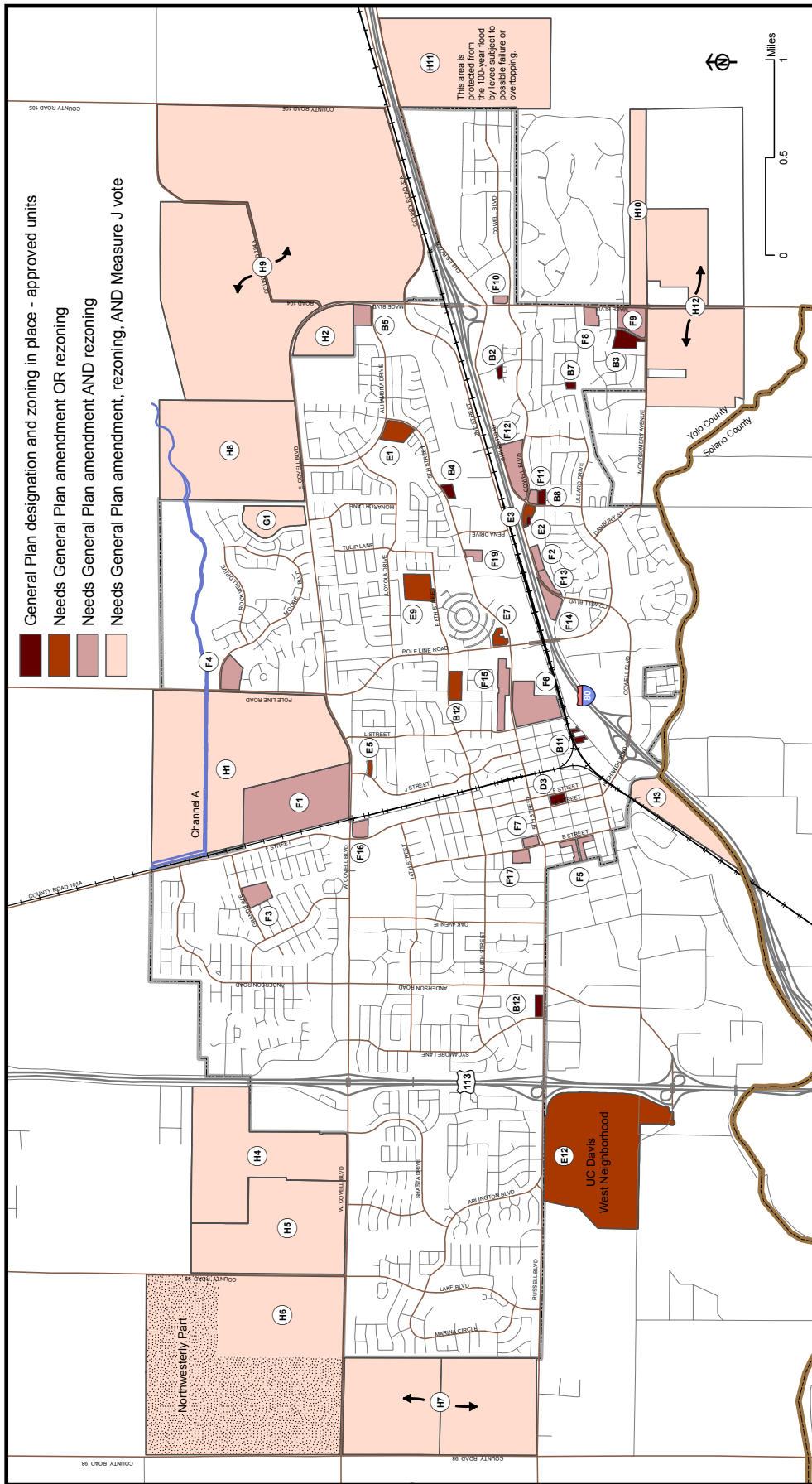
- G1 Wildhorse horse ranch

H — Needs General Plan Amendment, Rezoning and Measure J Vote

(NOT currently WITHIN City of Davis but Needs Planning Commission and City Council Approval, AND Measure J Vote)

