
Chapter 1. Land Use and Growth Management

BACKGROUND

The way we use the land, today and in the future, is at the heart of the General Plan. Land use decisions affect all other aspects of the City including traffic, noise and air quality; opportunities for jobs, housing and businesses; community character and design and the need for public facilities and services of all types. This chapter provides the basic facts regarding existing land uses in and around the City, trends for future land use, and various opportunities for change or maintaining existing patterns.

Existing Land Use

Table 3 shows the estimated number of housing units and amount of commercial development by planning sub-area in Davis as of January 1, 1998.

The data reveals the following basic facts:

- The total number of housing units (including dwelling unit equivalents for living group quarters) was 22,074 in the City.
- The sub-area with the most existing housing units is Central Davis, followed by East Davis.

Figure 7 shows vacant land within the City as of May 31, 1996. Table 4 shows the number of acres of vacant land by sub-area.

Growth Management and Growth Limits

Since UC Davis became a general campus of the University of California in the early 1950's, Davis' average growth rate has been among the highest in the Sacramento Metropolitan Area. Concern about this growth rate was expressed by the electorate in June 1986, when 58 percent of those voting approved an advisory measure calling for Davis "to grow as slow as legally possible."

The following provides a chronology of Council and community decisions on growth in the past two decades:

1973	General Plan adopted with an anticipated population of 50,000 by the year 1990.
June 1982	General Plan text amended to reflect revised goal of 50,000 in the year 2000.
February 1984	General Plan adopted, anticipating a population of 50,000 in the urban area by the year 2000.
June 1986	City of Davis voters approve Measure L, an advisory measure to “grow as slow as legally possible.”
June 1987	South Davis Specific Plan approved, allowing 1,800 residential units.
November 1986	Pass-through agreement among City, Redevelopment Agency, and Yolo County. Agreement requires Agency to pass through a portion of its property tax revenues to Yolo County. The Agency may stop payments if the County approves urban development within the City’s planning area, but only if the City maintains an average population growth rate of 1.78 percent per year. 
December 1987	General Plan adopted, accommodating a population of 75,000 in the Davis Planning Area by 2010 and 27,390 total units within the City of Davis, for an approximate city population of 65,500.
February 1989	South Davis Specific Plan amended to be consistent with the General Plan, including a reduction to 1,510 residential units.
1989-1994	Several Development Agreements approved, including Mace Ranch, Woodbridge, Evergreen, and Wildhorse.
May 1995	Voters ratify the Wildhorse Development Agreement.
May 2001	Council adopts General Plan Update, reducing potential urban growth sites on the periphery and focusing growth inward to accommodate population increases and housing needs.
July 2004	Council adopts Housing Element consistent with State law. The element included how the City will meet its regional housing fair share for the planning period of 2002 to 2007 by providing a range of housing options.

Studies of Internal Housing Needs

In October 2002, appointed a subcommittee to study internally-generated housing needs. The Council wanted to consider providing housing opportunities for the local workforce as the primary reason for city residential growth to provide housing opportunities for the local workforce. The Council found that the public purposes served by providing such opportunities include:

- Help the City and school district better serve the public with vital services.
- Help businesses by facilitating greater employee productivity and morale, enhancing recruitment and retention efforts, and increasing service levels.
- Reduce traffic congestion and air pollution by people who otherwise would live outside Davis and commute longer distances to work.
- Improve the quality of life for Davis employees by bringing them closer to their place of work.

In March 2003, the City Council reviewed an “Internal Housing Needs Analysis” prepared by Bay Area Economics (BAE). This study analyzed the City’s share of housing needs based on local employment growth, UCD growth, and “natural” growth through 2015. The study accounted for the new housing planned by UCD on the main campus and in the new neighborhood west of Highway 113.

In October 2004, the City Council reviewed a “Middle Income Housing – Needs, Impacts, and Options” analysis by BAE. This study analyzed the need for middle income housing, the public benefits and potential impacts of a middle income housing inclusionary requirement, and the public benefits and potential adverse impacts on protected classes from establishing a preference for local workers to purchase or rent local housing. The study found that a middle income inclusionary housing requirement would result in a reduced opportunity for developer profit compared to building and selling market rate units. The study and follow-up analyses found that the developer would not need to subsidize the middle income costs through the construction and pricing of the market rate units in the project unless the project had unusually high development costs and few housing units to absorb these costs.

In February to March 2005, City Council reviewed a final phase of the analysis, an evaluation of available program options to implement a middle income inclusionary requirement. On March 8, 2005, the City Council adopted an updated resolution directing staff to implement an annual City growth guideline of 1% based primarily on internal housing needs. The Council also adopted a resolution regarding key issues of a middle income housing requirement and a local employee preference system that would be utilized in the sale and re-sale of inclusionary housing units.

Mix of Housing Types

Land Use policies A.2 and A.3 Housing policy 1.1 and related standards and actions and housing mix policy interpretations call for a variety of housing types, unit sizes, densities, prices and rents, designs, and architecture diversity. New housing shall meet minimum densities in the General Plan. A percentage of small residential lots and structures shall be considered as a requirement in new large residential developments to contribute to the variety of housing opportunities.

The intent is to provide a mix of housing types and prices that will serve a variety of households and lifestyles, particularly the needs of local employees. A new development is expected to provide the greatest mix of housing types, prices and designs that is feasible (that is, capable of being accomplished in a successful manner within a reasonable period of time, taking into account environmental, economic and social factors) in addition to providing required affordable units. A single mix requirement would be inappropriate to apply to all projects because a project's ability to provide a diverse mix of housing types is affected by the site's unique size, location, infrastructure requirements, and other economic factors. In recognition of these differences in projects, a developer should justify how the proposed housing mix constitutes the greatest range that is feasible.

The "Planned Development" district in the City's zoning ordinance implements the housing mix policies by encouraging a variety of well designed dwelling types.

**Table 3
 EXISTING LAND USE AS OF JANUARY 1, 1998**

Residential Units

Planning Areas	Low Density	Medium Density	High Density	Total
Northwest	0	0	0	0
North Central	807	0	120	927
Northeast	0	0	0	0
West Davis	2,402	48	1,554	4,004
Central Davis	3,608	298	3,574	7,480
East Davis	2,763	0	1,781	4,544
East Davis/Mace	720	63	48	831
Core Area	217	6	291	514
South Davis	1,936	148	1,371	3,455
Southeast	0	0	0	0
Gateway/Olive Dr.	154	0	165	319
City Totals	12,607	563	8,904	22,074

Note: Mobile homes counted as low density. Condominiums counted as medium density.

Non-Residential Uses

Planning Areas	Neighborhood Retail	General Commercial	Office/ Business Park	Industrial	Total
Northwest	0	4,000	13,000	0	17,000
North Central	0	19,000	71,000	564,000	654,000
Northeast	0	0	0	0	0
West Davis	55,000	11,000	57,000	0	123,000
Central Davis	276,000	29,000	188,000	0	493,000
East Davis	124,000	278,000	202,000	131,000	735,000
East Davis/Mace	0	0	104,000	44,000	148,000
Core Area	48,000	516,000	459,000	0	1,023,000
South Davis	137,000	286,000	455,000	61,000	939,000
Southeast	0	0	0	0	0
Gateway/Olive Dr.	0	140,000	4,000	0	144,000
City Totals	640,000	1,283,000	1,553,000	800,000	4,276,000

Note: Public uses, including Sutter Davis Hospital in the Northwest planning area, are not included in the data in this table.

Table 4
ACREAGES OF VACANT LAND WITHIN CITY
AS OF MAY 31, 1996

Planning Subareas Within City	Vacant Land
Northwest	31.1 acres
North Central	67.0 acres
West Davis	141.4 acres
Central Davis	12.3 acres
East Davis	39.0 acres
East Davis – Mace	329.6 acres
Core Area	0.8 acres
Gateway	16.9 acres
South Davis	372.5 acres
Total Vacant Land Within City	1,009.8 acres

Note: The following lands are not annexed the time of this survey: Wildhorse; Willowbank 9; Nishi Property; and Covell Center.

