

Working List of  
**POTENTIAL HOUSING SITES**

Date: June 6, 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.
- 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.
- B14 Shepards Close, 726 B St.

**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

*Sites A-C 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 & Alhambra Dr.
- E2 Oakshade land dedication (CUP needed)
- E3 Lillard property, SW corner Drummond Ave. & Cowell Blvd.
- E4 Haussler property, 2627 E. Covell Boulevard
- 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
- E13 Neighborhood Commercial Centers estimate if rezoned to increase permitted residential units

## **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)

**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 along Solano County border