- H1 Covell Village site
- H2 Signature inside Mace curve
- H3 Nishi property
- H4 Parlin
- H5 Lin / Boschken / Eliot / Schaal / Smith
- H6 Oeste Ranch, southeasterly portion
- H7 West of Stonegate
- H8 Shriners property, east of Wildhorse
- H9 Northeast area
- H10 Sphere of Influence site south of El Macero
- H11 Sphere of Influence site east of Davis, south of I-80
- H12 Southeast area

(please see "working draft" map of potential housing sites on the next page)



**Potential Residential Sites That May Count
Toward Regional Housing Needs Allocation and 1% Growth Guideline**



Date: May 14, 2007

3/2/2007 B.mxd

Possible Factors and Sources of Factors to Evaluate Potential Housing Sites

(Prepared for the May 24, 2007 Community Workshop)



Station #3 COMMUNITY RESOURCES AND ENVIRONMENTAL HEALTH

Possible “Factors” to Evaluate Potential Housing Sites

(Please place the GREEN DOTS next to the “factors” you consider the MOST IMPORTANT)

■ **Acres of prime agricultural soils converted to urban use.** (Prime agricultural soils consist of Classes I and II of the U.S. Natural Resource Conservation Soil Classes I through VIII). Overall significance of the agricultural land resource converted to urban use. The site rating based on the Land Evaluation and Site Assessment (LESA) of the U.S. Natural Resource Conservation Service (NRSC) for Yolo County lands.

■ **Compatibility of housing with noise environment.** Would the housing residents be exposed to severe noise?

■ **Overall proximity to community facilities** (Core, UCD, neighborhood shopping, elementary schools, transit). This factor assumes that short distances promote human health by promoting walking and biking rather than auto use, and minimizing air quality and noise impacts.

■ **Ability to alleviate the impacts of existing development in surrounding sites.** Examples could be an existing traffic problem, drainage problem, contamination problem, a facility to solve a fire service problem, etc.

■ **Potential loss of suitable habitat for sensitive species.** Development of the site would convert agricultural or other land which is currently suitable habitat for special status species and is connected (not fragmented) with other habitat lands.

■ **Opportunity to reduce or offset the potential loss of suitable habitat.** Reduction or offset of habitat loss achieved through on-site habitat preservation or enhancement.

■ **Effect on aesthetics or scenic resources.** Is there a likelihood that development of the site would have a negative aesthetic effect or affect a scenic vista?

■ **Opportunity to reuse and improve an existing brownfield site.** A brownfield site is one where development / redevelopment may be complicated by the potential presence of a hazardous contaminant.

Source of the “Factors” to Evaluate Potential Housing Sites

(General Plan; SACOG Blueprint; City Council Resolution; and Others)

General Plan Vision 10, Protect the viability of prime ag land in and around Davis; Policy AG 1.1, Protect agricultural land from urban development; Standard AG 1.1a regarding discouraging new urban development in areas of Class I and soils, except where the map designates the land for urban uses. **SACOG Blueprint** Principle 6, Natural resources conservation including conservation of the most productive farmland. **City Council Goal** for 2007-2008 to conserve natural resources.

General Plan Land use principle 11, Protect residences from noise, air pollution, and traffic related impacts, and 12, Designate areas along the freeway for aesthetically pleasing, non-noise sensitive uses that buffer residences; Standards NOISE 1.1 a, b, c regarding noise compatibility standards for residential uses; Policy NOISE 1.2 regarding discouraging major sound walls.

General Plan Vision 1, Promote wellness and minimized impacts of noise and pollution, 6, Enhance neighborhoods with supporting schools, retail centers, parks and community facilities; Land use principles 3, Create and maintain housing patterns that promote energy conserving transportation, 6, Site local services, retail and recreation strategically to minimize trip lengths and facilitate alternatives to auto use; Goal MOB 3, Increase walking and nonpolluting forms of transportation including bicycles; Action AIR 1.13, Implement transit and pedestrian oriented land use and design strategies. **SACOG Blueprint** Principle 1, Transportation choices.