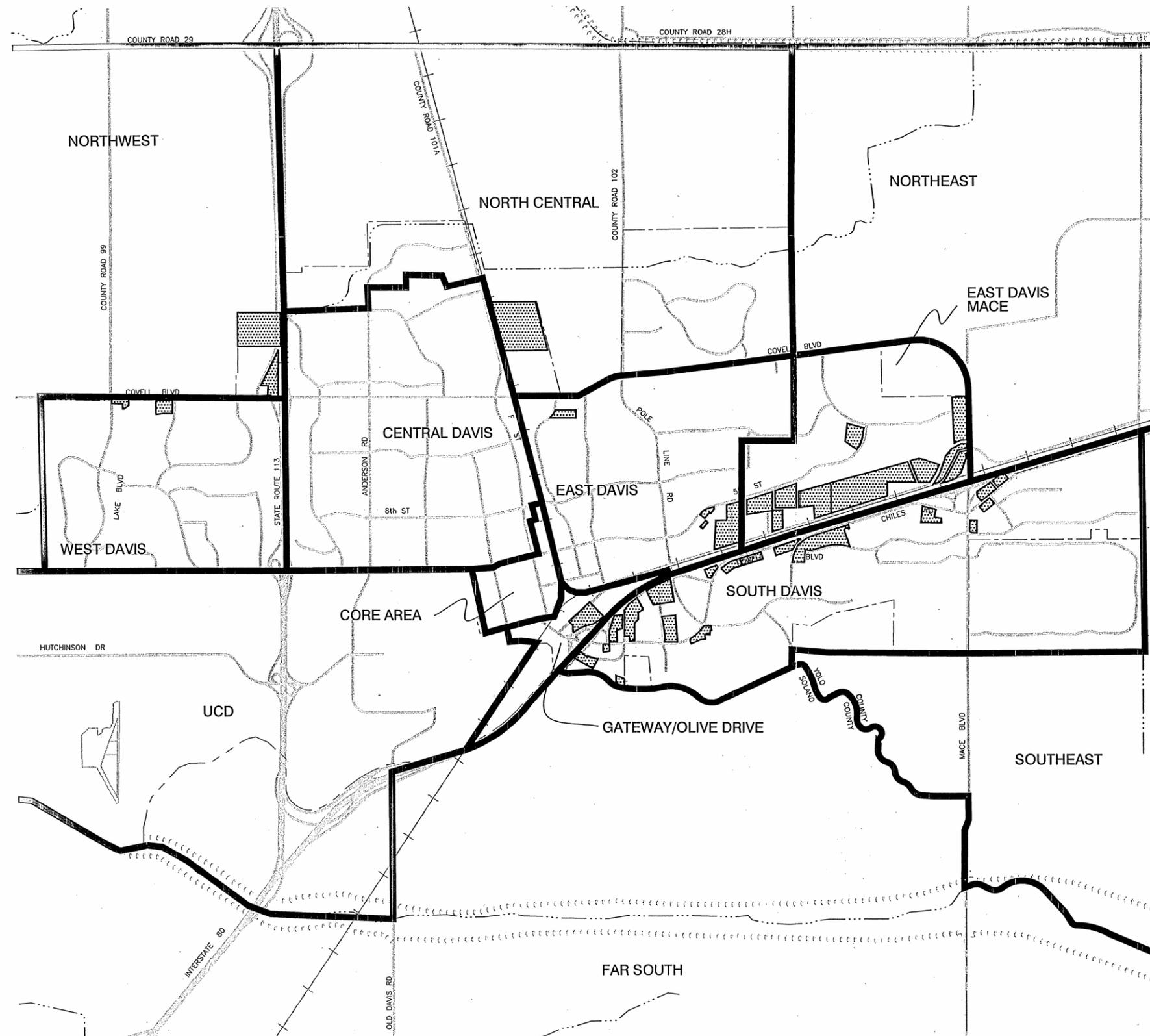
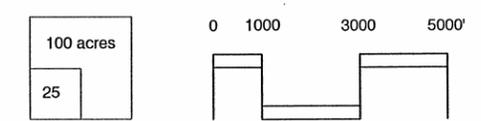


Figure 7
Vacant Commercial
Land Within City

 Vacant Nonresidential Land Within City (Jan, 98)
 Planning Sub Area Boundary

Davis General Plan



Infill Potential

In January 1996, at the request of General Plan committees, the City completed an "Infill Potential Study" as a technical analysis supporting the General Plan Update. The study examined the potential for infill development as an alternative to accommodating growth through expansions to City boundaries. Citywide infill potential was assessed based on 36 potential sites. Five detailed case studies were prepared to examine specific design and economic issues related to infill development feasibility.

Infill is defined as urban development or redevelopment on vacant or "underutilized" urban-designated land within a city's boundaries, as an alternative to accommodating growth through expansions of city boundaries. "Underutilized" urban-designated land is defined as developed or partially developed urban-designated land which could be developed in other uses or more dense and intense use consistent with City policies, surrounding uses and potential impact issues. Vacant and urban-designated lands do not include non-urban designations such as Agriculture, Urban Agriculture Transition Area, Parks, Natural Habitat, Greenbelts and Greenstreets nor creeks, sloughs or channels.

The study identified the potential for more than 1,000 residential units and 300,000 square feet of retail and office use beyond those in the 1987 General Plan. The study also indicated that the following factors make financial feasibility difficult for an infill project: high cost of land; large differences in values per square foot between detached and attached single-family homes; the lack of a difference in impact fees based on the size of the unit; the small difference between development fees for infill projects and peripheral growth areas; and parking requirements versus available space.

Neighborhoods

Davis' many neighborhoods are key building blocks of its land use pattern, urban design and transportation system. Figure 8 shows the facilities that serve Davis' existing neighborhoods.

Land Use and Economic Analyses Completed for the General Plan Update

In February 1996, the City of Davis retained Economics Research Associates to provide three economic analyses to inform land use decisions for the General Plan update: 1) industrial market; 2) retail acreage demand and downtown strategies; and 3) grocery store demand versus supply by subarea. The major findings and recommendations from these analyses are summarized below.

Industrial market. The study concluded that there is existing unmet demand for new industrial space in Davis and that Davis could accommodate 200 to 250 gross acres of industrial growth through 2010. The major dilemma facing Davis regarding

the industrial market is that much of the regional industrial market serves the warehouse and distribution sector, for which Davis does not offer any competitive advantage relative to other cities in the market area. In fact, Davis' industrial development price structure (due to Mello-Roos burdens, fees and land costs) essentially prohibits Davis from attracting a major share of this important regional sector.

The sector for which Davis offers advantages --high tech startups, R&D and manufacturing -- demand either more affordable space, larger lots than Davis in its inventory, or lots located away from residential uses. Without resolving this dilemma, Davis is not in a position to absorb the amount of industrial development assumed in the Major Projects Financing Plan, creating public facility financing cash flow problems for the City.

Recommendations for consideration included the following:

- Develop a strategy that targets higher value-added, technology oriented industrial uses that are attracted to Davis' competitive advantages, particularly its University linkages, educated workforce and quality of life for employees;
- Offer a variety of lot sizes for these industries, including affordable incubator facilities for start-ups, flexible R&D space, and large lots (20-50 acre lots that may be assembled) for manufacturing firms and build-to-suit developments;
- Shorten the approval process with discretionary approvals completed up front; and
- Relieve the Major Projects Financing Plan fee burden for industrial uses by reviewing the nexus assumptions.

Retail acreage demand and downtown strategies. Findings and conclusions included the following:

- Excluding the grocery and automotive sectors, Davis area retail sales amounted to only 54 percent of community demand. Compared to northern California communities of similar size, Davis is one of the lowest sales tax generators on a per resident basis. Much of the \$112 million in sales tax leakage flows to Sacramento and Woodland and is concentrated in the apparel and general merchandise sectors.
- Davis' automotive sector is by far its most important sector in terms of sales tax generation, accounting for 41 percent of the City's total sales tax revenue.
- The retail strength and market niche of Davis' downtown consists of eating and drinking establishments, small specialty shops, theater, cinema and

- service establishments. The downtown satisfies less than one-tenth of the community's need for apparel, accessories, general merchandise and department store space.

Recommendations for consideration included:

- The updated General Plan should accommodate two new community scale shopping centers or districts to intercept 50 or 60 percent of the retail leakage. The first community shopping center should be 20 to 25 acres in size and should have a strong (60 percent or more of the floor area) apparel and soft goods emphasis. The second center will require 20 to 30 acres, is probably ten or more years away and its composition should be determined at a later date.
- Large warehouse style retailers (in excess of 60,000 square feet) are inappropriate given the nature and scale of the Davis market. Their competitive impacts would be excessive and do not target the nature of the Davis market.

To protect the future vitality of downtown Davis and the distinctive character of the city, future restaurant and cinema developments should be channeled into the downtown vicinity.

- The General Plan should accommodate the expansion of the automotive sector, specifically the auto dealers, by approximately 50 percent over the next 20 years. Such an expansion of the current 20 acres in auto dealers could be accommodated on the additional 15 acres of undeveloped land in the auto center district.

Grocery store demand versus supply by subarea. The findings of this analysis included the following:

- The Davis area currently has sufficient demand for one additional neighborhood center (anchored by a supermarket and drug store) of approximately ten acres. The development of a second neighborhood center in the immediate future would impact existing stores.
- If one neighborhood center is developed in South Davis, sufficient demand for the second store will not materialize in East Davis for approximately a decade. In the 2005 to 2015 time frame, a second neighborhood center of this scale may be needed.

Subsequent grocery store supply and demand studies (including, BAE, 1998) found that if either 25,000 or 40,000 square feet of grocery store space is built at Mace Ranch then one or two existing grocery stores would be negatively impacted, even

with the residential buildout of the General Plan. New, unanticipated residential uses would be needed to off set this impact.

Note: The recommendations in all of the land use and economic analyses described above were considered and weighed against other community objectives but were not necessarily incorporated into the General Plan Update adopted by City Council. Some of these recommendations related to community scale shopping centers and industrial uses were not implemented in the General Plan Update because of concerns with other general plan goals and policies, various impacts on the community and fiscal revenue/costs.

PRINCIPLES USED IN CREATING LAND USE MAP

The land use map (Figure 11) portrays the ultimate uses of land in and around Davis. It is to be read in conjunction with the descriptions of the land use categories, which follow, and which describe the intent, allowed uses, and special regulations within each land use category. The land use map shows areas intended for urban development during the term of the General Plan. Other areas are not intended for urban development.

The land use map has been created to implement the following principles, which form the foundation for land use planning in Davis:

1. Provide land use and zoning categories to generally reflect existing densities and to allow for a broad range of housing types, configurations and densities.
2. Focus growth inward to accommodate population increases. Infill development is supported as an appropriate means of meeting some of the city's housing needs.
3. Create and maintain housing patterns that promote energy conserving transportation methods.
4. Accommodate new buildings with floor area ratios that can support transit use, especially within ¼ mile from commercial areas and transit stops, but maintain scale transition and retain enough older buildings to retain small-city character.
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.
6. Site local services, retail and recreation strategically to minimize the lengths of trips and to facilitate walking, bicycling and transit use as alternatives to auto use.

