



# Community Workshop #2 Guide

## Housing Element City of Davis General Plan

January 24, 2008

**THANK YOU FOR ATTENDING! For more information** about the Steering Committee and any future activities or materials, please visit the project website at [www.cityofdavis.org/cdd/GPUupdate](http://www.cityofdavis.org/cdd/GPUupdate) or contact Bob Wolcott ([rwolcott@cityofdavis.org](mailto:rwolcott@cityofdavis.org)) or Danielle Foster ([dfoster@cityofdavis.org](mailto:dfoster@cityofdavis.org)) at (530)757-5610.

# Welcome to Community Workshop #2

## Thanks for joining us — YOUR PARTICIPATION IS IMPORTANT!

Community Workshop #2 is part of the process the City is undertaking to evaluate potential sites for housing in Davis. A Steering Committee of residents has been selected by City Council to develop recommendations based on site evaluations and input gathered at community workshops. We have designed Community Workshop #2 as an OPEN HOUSE between 7:00 and 9:30 pm so that you can come and go as you please and focus on those issues of greatest interest to you. We want to make it as easy as possible for you to review information and give your comments. Members of the Steering Committee will be at each station to answer any questions you may have and to explain the topics covered.

**The overall purposes of Community Workshop #2 are to obtain feedback from you on:** (1) important principles for evaluating potential housing sites (at Station #3), (2) your thoughts on the Steering Committee's initial ranking of housing sites (at Station #4), and, (3) your comments on strategies and directions for housing (at Station #5). Please visit Station #1 — Orientation, for an overview of Community Workshop #2, and Station #2 — Background, for other information. Below are activities at Stations #3, #4, and #5:

**Station #3 — Ranking of Principles.** You will receive three (3) colored dots at Station #3 to place next to the "Principles" you think are the most important to consider in evaluating potential sites for housing. *Please place only one dot per "Principle."*

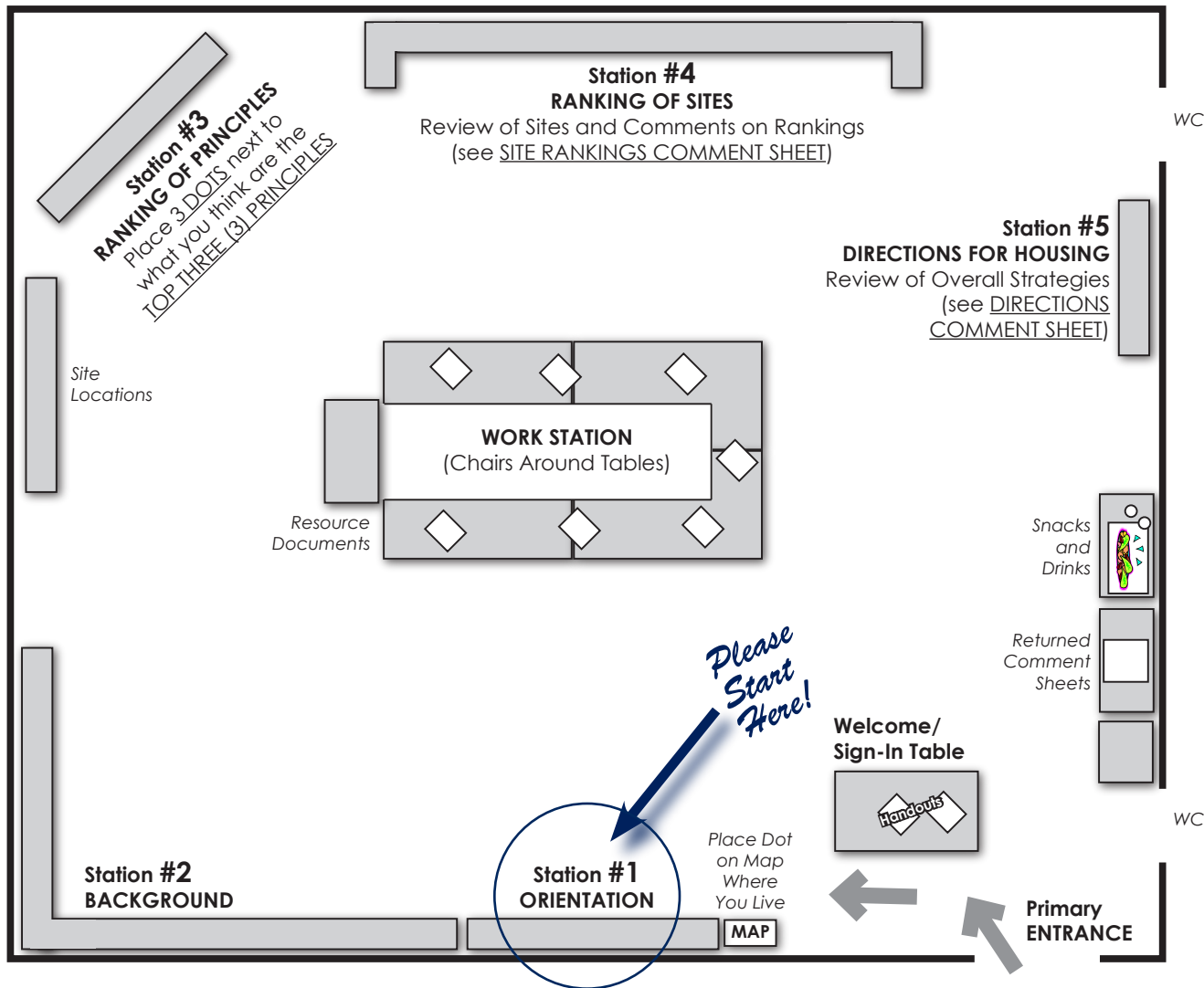
**Station #4 — Ranking of Sites.** The Steering Committee has grouped potential housing sites into three categories (High Ranking, Medium Ranking, and Low Ranking) based on the principles. We will provide you with a COMMENT SHEET for Station #4 to provide your thoughts concerning any changes you suggest to the ranking of the sites between the three categories. In addition, using the principles or any other factors, we would like to get your reasons for changing a site ranking and any other comments you may have.