Factor suggested by **Planning Commission** and is consistent with intent of General Plan policies related to mobility, hazards, and police / fire / emergency services.

General Plan Vision 5, Minimize impact on Davis biological resources; Policy HAB 1.1, Protect existing natural habitat areas; Policy HAB 1.2, Enhance and restore natural areas and create new wildlife areas. **SACOG Blueprint** Principle, 6, Natural resources conservation. **City Council Goal** for 2007-2008: Conserve natural resources.

General Plan Goal HAB 1, Restore, enhance and create natural habitats; Standard 1.1b, Project design demonstrate avoidance of sensitive resources; Standard HAB 1.1f, Restoration plans required; Standard 1.1g, Drainage ponds should be restored as habitat; Policy HAB 1.2, Restore natural areas and create new wildlife habitat areas; **SACOG Blueprint** Principle, 6, Natural resources conservation. **City Council Goal** for 2007-2008: Conserve natural resources.

General Plan Urban Design background section describes major scenic views; Policy UD 2.1, Preserve and protect scenic resources and elements in and around Davis including natural habitat and scenery; Policy HAB 1.4, Preserve and protect scenic resources.

General Plan Goal HAZ 2.4, Reduce toxics and hazardous substances in Davis and promote their clean up. **SACOG Blueprint** Principle 4, Use existing assets including vacant and underutilized land.

Possible Factors and Sources of Factors to Evaluate Potential Housing Sites

(Prepared for the May 24, 2007 Community Workshop)



Station #4 COMMUNITY ECONOMY AND FISCAL STABILITY / HEALTH

Possible "Factors" to Evaluate Potential Housing Sites

(Please place the **PURPLE DOTS** next to the "factors" you consider the **MOST IMPORTANT**)

Source of the "Factors" to Evaluate Potential Housing Sites

(General Plan; SACOG Blueprint; City Council Resolution; and Others)

■ Tax rate areas, general fiscal issues with any site.

City Council Goal for 2007-2008: Achieve long term financial stability.

■ Direct fiscal impact of the individual site development.

General Plan Standard IMP 3.3c, Costs for capital improvements and ongoing operations shall be allocated in proportion to burden incurred or benefit received. **City Council Goal** for 2007-2008: Achieve long term financial stability.

■ Direct fiscal impact of one-time and annual costs to city due to the development of site.

General Plan Goal IMP 3, Ensure Davis' financial solvency while also setting fees and taxes that are competitive with surrounding communities. **City Council Goal** for 2007-2008: Achieve long term financial stability.

■ Indirect fiscal impact of providing housing opportunities for current and anticipated new employees.

General Plan Housing policies and actions 1.7, 1.7 a and b to promote housing for local employees. **SACOG Blueprint** Principle 2, Housing choices. **City Council Goal** for 2007-2008: Provide a mix of high quality housing to meet community needs.

■ Indirect fiscal impact of promoting the economic viability and enhancement of the downtown area and neighborhood shopping centers and the economic revitalization of the neighborhood.

General Plan Goal ED 1, Maintain and enhance the Core Area as a vibrant, healthy downtown. Core Area Specific Plan: Land use policy 11, Development of dwelling units, especially senior housing, in the Core Area. **City Council Goals** for 2007-2008: Enhance the vitality of the downtown and promote economic development.

■ Opportunity costs of converting agricultural land. Amount of prime agricultural land converted and removed from the local agricultural economy.

General Plan Vision 10, Protect the viability of agriculture in and around Davis; Goal AG 1 and policy 1.1, maintain agriculture as an important industry around Davis. **City Council Goal** for 2007-2008: Conserve natural resources and achieve long term financial stability.

■ Opportunity costs of converting commercial land. Amount of existing / planned commercial use land that would be converted to residential related uses.

General Plan Land use principle 8, provide locations in several sectors of the City for commercial services; Goal ED 3, to create a more balanced economy and maintain the city's fiscal integrity. **SACOG Blueprint** Principle 5, Mixed land uses. **City Council Goals** for 2007-2008: Promote economic development and achieve long term financial stability. haracter; Policy LU A.1, Respect existing uses; Policy UD 2.3, Require an architectural "fit" with Davis existing scale for new development projects; Standards 2.3 a and b regarding scale and design transitions.