7. All neighborhoods, both new and existing, should include a centrally located hub or activity node within walking distance of housing in the neighborhood, as illustrated in Figures 9 and 10. 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.

8. Provide locations in several sectors of the City for commercial services, such as automobile sales and repair, building materials and yards, nurseries, banks, and convenience stores.
9. Designate neighborhood shopping centers and, where feasible, create a neighborhood activity center in each neighborhood area.
10. A maximum of three acres of commercial uses may be permitted within an area with residential designations on the map.
11. Protect residences and other sensitive uses from noise, air pollution and traffic related impacts.
12. Designate areas along the freeway for aesthetically pleasing, non-noise-sensitive uses that will provide a noise buffer for adjacent residences.
13. Maintain lands for open space land uses including outdoor recreation, natural habitat preserves and agriculture within and beyond the proposed urban-development boundaries.
14. Create an open space buffer between urban and agricultural uses to maintain the integrity of the adjoining agricultural/natural areas, to serve as a transitional space between urban and rural lands, to provide a visual edge, and to be an aesthetic and recreational resource.
15. To preserve existing agriculture and control growth, relocate the boundary of the General Plan Area farther to the west from the current County Road 97D (one mile west of Stonegate) to County Road 96 (2½ miles west of Stonegate). This is intended to increase Davis' area of planning concern farther into the possible growth area of the city of Dixon, not to expand the urban growth area.
16. Do not delineate any particular parcels or areas for acquisition, preservation or enhancement activities in rural areas until the City or other responsible entity is successful in establishing a program for the site with willing landowners. This is in the interest of not unduly disturbing rural landowners and others.
17. Designate land within one mile of the new Davis landfill as Agriculture in order to prohibit urban development on it.

18. Focus community-serving retail shopping uses in the Core Area and to a limited extent in areas designated Neighborhood Retail and General Commercial. General Commercial areas are intended to provide for primarily commercial service uses and may allow moderate size community retail stores subject to discretionary review.

A moderate-sized community retail store (up to 30,000 square feet) located in the General Commercial land use designation (that is, not in the downtown or an existing neighborhood retail center) must be a "stand alone" retail use and not part of a retail cluster.

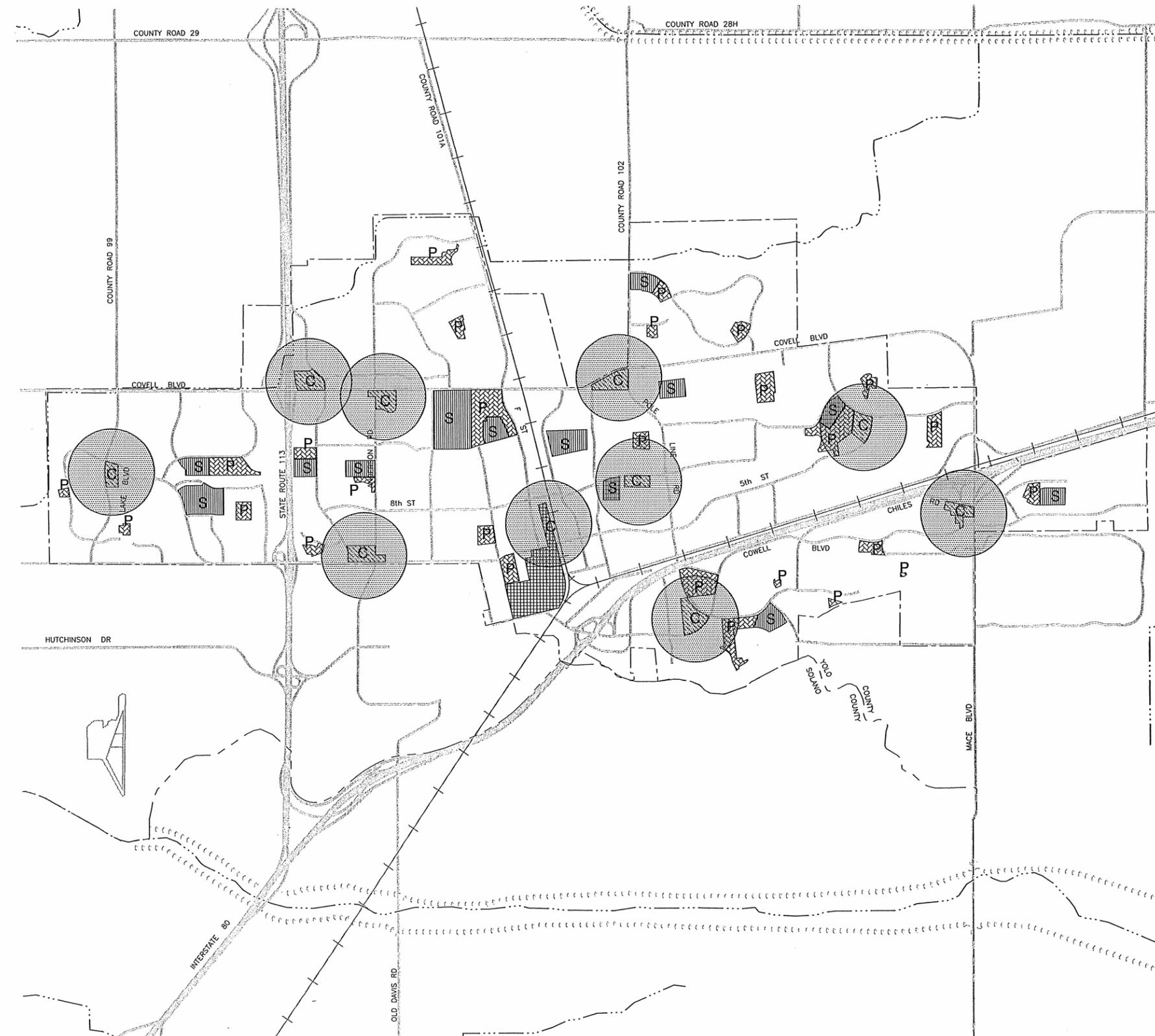
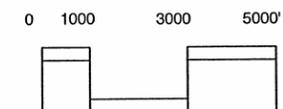
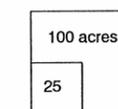


Figure 8
Neighborhood Facilities

-  Neighborhood Retail
 (Circles Represent Areas within 1/4 Mile or 1320')
-  School
-  Park
-  Core Retail