**Station #5 — Directions for Housing.** We will provide you a COMMENT SHEET for Station #5 to get your thoughts concerning overall directions, trade-offs and strategies you think the community should pursue in meeting its housing needs and in identifying potential sites for housing. The comment sheet also has room for other comments you may have concerning housing.

**THANK YOU AGAIN FOR YOUR PARTICIPATION!**

# Community Workshop #2 Stations

## Holmes JHS Multi-Purpose Room Layout



# *Overall Process/Schedule*

**In December 2006, the Davis City Council initiated a General Plan update.** The update is to focus on the city's next Regional Housing Needs Plan (RHNP) allocation from the Sacramento Area Council of Governments (SACOG). The allocation is for the 7½ year period from January 2006 through June 2013. The General Plan elements to be updated include Housing, and perhaps Land Use and other elements.

**The update will make every reasonable attempt to comply with the required schedule for Housing Element updates in the SACOG region (and as required by State law).** By March 2008, the Housing Element is expected to be submitted to the State Department of Housing and Community Development (HCD) to allow for certification within 90 days, or by June 30, 2008. The Housing Element shall contain the information and analyses required under State law. The appropriate type of environmental review pursuant to the California Environmental Quality Act (CEQA) will be determined prior to formal action on the project, the Housing Element update.

**A Steering Committee has been appointed by Davis City Council** to oversee and manage the process. The mission of the Steering Committee, as established by the City Council, 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 is on the 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.

**The City Council's direction for this work effort has two basic housing objectives:**

- (1) The Regional Housing Housing Needs Allocation (RHNA) from SACOG, in compliance with State Housing Element law; and
- (2) The one percent growth guideline adopted by City Council to meet local housing needs.

**Regional Housing Needs Allocation (RHNA):**

Very low income level, 31 units, Low income level, 119 units, Moderate income level, 163 units, and Above moderate income level, 185 units. In total, 498 units of new housing have been allocated to the City of Davis for the 7½ year period from January 2006 through June 2013, which is the planning period for the new Housing Element. 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 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 an objective, as well as a cap, for the 7.5 year time period from January 2006 through June 2013, as follows:

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

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.