Possible Factors and Sources of Factors to Evaluate Potential Housing Sites

(Prepared for the May 24, 2007 Community Workshop)



Station #5 COMMUNITY FACILITIES AND SERVICES (Infrastructure, Mobility and Public Safety)

Possible "Factors" to Evaluate Potential Housing Sites

(Please place the **BROWN DOTS** next to the "factors" you consider the **MOST IMPORTANT**)

Source of the "Factors" to Evaluate Potential Housing Sites

(General Plan; SACOG Blueprint; City Council Resolution; and Others)

■ **Water supply and distribution issues; Sanitary sewer collection issues.**

General Plan Policy WATER 1.3, Do not approve future development unless an adequate supply of quality water is available or will be developed prior to occupancy. City Council goal for 2007-2008: Maintain and improve the infrastructure. SACOG Blueprint: Principle 4, Use existing assets including infrastructure.

■ **Storm drainage and flood zone issues.**

General Plan Standard WATER 3.2a, New development shall include drainage facilities that are designed to accommodate historic and increased runoff, and minimize flood potential.

■ **Bicycle mobility issues.**

General Plan Goal MOB 3.1, Increase use of bicycles. SACOG Blueprint: Principle 1, Transportation Choices. A study by Z. Smith for the City's Energy Task Force in November, 2003 showed that bicycle use to work at UC Davis decreased in relation to the distance from residence to UC Davis, particularly distances exceeding two miles.

■ **Transit mobility issues.**

General Plan Land use principle 5, Support efficient public transit by siting large apartment complexes on arterial streets, in core and near neighborhood centers and the University; Policy MOB 4.1, Facilitate convenient and efficient transit; Standard 4.1a, The greatest concentration of transit routes should be near high density developments. SACOG Blueprint: Principle 1, Transportation choices. City Council goal for 2007-2008: Maintain and improve the infrastructure.

■ **Motor vehicle mobility issues.**

General Plan Policy MOB 1.1, Provide a roadway network to meet the needs of vehicular traffic in Davis; Standard MOB 1.1c, Level of service standards.

■ **Other infrastructure and mobility issues.** Ease of vehicular access from site to a freeway (I-80 and / or SH-113) to lessen impacts on city streets from commuter traffic.

Steering Committee suggestion that is not specifically addressed in the General Plan. Related **General Plan** policies are: Vision 8, Neighborhood oriented transportation system encouraging a quiet system that harmonizes with the city's neighborhoods; Land use principle 11, Protect residences from traffic related impacts; and Policy MOB 1.4, to allow a network of street facilities that provides for multiple routes between origins and destinations.

■ **Fire department services:** (1) Strategic location relative to effective response times (this does not address existing simultaneous alarm and response problems); (2) Opportunity to provide a fourth fire station and resolve existing simultaneous alarm and response problems.

General Plan Policy POIFIRE 1.2 calls for developing and maintaining 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. City Council goal for 2007-2008: Ensure top quality fire, police and emergency services.

■ **Police Department services:** General suitability for providing service based on location (compactness of the city) and ability to access / conveniently patrol.

General Plan Policy POIFIRE 1.2 calls for developing and maintaining 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. City Council goal for 2007-2008: Ensure top quality fire, police and emergency services.

■ **School services.** Can the development of the site be served by existing schools?

General Plan Policy Y&E 8.1 states that is shall be the policy of the city to work with the school district to take all legally permissible steps to mitigate the impacts of new development on school facilities.

■ **Mobility connections:** (1) Opportunity to contribute to the formation of connected neighborhoods and multiple connections to existing streets; (2) Opportunity to provide for missing segments and desirable extensions of the bicycle system.