Davis General Plan



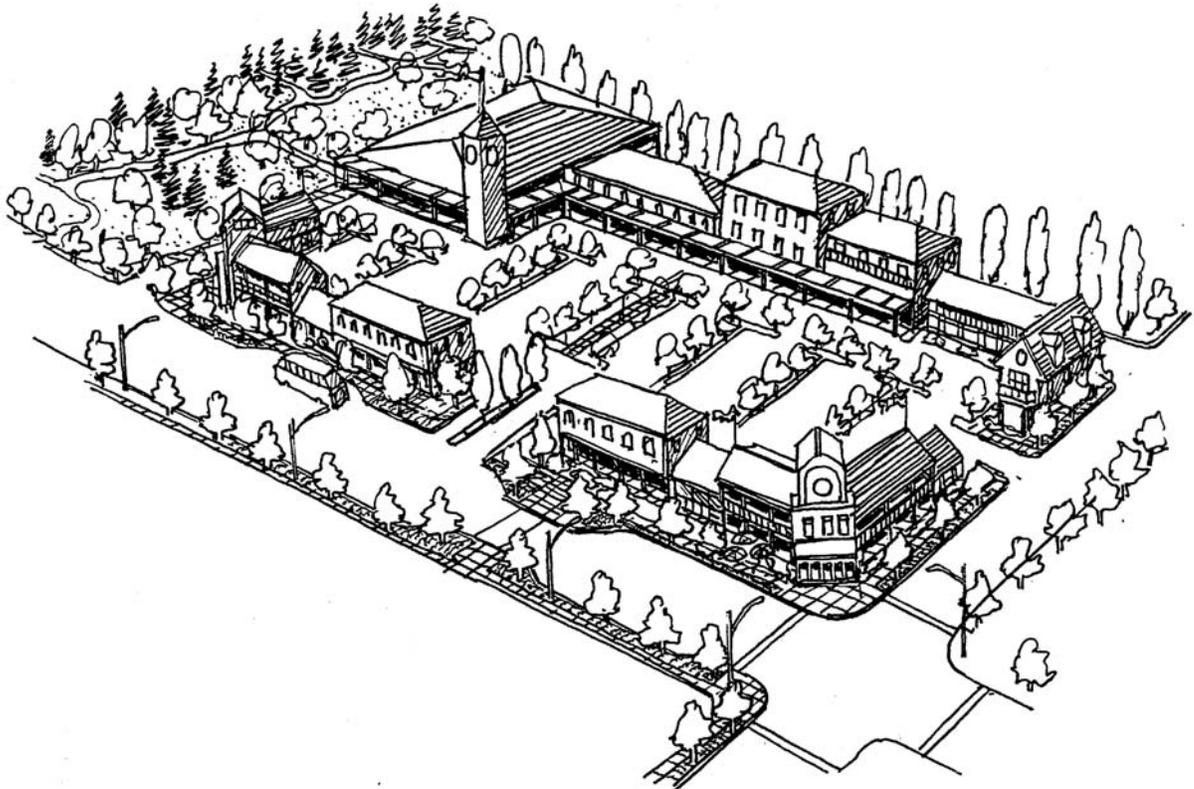


Figure 9: Neighborhood Center Concept

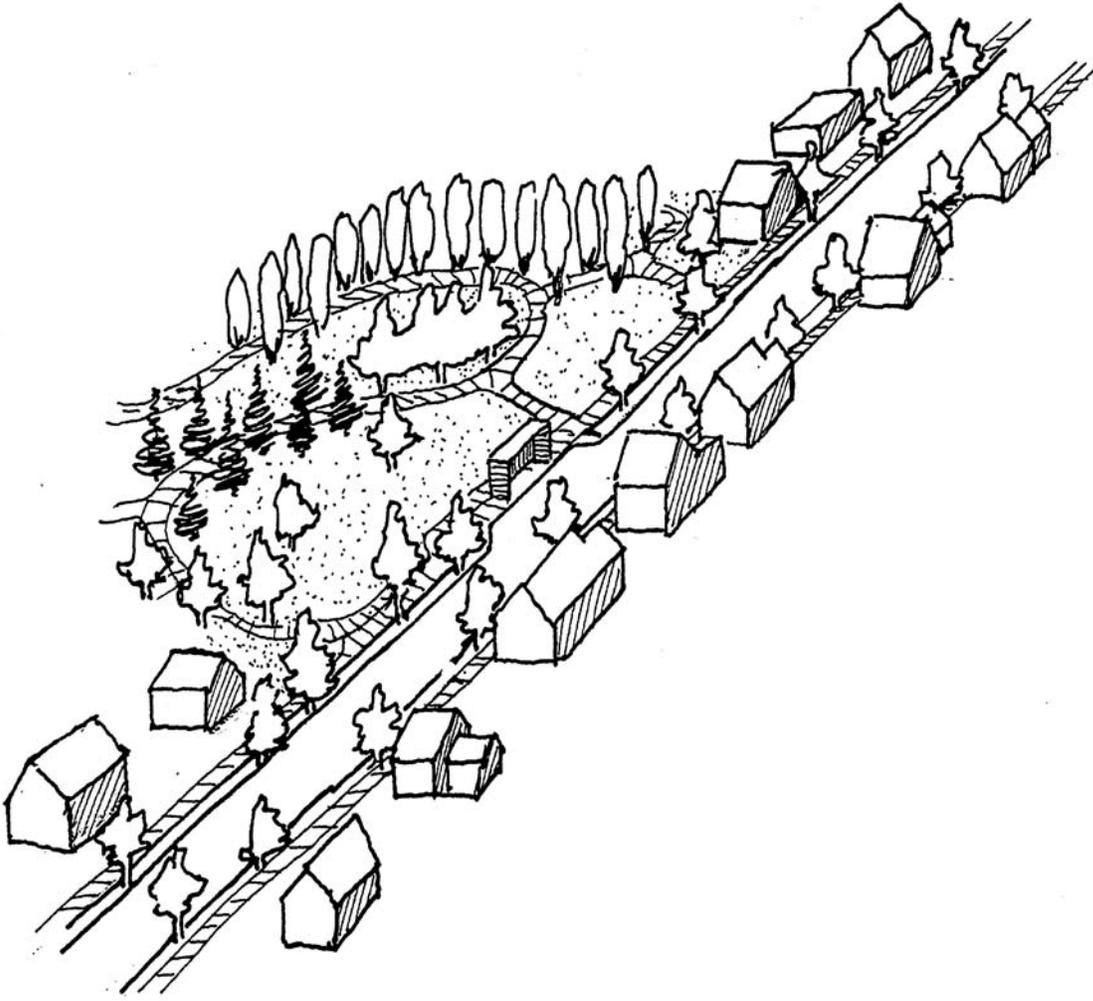


Figure 10: Neighborhood Transit Stop Concept

Moderate-sized community retail under consideration is conditionally allowed and shall meet the following criteria:

- a. Must be designed and located to maximize accessibility and safety for pedestrians.
- b. Have a uniform design which is consistent with and complimentary to the City's small town ambience and neighborhood preservation goals.
- c. Incorporate state-of-the-art energy conservation in its planning and design.
- d. If located near a freeway, orient toward the community and away from the freeway.
- e. Favor retail types that are not likely to be able to locate in the downtown and that are not currently adequately available in Davis (such as apparel and soft goods, appliances, home furnishings and electronics).
- f. Shall be allowed only if:
 - 1) The downtown or neighborhood centers cannot accommodate the retail type, and
 - 2) The retail type in question is not adequately available in Davis. Under this provision, the size and type (for example appliances, electronics) of the conditionally allowed retail use shall be strictly limited to the maximum size (up to 30,000 sq. ft.) and to the specific type(s) of retail use necessary to address the community's need(s).
- g. The uses may not endanger the viability of similar retail uses in the City's primary and secondary retail zones (i.e. the downtown and existing neighborhood centers).
- h. Retain the overall City goal of maintaining the economic vitality of the downtown and neighborhood centers, and assure, using economic studies, that any community-serving retail use is consistent with this goal.

It is the intent of this General Plan to prevent major concentrations of retail uses that would compete with the downtown and neighborhood centers. To implement this intent, prohibit new designations or rezonings for retail shopping centers outside of the downtown and neighborhood centers (a pattern commonly found in other suburban and urban edge cities) because such planning is considered inconsistent with desired goals related to community character, downtown primacy, alternate transportation (including pedestrian, bicycle and public transit) and the stability of existing and planned retail areas.

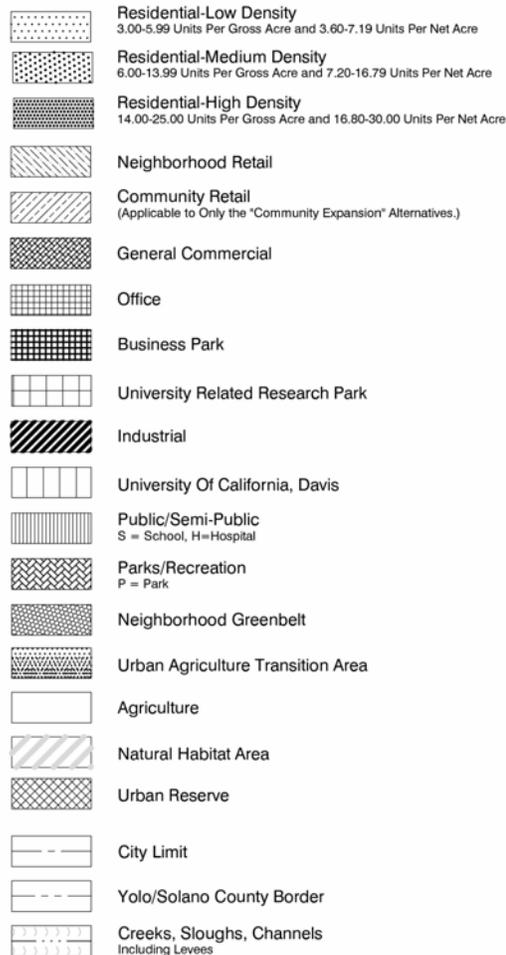
LAND USE CATEGORIES

This section explains the intent, allowed land uses and other regulations for each land use category shown on the General Plan land use map in Figure 11a and 11b. All land uses must conform to the regulations for the mapped land use categories.

The land uses of the Core Area Specific Plan are shown in Figure 11c. See the Specific Plan for more information.

The land uses and zoning of the Gateway/Olive Drive Specific Plan are shown in Figure 11d. See the Specific Plan for more information.