# What We Heard at Community Workshop #1



## COMMUNITY WORKSHOP #1 SUMMARY Housing Element and General Plan Update

Hosted by the City of Davis  
Housing Element/ General Plan Update Steering Committee  
Thursday, May 24, 2007 (6:30 PM - 9:00 PM)  
Teen Center Basement, 303 Third Street, Davis



## Top Ten Factors for Evaluating Potential Housing Sites

- (1) Overall proximity to community facilities.
- (2) Acres of prime agricultural soils converted to urban use.
- (3) Opportunity to provide for identified housing needs.
- (4) Water supply and distribution issues; Sanitary sewer collection issues.
- (5) Maintain or "leap over" an Urban Agricultural Transition Area (UATA) designated in the City's General Plan.
- (6) Opportunity to promote higher density housing in downtown and in neighborhood centers.
- (7) Opportunity to contribute to the City's open space system consisting of connected "greenways."
- (8) Bicycle mobility issues.
- (9) Mobility connections, connecting neighborhoods and bike paths.
- (10) Fire department services.

## Suggestions for Additional Factors

- (1) Impacts of new development traffic on existing neighborhoods.
- (2) Potential to encourage walkability, and access to walkable and bikeable amenities.
- (3) Best locations for student and university employee housing.
- (4) Proximity to Amtrak transportation hub.
- (5) Potential of providing for housing types and styles not now available in Davis.

For complete comments, please see the "Community Workshop #1 Summary" report at the Resource Documents table at the workshop or on the City's website.

# *Overarching Goals and Housing Location Principles For Site Rankings (Station #3)*

## **Overarching Goals**

The overarching goals in the Davis General Plan which should influence housing location decisions include: A compact city surrounded by farmland and habitat with slow urban growth; a pedestrian-oriented vital downtown area; a connected greenway system; neighborhoods with schools, parks, greenbelts and shopping; a variety of housing types, designs and prices to meet local housing needs including affordable housing; conservation of energy and resources; a healthy living environment with clean air and compatible noise levels; a balanced transportation system which promotes alternative modes; and city fiscal stability.

## **Housing Location Principles**

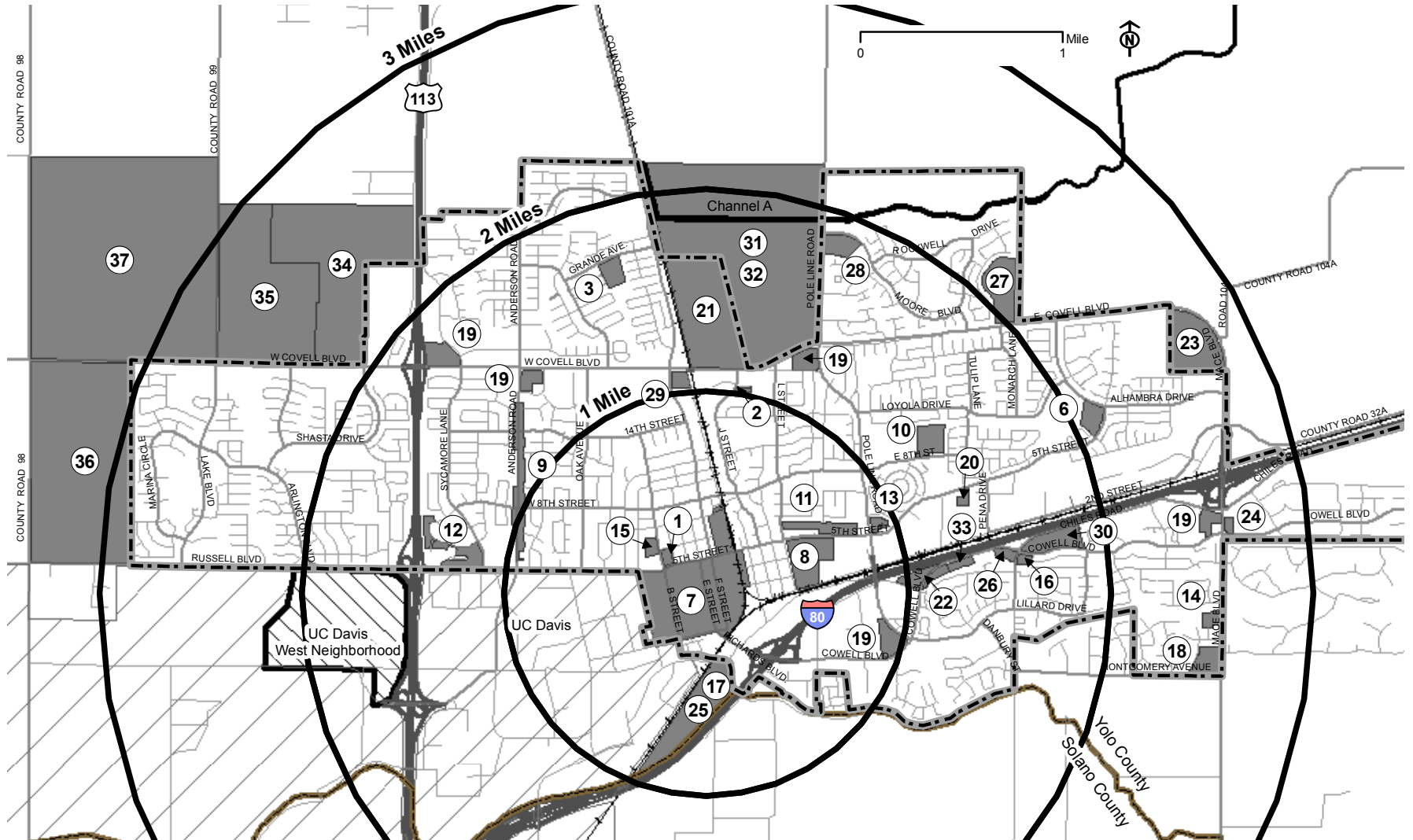
The proposed site for housing development supports the following principles:

- (1) Promotes a compact urban form, which allows for efficient infrastructure and services.
- (2) Promotes overall proximity to existing community facilities including parks, greenbelts, schools and shopping (which reduces driving and its negative impacts).
- (3) Promotes overall proximity to the downtown and UC Davis (which reduces driving and its negative impacts).
- (4) Is capable of providing compact development and higher density housing, especially near community facilities (which reduces driving and its negative impacts).
- (5) Preserves prime farmland and minimizes farmland conversion.
- (6) Is adjacent to, or contributes to open space and greenway system connections.

- (7) Provides adequate vehicular access and safety.
- (8) Promotes pedestrian, bicycle and transit mobility.
- (9) Is compatible with existing land uses in the vicinity.
- (10) Is compatible with noise environment.
- (11) Avoids health risks (such as exposure to particulates in close proximity to freeways).
- (12) Preserves a small town feel.
- (13) Promotes historic preservation.
- (14) Advances (or at least does not harm) fiscal stability.

The overarching goals are based on the City of Davis General Plan visions and goals. The housing location principles are based on: (1) City of Davis General Plan policies; (2) Smart Growth principles; and (3) the factors identified as most important at Community Workshop # 1.

# Ranking of Housing Sites (Station #4)



The comment sheet for this station provides an opportunity for you to identify any suggested changes in the Steering Committee's preliminary listing of priority housing sites provided on the next several pages and mapped above.