General Plan Standard UD 1.1b, New development shall incorporate a balanced circulation network of street and bicycle facilities for multiple route access for vehicles, bicycles and pedestrians to neighborhood centers, greenbelts, other parts of the neighborhood, adjacent districts and circulation routes; Policy MOB 1.4, create a network of street and bicycle

Possible Factors and Sources of Factors to Evaluate Potential Housing Sites

(Prepared for the May 24, 2007 Community Workshop)



Station #6 COMMUNITY FORM, LAND USE AND HOUSING

Possible “Factors” to Evaluate Potential Housing Sites

(Please place the BLUE DOTS next to the “factors” you consider the MOST IMPORTANT)

Source of the “Factors” to Evaluate Potential Housing Sites

(General Plan; SACOG Blueprint; City Council Resolution; and Others)

■ **Configuity with existing City boundary and agriculture.**

General Plan Vision 2 and Goal LU 1, Davis as a small, compact city surrounded by farmland; land use principle 2, Focus growth inward, infill development supported as appropriate means of meeting housing needs; and Policy LU 1.1, Edge of urbanized area represents the maximum amount of urbanization through 2010. **SACOG Blueprint** Principle 3, Compact development to use land and space efficiently.

■ **Distance of housing units to an existing neighborhood park.**

General Plan Standard on page 227, a neighborhood park should be within 3/8 mile of all dwelling units.

■ **Distance of housing units to an existing community park.**

General Plan Standard on page 226, a neighborhood park should be within 1-1/2 miles of a community park.

■ **Would the urban development of the site maintain or “leap over” an Urban Agricultural Transition Area (UATA) designated in the City’s General Plan?**

General Plan Goal POS 2, Develop a UATA around Davis as shown on the land use map, linked wherever possible; land use principle 1.4, Create a transitional space between urban and rural lands; Policy LU 1.4, Establish a distinct permanent urban edge containing transitional uses; UATAs on land use map; Policies AG 1.1 and 1.2 to minimize ag / urban land use conflicts.

■ **Opportunity to contribute to the City’s open space system consisting of connected “greenways”.**

General Plan Goal POS 3, Develop linkages, corridors and other connectors to provide a functional network of parks, open spaces and greenbelts throughout the City. **SACOG Blueprint** Principle 6, Natural resources conservation, experience outdoors in parks, greenbelts and natural places.

■ **Opportunity to accommodate compact development and higher density housing in general.**

General Plan land use principle 2: Focus growth inward, infill development supported as appropriate means of meeting housing needs. **SACOG Blueprint** Principle 2, Housing choices; Principle 3, compact development to use land/ space efficiently and encourage walking, biking and transit use; Principle 4, Use existing assets; Principle 5, Mixed land uses.

■ **Opportunity to promote higher density housing in downtown and in neighborhood centers.**

General Plan Standard UD 1.1g, Designs that are urban in character are encouraged around the Core and at neighborhood activity nodes; Goal ED 1, Enhance Core Area as a vibrant, healthy downtown. **SACOG Blueprint** Principle 2, Housing choices; Principle 3, compact development to use land and space efficiently and encourage walking, biking and transit use; Principle 4, Use existing assets; and Principle 5, Mixed land uses.

■ **Opportunity to provide for identified housing needs including workforce housing, young families, seniors, aging in place, and other households with special needs.**

General Plan Land use policy LU A.3, Provide mix of housing types, densities, prices and rents, and designs in each new development area. Housing policies to provide affordable housing to meet Davis housing needs (1.1a), new development to include a housing mix (1.1b), provide for local employees (1.7), seniors (1.8), etc. **City Council Resolution** to base growth on internal housing needs. **SACOG Blueprint** Principle 2, Housing choices for a variety of people and needs.

■ **Opportunity to provide a mix of land uses and/or contribute to a land use balance of residential and non-residential uses in Davis area.**

General Plan Goal ED 3 to create a more balanced economy and maintain the city’s fiscal integrity. **SACOG Blueprint** Principle 5, Mixed land uses.

■ **Compatibility with existing land uses in vicinity.**

General Plan Vision 2, Infill should be carefully planned and sensitively designed in scale with existing city character; Policy LU A.1, Respect existing uses; Policy UD 2.3, Require an architectural “fit” with Davis existing scale for new development projects; Standards 2.3 a and b regarding scale and design transitions. **City Council and Planning**