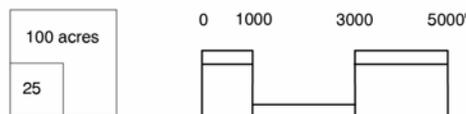
Figure 11b Planning Area Land Uses

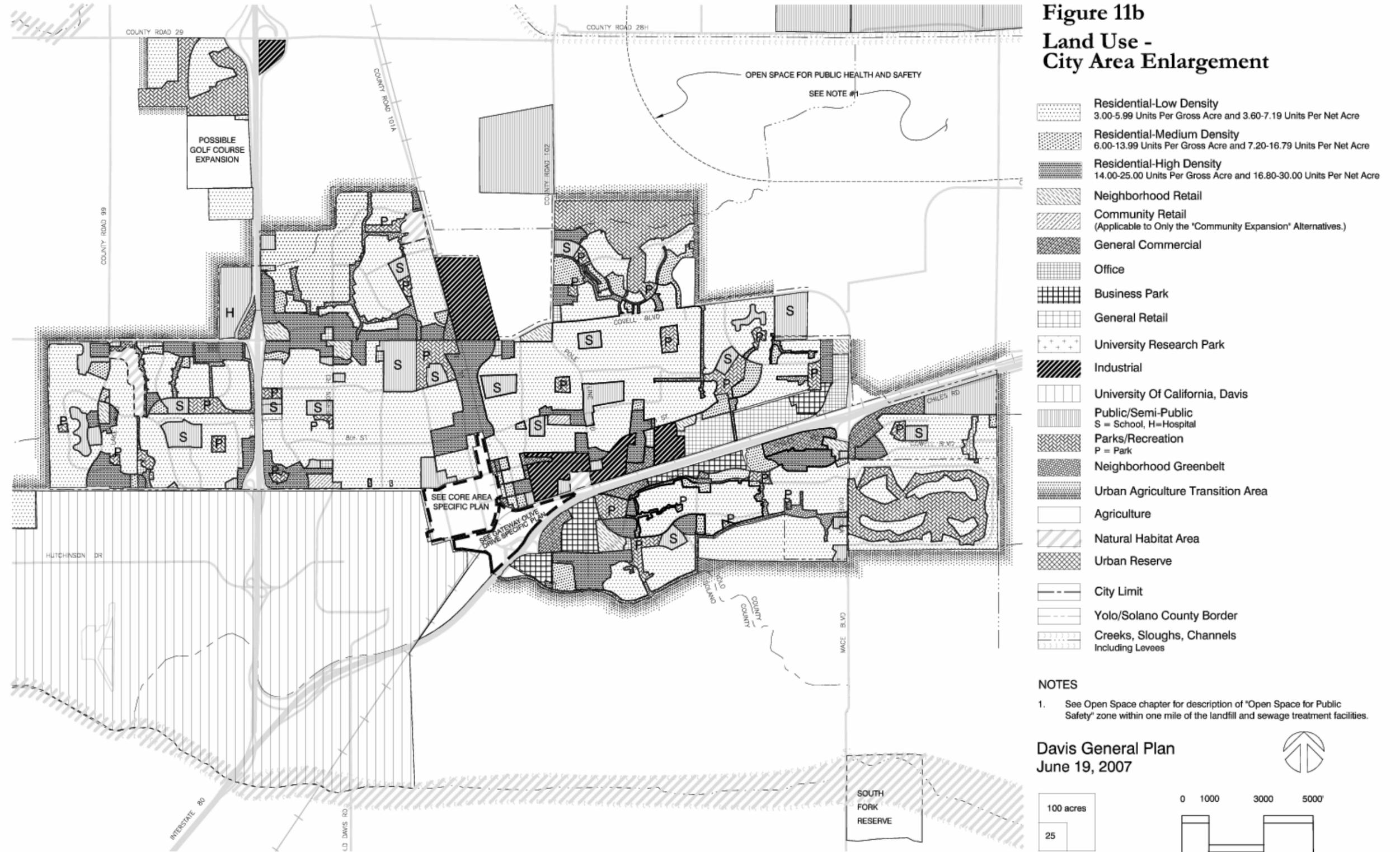


NOTES

1. See Open Space chapter for description of "Open Space for Public Safety" zone within one mile of the landfill and sewage treatment facilities.

**Davis General Plan
 June 20, 2007**





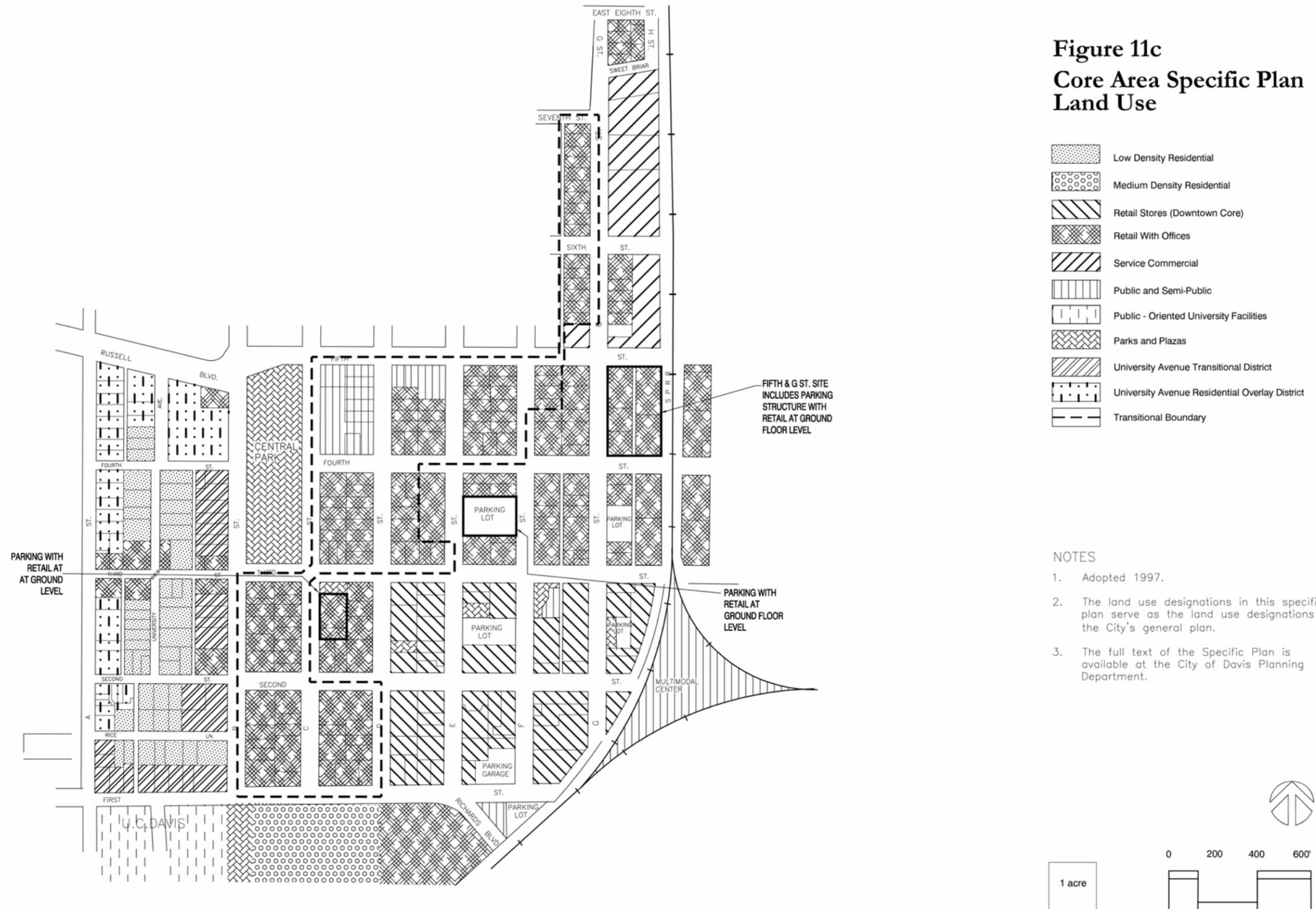




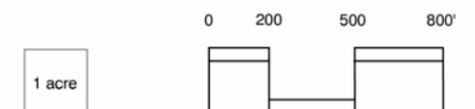
Figure 11d
Gateway/Olive Drive
Specific Plan
Land Use and Zoning

CS	Commercial Service
RMD	Residential Medium Density
RHD	Residential High Density
MU(EO)	Multiple Use - East Olive
R	Retail w/Office
P	Parks/Recreation
O	Office
O/R	Office/Restaurant

NOTES

1. The specific plan was adopted in July, 1996.
2. The land use designations in this specific plan serve as the land use designations in the City's general plan.
3. The full text of the specific plan is available at the City of Davis Planning Department.

Davis General Plan



A. Residential

Intent: This category is intended to allow for residential development emphasizing compact clustered development in new areas and infill in existing neighborhoods, together with a mixture of local-serving retail and institutional uses, to meet housing demands, reduce pressure for peripheral growth and facilitate transit and bicycle/pedestrian travel.

Allowable Uses and Densities:

1. A mix of all types of housing, including single-family, mobile homes, split lots, and multi-family units. Allowed densities shall be as follows:
 - Low Density: 3.00 to 5.99 units per gross acre.
 - Medium Density: 6.00 to 13.99 units per gross acre.
 - High Density: 14.00 to 25.00 units per gross acre.
 - The maximum allowable “pre-bonus” density would be 4.79 units per gross acre in the low density category; 11.20 in the medium density category, and 20.00 in the high density category.
 - The maximum allowable “post-bonus” densities would be 5.99 in the low-density category, 13.99 in the medium density category, and 25.00 in the high density category (assuming a 25% density bonus).
 - The minimum “pre-bonus” density would be 2.40 units per gross acre in the low-density category. The minimum “post-bonus” density would be 3.00 units per gross acre in the low-density category.

The maximum allowable density in the core area shall be retained as provided in the Core Area Specific Plan.

2. Make provision for home occupations, offices, retail shops, public buildings, public facilities, cemeteries and wells, provided they are compatible with surrounding residential development (in terms of traffic generation, parking requirements, design and similar neighborhood issues) and consistent with specific zoning.

Table of Minimum and Maximum Densities

		Gross	Net**
Low Density	Without density bonus	2.40 - 4.79	2.88 - 5.75
	With density bonus*	3.00 - 5.99	3.60 - 7.19
Medium Density	Without density bonus	4.80 - 11.20	5.76 - 13.44
	With density bonus*	6.00 - 13.99	7.20 - 16.79
High Density	Without density bonus	11.21 - 20.00	13.45 - 24.00
	With density bonus*	14.00 - 25.00	16.80 - 30.00

Notes:

- a. With density bonus * is assumed to be 125% of without density bonus for the purpose of this table.
 Net density ** is assumed to be 120% of gross density for the purpose of this table.
- b. Some of the non-residential land use categories (that is, Neighborhood Retail, Business Park, and Office) allow limited residential uses to the extent that the residential uses do not conflict with the primary use of the area. The residential component in a mixed use project in one of these land use categories is limited to an additional 15% floor area ratio (in addition to the 50% allowable floor area ratio in these land use categories).
- c. The allowable residential densities in the Core Area shall be retained as stated in the Core Area Specific Plan.
- d. See the separate General Plan policy interpretation document titled "Residential Density Yields and Neighborhood Greenbelts." –
- e. Through a specific plan or Planned Development, the City may approve developments with densities on any given parcel that are lower than the otherwise allowable minimum or higher than the otherwise-allowable maximum density for a given area, provided the overall density is consistent with the allowable density.