Rank by Mean	Site Description	Range of Units Mid Point	General Plan Land Use / Overall Density	Net Density (Units Per Acre)
<b>High Ranking – 2,247 units (includes 550 non-discretionary units)</b>				
1	DJUSD Headquarters, B Street	44	Residential High	20
2	Kennedy Place	12	Residential Medium	12
3	Grande School Site	40	Residential Low	5
4	Sweet Briar Drive	16	Residential High	30
5	Second Units- Increases With Program Changes Re: Discretionary Units	24	Residential Low	Various Sites
6	Verona, Mace Ranch	69	Residential Medium	11
7	Downtown – Increases With Plan / Zoning Changes	0	Core Area Specific Plan	30
8	PG& E Service Center, Fifth and L St.- Mixed Uses	313	Residential High	20
9	Transit Corridor – Anderson Road	23	Residential High	25
10	Simmons, E. Eighth Street	105	Residential Medium	13
11	City / DJUSD Corp Yards, E. Fifth Street	135	Residential Medium	12
12	RHD Zone, Oxford Circle	24	Residential Higher*	42
13	Fifth Ave Place	10	Residential High	25
14	Willowbank Church, Mace Blvd.	26	Residential Medium	9
15	Civic Center Fields, B Street	58	Residential Higher*	14
16	Willow Creek, Neighborhood Commercial	26	Residential Medium	15
17	Nishi Property Residential and R&D, Access Via UCD Only	730	Residential Higher*	47
18	Willowbank Church, NW Corner Mace Boulevard and Montgomery Avenue	35	Residential Medium	11
19	Neighborhood Shopping Center – Increases With Plan / Zoning Changes	0	Neighborhood Retail	Various Sites
20	2726 Fifth St., East of “Konditorei”	7	Mixed Use / TBD	3

Rank by Mean	Site Description	Range of Units Mid Point	General Plan Land Use / Overall Density	Net Density (Units Per Acre)
<b>Medium Ranking – 2,381 units</b>				
21	Lewis Cannery	650	Residential Medium	13
22	Ott, Cowell Boulevard	62	Residential Medium	12
23	Signature Property Mix of Housing Types	435	Residential Medium	15
24	NE Corner of Mace and Cowell Boulevards	6	Mixed Use / TBD	4
25	Nishi Property Residential and R&D, Access Via Olive Dr. Only	616	Residential Higher*	40
26	Oakshade, Cowell Boulevard	46	Residential High	15
27	Wildhorse Horse Ranch Mix of Housing Types	230	Residential Medium	14
28	Nugget Fields, Wildhorse	100	Residential Medium	15
29	Little League Fields, F Street	115	Residential High	21
30	Willow Creek Light Industrial, Chiles Road	113	Residential Medium	15
31	Covell Village Joint Plan Land Adjacent to South 1/2 of Lewis	400	Residential Medium	11
32	Covell Village To Top of Cannery Site	800	Residential Medium	11
33	Seiber, Cowell Boulevard	19	Residential Medium	12
<b>Low Ranking – 2,368 to 4,400 total range of units</b>				
34	Parlin Residential With On-Site Ag Mitigation	389 to 750	Residential Medium to High	10 to 21
35	Lin Boschken Residential With On-site Ag Mitigation	389 to 750	Residential Medium to High	10 to 21
36	West of Stonegate Residential With On-site Ag Mitigation	590 to 900	Residential Medium to High	10 to 20
37	Oeste Ranch Residential With On-site Ag Mitigation	1,000 to 2,000	Residential Medium to High	10 to 17

\*The term “Residential Higher” designation in the table indicates that the site concept is for a density higher than the existing General Plan allowable densities.

## *Directions for Housing (Station #5)*

Your thoughts concerning overall directions, trade-offs and strategies you think the community should pursue in meeting its housing needs and in identifying potential sites for housing. Topics include:

- (1) **Housing Density and Intensity Near Downtown and Neighborhood Nodes.** In ranking the housing sites, the Steering Committee has weighed the merits of identifying good sites for housing while at the same time striving to minimize the need for auto travel and locating housing near the downtown area or neighborhood nodes where commercial and recreational services exist.
- (2) **Housing Development Within the City as Compared to Peripheral Sites.** The Steering Committee has also weighed the merits for the need to develop peripheral housing sites as compared to focusing on sites within the City or sites which are a logical expansion of the City in the near-term. The challenge is to preserve agricultural land, but at the same time protect existing residential neighborhoods and meet a variety of housing needs.
- (3) **Variety of Housing Types.** The City has strived to create and maintain a diversity of housing types, styles, tenure and prices. However, given the potential housing sites available, the desired mix, type, and tenure of housing may change over time in Davis dependent upon the housing strategies that are followed.
- (4) **Other comments** or concerns you may have concerning potential housing sites and needs.

*The comment sheet for this station provides an opportunity for you to identify your preferences for housing strategies the City should pursue, as well as space for you to identify other strategies or suggestions concerning housing needs in Davis.*