3. Open space in various forms, including greenbelts, squares, parks, ponds, drainage detention facilities, and wildlife habitats.
4. Make provision for institutional uses that are needed near homes and which benefit from a residential environment, including schools, places for religious assembly, city facilities, child care and adult day care facilities, residences for disabled persons, nursing homes, and half-way houses. Such uses are subject to restrictions specified in the zoning code and must be compatible with surrounding residential development, and shall be dispersed throughout the City to avoid an over concentration in one area.

See the separate General Plan policy interpretation document titled "Institutional Uses".

5. Existing developments, on specific parcels of record, if built pursuant to General Plan and zoning requirements at the time of project approval, will be considered to be in compliance with the Element, even if built at densities higher than those shown on the Land Use Map. This General Plan will not preclude their being rehabilitated or allowed to re-build if destroyed, up to the gross density prior to the rehabilitation or destruction, subject to zoning and other standard City requirements. Additional principal dwelling units will not be allowed unless consistent with maximum General Plan densities and zoning.
6. Duplexes, multiple single family dwellings on one lot, or multi-family dwellings, where proposed on an existing lot of record and permitted under applicable regulations in the R-2 zoning district, may be permitted even if said units result in a density on the individual lot of record that exceeds the density range of the underlying Residential Low Density designation in the General Plan. The purpose is to allow a mix of housing types while maintaining the overall density within a Residential Low Density designated area. To ensure compliance with the overall intent of this General Plan Update, however, the City shall limit the number of additional duplexes, multiple single family dwellings on one lot, or multi-family dwellings proposed on land zoned R-2 that may be approved until the infill guidelines and strategies contained in this plan are completed (see Policy LU 2.1 and related Standards and Actions).

Policies

Policy LU A.1 In infill projects, respect setback requirements, preserve existing greenbelts and greenstreets, and respect existing uses and privacy on adjacent parcels.

Policy LU A.2 A minimum of 50% of future residential lots (exclusive of any required affordable or multifamily lots) within a new residential development of 50 single-family lots or more shall be designated as “diverse architecture lots” (DAL). These lots shall be designated as part of the project zoning and on the tentative and final maps. Houses built on DAL lots may not be of the same stock plan nor have a floor plan and front elevation substantially similar to any other house within the same final map area.

All residential lots not designated as DALs, including any required single-family affordable housing lots and lots within new developments of 50 units or less, shall comply with the City’s new site design standards, to be developed under Action UD 5.1e.

Policy LU A.3 Require a mix of housing types, densities, prices and rents, and designs in each new development area.

See the separate General Plan policy interpretation document titled "Ratio of Housing, Mix of Residential Types and Integration of Affordable Housing Units".

Policy LU A.4 Allow home occupations, home offices and live/work uses by right where appropriate provided that the home occupation is compatible with the surrounding neighborhoods and does not cause significant negative impacts on the surrounding neighborhoods.

Policy LU A.5 Require neighborhood greenbelts in all new residential development areas. Require that a minimum of 10 percent of newly-developing residential land be designated for use as open space primarily for neighborhood greenbelts.

See the separate General Plan policy interpretation document titled "Residential Density Yields and Neighborhood Greenbelts".

Policy LU A.6 A maximum of three acres of commercial uses may be permitted within an area with residential designation on the map provided that it is compatible with the surrounding neighborhood and that it does not cause significant negative impacts.

B. Core Specific Plan Area

Intent: To provide for mixed-use development of a variety of types in downtown Davis, in keeping with the downtown's role as the commercial and social center of Davis.

Allowable Uses and Densities: As shown in the Core Area Specific Plan (Figure 11 c). See the Specific Plan for more information.

C. Gateway / Olive Drive Specific Plan Area

Intent: To provide for vital, mixed-use development that connects the University and Core Area along Interstate 80 at the Gateway to Davis.

Allowable Uses and Densities: As shown in the Gateway/Olive Drive Specific Plan (Figure 11 D). See the Specific Plan for more information.

D. Neighborhood Retail

Intent: To provide shopping opportunities to meet Davis residents' daily needs in areas conveniently located to each neighborhood. The city supports many smaller neighborhood commercial centers each at a focal point instead of fewer larger centers. Residential uses would be conditionally allowable.

Allowable Uses and Densities:

1. Neighborhood shopping centers, which are shopping centers that serve the daily needs of the surrounding neighborhood for goods and services, such as groceries, pharmaceuticals, dry cleaning, and other uses.
2. Residential uses to the extent they are secondary and do not conflict with the primary use of the area.
3. Offices as an ancillary use.

Maximum Floor Area Ratio: 50 percent, with an additional 15 percent allowed for the housing component of a mixed-use project. Such additional floor areas shall include any housing units allowable under an affordable housing bonus.

Policies

Policy LU D.1 Encourage the redevelopment of existing neighborhood shopping centers to include second stories for retail, residential or office uses and/or intensification of first stories.

Policy LU D.2 All neighborhood shopping centers shall include neighborhood grocery stores / supermarkets except for the property located at the southeast corner of Pena Drive and Fifth Street (commonly known as Fifth Street Commerce Center) and the site at the northwest corner of Mace Boulevard and Alahambra Drive.

Policy LU D.3 Consider neighborhood grocery store/supermarket supply and demand within the City as part of discretionary reviews of new neighborhood grocery stores/supermarkets and expansions of such stores/supermarkets, within the limits of development agreements.

Policy LU D.4 The City shall regulate the size of neighborhood grocery stores / supermarkets through the zoning code.

Policy LU D.5 Avoid locating liquor outlets near schools, parks and other locations where youth congregate.

Policy LU D.6 The City shall amend its C-N zoning ordinance to: (a) remove "food store" and replace it with " neighborhood grocery store / supermarket ", and (b) remove "or liquor store" in any shopping center zoning policy which offers a choice of "food store or liquor store" or implies a need for a liquor store in an area.

Policy LU D.7 Every neighborhood shopping center shall be a Planned Development.

Policy LU D.8 Encourage rehabilitation of existing neighborhood shopping centers and the restoration of neighborhood shopping services.

Action LU D.9 After adoption of the General Plan Update, work with the Mace Ranch property owner /developer to consider amendments to the zoning and development agreement which would allow a mix of uses of small-scale retail, office, public /semi-public and medium density residential. Involve the neighborhood, the community at large, and the environmental community in the process of defining the proposed uses.

E. General Commercial

Intent: To provide locations in several sectors of the City for a broad range of commercial service uses, such as automotive sales and repair, building materials, contractors' offices, nurseries, and similar uses.

Allowable Uses and Densities:

1. Automotive sales and service, building supplies, nurseries, equipment rental,

repair services, light wholesale and storage, office, and similar service-oriented commercial uses.

2. Conditionally allowable uses include service stations, motels, restaurants, commercial recreation, limited convenience retail uses, public storage, moderate size community retail stores, warehouses and similar uses.

Special Considerations for Moderate Size Community Retail Stores:

- a. Must be designed and located to maximize accessibility and safety for pedestrians.
- b. Have a uniform design which is consistent with and complimentary to the City's small town ambience and neighborhood preservation goals.
- c. Incorporate state-of-the-art energy conservation in its planning and design.
- d. If located near a freeway, orient toward the community and away from the freeway.
- e. Favor retail types that are not likely to be able to locate in the downtown and that are not currently adequately available in Davis (such as apparel and soft goods, appliances, home furnishings and electronics).
- f. Shall be allowed only if:
 - (1) The downtown or neighborhood centers cannot accommodate the retail type, and
 - (2) The retail type in question is not adequately available in Davis. Under this provision, the size and type (for example appliances, electronics) of the conditionally allowed retail use shall be strictly limited to the maximum size (up to 30,000 sq. ft.) and to the specific type(s) of retail use necessary to address the community's need(s).
- g. The uses may not endanger the viability of similar retail uses in the City's primary and secondary retail zones (i.e. the downtown and existing neighborhood centers).
- h. Retain the overall City goal of maintaining the economic vitality of the downtown and neighborhood centers, and assure, using economic studies, that any community-serving retail use is consistent with this goal.

Maximum Floor Area Ratio: 100 percent for public storage, warehouse, and other similar low intensity uses. 50 percent for all other uses.

F. Office

Intent: To provide locations for small administrative, professional and medical offices in centrally located areas near the downtown and/or residential

neighborhoods. Residential uses would be conditionally allowable.

Allowable Uses:

1. Administrative, professional and medical offices.
2. Residential uses to the extent that they are secondary and do not conflict with the primary use of the area.

Maximum Floor Area Ratio: 50 percent, with an additional 15 percent for the housing component of a mixed-use project, subject to a limit of 150 housing units. The additional floor area ratio allowed for housing does not apply to all sites, including large sites intended for non-residential uses only.

G. Business Park

Intent: To provide locations for administrative, professional, government and medical offices and non-polluting science, technology, light manufacturing and ancillary warehouse facilities in pleasant, pedestrian-oriented mixed-use environments featuring freeway and airport access, a variety of amenities and

high-quality architectural and landscape design. Residential development would be conditionally allowable.

A "Business Park" is a hybrid of industrial and office parks which contains multiple uses and activities such as traditional industrial uses (such as warehouse/distribution light manufacturing, and research and development activities) as well as other types of land uses including headquarter offices, recreational facilities, health clubs, day care centers, incubator spaces for emerging companies, and secondary residential uses.

It is intended that a "Business Park" be functionally and aesthetically integrated into the community and not provide commercial uses that are encouraged in the downtown and neighborhood centers.

Allowable Uses:

1. Offices, light industry, research and development, light manufacturing and warehousing (as an ancillary use), provided they meet City standards regarding pollution, health and safety. Limited food establishments tailored to serve business park employee needs subject to conditional use review.
2. Residential uses to the extent that they are secondary and do not conflict with the primary use of the area.

Maximum Floor Area Ratio: 50 percent, with an additional 15 percent for the housing component of a mixed use project, subject to a limit of 150 housing units. Such additional floor area shall include any housing units allowable under an

affordable housing bonus. The additional floor area ratio allowed for housing does not apply to all sites, including large sites intended for non-residential uses only.

Policies:

Policy LU G.1 Business parks should include sophisticated land planning, high quality architectural and landscape design, building flexibility, a variety of amenities and environmental controls.

Action LU G.1a After adoption of the General Plan Update, work with the Mace Ranch property owner / developer and other affected property owners to consider possible reconfiguration of land uses in the vicinity of the Upper Second Street" location. This might include revisions to the 11-acre Service Commercial site and factoring in additional information that will become available through the Frontier Fertilizer re-use process that is being initiated through an EPA grant. The study could lead to the City co-sponsoring zoning amendments to create a more logical land use pattern in this area. This might include some Community Retail combined with a scaling back of the Service Commercial provision of the public / semi-public use, or similar changes.

H. University-Related Research Park

Intent: To provide sites for high-tech and science companies to conduct research and development activities, such as product development, engineering, sales and administration, as well as ancillary light manufacturing and wholesale uses. A URRP primarily involves collaborative research and shared laboratories with educational institutions. In this regard, it is the desire of the City of Davis to advance technology employment activities, and the transfer of technology between the university, colleges and businesses in the Research Park, which arise from the synergies created by the proximity of the URRP to UC Davis.

The research park shall be compatible and on a scale consistent with Davis as a small university town. The research park shall be characterized by superior site planning, architectural and landscape architectural design; traffic management; and environmental controls. In order to achieve this goal, planned development zoning and design guidelines shall be utilized. It is the intent that the URRP utilize the existing support services within the community rather than developing its own support services.

Allowable Uses: Offices and research and development uses (including but not limited to biotechnology) with limited amounts of ancillary light manufacturing, assembly, warehousing and distribution. Minor amounts of light manufacturing and

assembly with limits on the sizes of such facilities. Minor amounts of retail, restaurant and other services which do not compete with the downtown and neighborhood shopping centers with limits on the sizes of such facilities and designed to support the tenants of the park. Related amenities and open spaces serving the research park may also be allowed. The types and amounts of allowable uses shall be addressed in zoning regulations.

Prohibited Uses: Major retail or highway commercial; major manufacturing, distribution and warehousing; outdoor storage or processing; residential housing; and commercial recreation.

Maximum Floor Area Ratio: 50 percent

Policies:

Policy LU H.1 University-Related Research Parks should include sophisticated land use planning, high quality architectural and landscape design, building flexibility, a variety of amenities and environmental controls.

I. Industrial

Intent: To provide areas for basic industries, manufacturing and employment in Davis, with adequate separation from incompatible uses and appropriate environmental controls.

Allowable Uses:

1. Manufacturing, warehousing and distribution, research and development, commercial recreation, open space areas for buffering, transportation and employee recreation.

Solid waste transfer/processing stations would be conditionally allowable and subject to applicable performance standards in the municipal code. The Davis Waste Removal site at 2727 Second Street, between Cantrill Drive and Pena Drive, is considered a potential solid waste transfer/processing facility. The intensity of the facility would be determined as part of the conditional use review.

Maximum Floor Area Ratio: 50 percent.

J. University of California, Davis

Intent: To recognize the campus of the University of California of Davis.

Allowable Uses: Academic research, institutional and student residential uses of UC Davis. By State law, the campus is not subject to City or other local land use control. However, the City seeks to work cooperatively with the University in issues of mutual planning interest.

K. Public/Semi-Public

Intent: To provide appropriate, centrally-located sites for community facilities.

Allowable Uses: Public facilities and offices, schools, child care facilities, hospitals and accessory medical offices, religious institutions, drainage facilities and utilities. A Public/Semi-Public site historically in agricultural use may continue in agricultural use until a public/semi-public use is developed.

Public/Semi-Public Site at Northwest of SH113/Covell Boulevard Interchange

Intent: To provide sites for healthcare uses and other appropriate community facilities.

Allowable Uses: Health related offices; health related research and development; hospital/specialized health care; skilled nursing facility; diagnostics and treatment; pharmacies; schools; ancillary support services such as food service; and drainage ponds, roads and similar public facilities.

Special Considerations: The following shall be considered at the time of zoning in the northerly 30-acre portion of the “Public/Semi-Public – Hospital” designation:

1. It is encouraged that very low, low and moderate income levels be served in skilled nursing uses.
2. The city should consider whether the amounts of land and building areas for specific uses should be limited for the purpose of ensuring a mix of uses rather than a single use.
3. The northerly portions of the site shall be designed and managed as wildlife habitat and seasonal wetlands. These portions are expected to consist of a minimum of 12 acres and can include the needed drainage facilities and the seven-acre agricultural buffer.

L. Parks/Recreation

Intent: To offer a full range of park amenities to Davis residents.

Allowable Uses: Neighborhood, community and regional parks, golf courses, and other outdoor recreational facilities within urban development. Specific uses include public recreation sites, including golf courses, baseball fields, tot lots and play apparatus, adult playing fields, soccer fields, swimming pools, community center buildings, meeting facilities, libraries, art centers, after school care facilities, art in public places, facilities for night time recreation, trails, benches, interpretive markers, picnic areas, barbecue facilities, water fountains, landscaping and irrigation, city wells, trees for shade and wind protection, visual and sound screens, shade structures (including arbors and trellises) and natural habitat areas.

M. Neighborhood Greenbelt

Intent: To provide safe and secure linear parkways and connectors close to residences as alternatives to biking or walking on streets. Neighborhood greenbelts connect to the Urban/Agricultural Transition Area, Greenstreets, parks, other open space network elements, activity centers and public facilities.

Allowable Uses: Neighborhood open space corridors required by Policy LUA.5 and developed with landscaping and trees, natural habitat areas, bikeways, benches, picnic areas, lighting, barbecue sites, play areas, open space meadow areas, horseshoe pits, and volleyball courts. More information on Neighborhood Greenbelts is included in the Parks and Open Space Chapter.

N. Urban Agricultural Transition Area

Intent:

- 1] To provide a buffer and minimize conflicts between urban and agricultural areas.
- 2] To provide public open space.
- 3] To define the planned urbanized edge of the City, as one of many useful growth management tools.

Allowable Uses: Passive open space recreation such as trails and bikeways, wildlife and habitat preservation, drainage ways, community gardens, plant stock portions of nurseries, agriculture.

Policies

Policy LU N.1 Designate new lands for this category in an incremental fashion as resources and opportunities become available. Development of the segments should be prioritized based on

importance of use and opportunity for implementation, and in cooperation with all affected parties.

Policy LU N.2 Include the lands in this category within city limits whenever feasible.

Policy LU N.3 Segments can vary in size and width but to the greatest extent possible, a minimum 150-foot width should be pursued. Wider segments should be pursued when opportunity permits.

Policy LU N.4 Where public access is desired, the width of the buffer must be sufficient to also include a 100-foot wide area where public access is restricted to allow for ground spraying on adjacent agricultural land.

Policy LU N.5 Ideally, wider segments should be located where:

- Willing sellers are available,
- Natural resource protection opportunities exist,
- Open space recreation opportunities exist.

Policy LU N.6 Prime agricultural land should remain in agricultural production in the wider segments of the Urban Agriculture Transition Area.

Policy LU N.7 Allocate a portion of the Open Space DUE fees and Construction Tax for the Urban/Agricultural Transition Area.

Policy LU N.8 Pursue funding measures to fund buffer acquisition in areas where no new development is proposed.

O. Agriculture

Intent: To protect valuable natural resources such as agricultural land and wildlife habitat, to allow for productive agricultural use surrounding or within Davis, to ensure a permanent buffer between adjacent jurisdictions that will maintain the separate identities of Davis and the surrounding cities, and to serve as a visual amenity around urban development.

Allowable Uses and Densities: Farmlands (including farmhouses and farm buildings), production of food, fiber and other agricultural crops, animal husbandry, and other appropriate agricultural uses not including agriculture related operations whose impacts are of urban intensity. New residential subdivisions are not allowed.

Policy LU O.1 Should the City consider a General Plan Amendment from “Agriculture” to an urban land use category or to the “University of

California, Davis” category on the 44-acre Nishi Property located between Interstate 80 and the Union Pacific Railroad west of Olive Drive, the following parameters shall be integrated in the planning for the urban/university use of the property:

1. Land Uses: The potential uses of the site shall be limited to university related uses such as student housing and high technology research uses. The type of uses, the intensity/density of the uses, and the sizing of the infrastructure shall be consistent with the property’s development carrying capacity as limited by the parameters established in this policy and as determined by the results of a development potential study.
2. Access: Any university related uses shall provide primary motor vehicle access from the UC Davis campus and not from Richards Boulevard to avoid impacts on the Richards corridor. Access assumptions and parameters shall include:
 - a. Primary motor vehicle, pedestrian and bicycle access shall connect directly with developed portion of the UC Davis campus via a grade-separated crossing of the railroad. Primary access shall not consist of an at-grade crossing of the railroad tracks.
 - b. Access via the Richards Boulevard corridor is anticipated to be limited to pedestrians, bicyclists and emergency vehicles.
 - c. The Putah Creek bicycle underpass facility shall remain a bicycle and pedestrian path (including maintenance access and possibly emergency service access) and shall not be widened to accommodate motor vehicle access to the Nishi Property.
3. Design: Project design shall incorporate and implement state-of-the-art ecological and new urbanism planning and design principles.

P. Urban Reserve

Intent: To identify land for potential urban development after full development of the lands designated for urban uses on the General Plan Map or after the next revision of the Davis General Plan. Designation of land as urban reserve in no way assumes the right or entitlement on the part of the owner to develop the land in the future; such lands may be re-designated as agriculture at any time, subject to the standard General Plan Amendment process.

Allowable Uses and Densities: Agriculture. Future development with other uses may be allowed under a General Plan Amendment.

Policy LU P.1 Give priority to development on lands designated "Urban Reserve" over development on lands designated as Urban Agricultural Transition Area, Agriculture or Habitat Areas.

Action LU P.1a Revise the Gateway/Olive Drive Specific Plan to detach and remove Nishi Property from the Specific Plan text.

Q. Natural Habitat Area

Intent: To preserve existing wildlife habitat and develop new wildlife habitat.

Allowable Uses and Densities: Wildlife preserves, habitat for permanent and migratory waterfowl and other species, native tree and plant areas, seasonal and permanent wetlands, drainage facilities. Agriculture, low intensity recreation, nature study and interpretive centers are also allowed provided they are compatible with habitat uses.

R. Community Retail

Intent: To provide opportunities for moderate-sized retail stores in existing retail clusters selling the kinds of retail goods for which there is substantial leakage within Davis, including appliances, electronics, furniture, clothing, and soft goods, and similar types of products.

Allowable Uses: Retail shopping centers and freestanding buildings selling the goods listed above, with ancillary retail uses and restaurants. May include some neighborhood-serving uses such as a food store. Residential uses would be conditionally allowable.

Maximum Floor Area Ratio: 50 percent, with an additional 10 percent allowed for development of shared parking facilities with neighboring uses. An additional 15 percent allowed for the housing component of a mixed-use project.

Special Considerations for Moderate Size Community Retail Stores:

- a. Must be designed and located to maximize accessibility and safety for pedestrians.
- b. Have a unified design that is consistent with and complementary to the City's small town ambience and neighborhood preservation goals.
- c. Incorporate state-of-the-art energy conservation in its planning and design.
- d. If located near a freeway, orient toward the community and away from the freeway.
- e. Favor retail types that are not likely to be able to locate in the downtown area and that are not currently adequately available in Davis (such as apparel and soft goods, appliances, home furnishings and electronics).
- f. Shall be allowed only if:
 1. The downtown or neighborhood centers cannot accommodate the retail type, and
 2. The retail type in question is not adequately available in Davis. Under this provision, the size and type (for example, appliances, electronics) of the conditionally allowed retail use shall be strictly limited to the maximum size (up to 50,000 square feet) and to the specific type(s) of retail uses necessary to address the community's need(s).

- g. The use may not endanger the viability of similar uses in the City's primary and secondary retail zones (i.e. the downtown and existing neighborhood centers).
- h. Retain the overall City goal of maintaining the economic vitality of the downtown and neighborhood centers, and assure, using economic studies, that the community-serving retail use is consistent with this goal.

GOALS, POLICIES AND ACTIONS

GROWTH MANAGEMENT

GOAL LU 1. Maintain Davis as a small, University-oriented city surrounded by and containing farmland, greenbelt, and natural habitats and reserves.

Policy LU 1.1 Recognize that the edge of the urbanized area of the City depicted on the land use map under this General Plan represents the maximum extent of urbanization through 2010, unless modified through the Measure J process.

Standards

- a. The General Plan Map is a representation of the ultimate geographic size of the city in the year 2010. No expansion of the City beyond those areas shown for urban use on the land use map will be permitted unless authorized through the Measure J process.
- b. All developments, including those entering into development agreements, are subject to the Phased Housing Allocation Ordinance or a similar ordinance.
- c. Housing allocations shall be valid for only five years beyond their initially-intended construction year.

Actions

- d. 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).

- e. Create and maintain an effective growth management system designed to keep the population of the City below 64,000 and the number of single-family dwellings below 15,500 in 2010, which corresponds to a sustained 1.81 percent annually- compounded growth rate from January 1, 1988 to January 1, 2010 and a sustained 1.4331 percent annually-compounded growth rate from January 1, 1996 to January 1, 2010 due to “front loading”.
- f. 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 design 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 extent feasible under any new infill and densification design guidelines and strategies.
- g. Urge the University to adopt an ultimate UC Davis size consistent with the City's desire to maintain itself as a small city.
- h. Acquire the information that would provide the City and the Davis Joint Unified School District the number of persons per household by housing type.
- i. Closely monitor and participate in any updates to UCD's LRDP, to determine and minimize impacts on the City's General Plan policies and land use map. Consider possible adjustments to the General Plan to address the new LRDP revision upon determination that a reasonable share of student and faculty growth will occur on campus.
- j. Immediately upon adoption of the General Plan Update, the City and UC Davis should initiate direct, comprehensive discussions addressing the impacts of projected UC Davis growth, with the aim of assuring, to the maximum extent feasible, that UC Davis plans proceed on a mutually acceptable basis consistent with the goals and policies of the City's General Plan. Any plans to develop the Nishi property should be undertaken only in the context of such discussions.
- k. The City shall actively work with SACOG to ensure that fair share housing numbers reflect community slow growth goals and other external factors, such as UC Davis providing its fair share of

housing on campus. The City shall attempt to secure from SACOG
the

methodology used for generating fair share numbers including monitoring any changes in the methodology to be used for the generation of future numbers in advance.

- l. At the next revision of the Housing Element, the City should revise the land use map and pertinent Land Use and Growth Management polices, 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 levels. Alternatives for revisions may include re-designating land from non-agricultural and non-residential to 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.
- m.. The City shall work with other jurisdictions on local, regional and state levels, including public and private environmental and planning interest groups to identify and define accepted planning methodology as it relates to housing and transportation issues that is consistent with a sustainable small city concept and agriculture and open space preservation policies.
- n. Work with SACOG and other jurisdictions in the Sacramento region to lower urban growth projections to ensure the viability of agriculture uses in the region.

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.

Policy LU 1.3 Establish and require a citizens' vote process for any proposed amendment to the Land Use Map as amended through August 1, 1999 from an agricultural or urban reserve designation to an urban designation, or from an agriculture designation to an urban reserve designation; or for any development proposal on the Covell Center and Nishi properties¹; to ensure full public participation and consideration of issues related to such decisions, including impacts on policies calling for compact urban form, preservation of agricultural lands surrounding the City for long term agricultural use,

and provisions of an adequate housing supply to meet internal needs of the City. This policy and land use designations affected by this policy shall remain in effect in the General Plan or any update to the General Plan until December 31, 2010 or as long as the Citizens' Right to Vote on the Future of Agricultural and Open Space Lands Ordinance remains in effect.

This policy is intended to assure full participation in land use decisions by the citizens and voters of the City, including but not limited to public debate and a vote of the people, and to assure that the principles set forth in the General Plan relating to land use, affordable housing, open space, agricultural preservation and conservation and the like are fully implemented.

¹ (a) The property known as Covell Center, or any portion of said property, bordered by Covell Boulevard on the south, the Hunt property and County Road 101A on the west, County Road 102/Pole Line Road on the east, and the southern edge of the City owned property (old closed landfill) and extending to F Street on the north.

(b) The Nishi property, or any portion thereof, the boundaries of which are established in the Gateway/Olive Drive Specific Plan, dated January, 1996.

Actions

- a. Prepare and implement the requirement for a citizen voter approval process set forth in Policy LU 1.3.

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 similar elements.

Actions

- a. Require that projects adjacent to rural parcels be designed to minimize impacts on adjacent lands to prevent conversion to other land uses.
- b. Develop design guidelines that require landscaping at the urban periphery to include appropriate plants, help ensure the integrity of the adjoining agricultural or natural areas, provide a view transition between urban and rural environments, prevent trespass on neighboring lands, and protect public safety.
- c. Require that projects adjacent to rural parcels be designed to minimize impacts on adjacent lands to discourage arguments for premature conversion to other land uses.

- d. Develop guidelines that would apply to development projects subject to the citizen voter approval process. Such guidelines would establish objectives and expectations for baseline project features and minimum project details necessary for any project that may be presented to the voters for decision (including but not limited to objectives and expectations related to environmental protection, economic health, adequate public facilities and services and “green” development and building). Such guidelines would be consistent with General Plan policies and principles and would be in place prior to consideration of any projects subject to the voter approval process.

Policy LU 1.5 Aggressively work to prevent urban sprawl on the periphery of Davis and in the region utilizing a variety of legislative / legal methods and strategic land acquisitions.

Actions

- a. Negotiate with affected governmental jurisdictions and public and private agencies or organizations to obtain support for permanent designation of open-space and agricultural zoning within the Davis Planning Area beyond proposed designated urban development in the General Plan.

Policy LU 1.6 For developments that are on the edge of City, a minimum of a 150-foot wide urban agricultural transition area is required.

Policy LU 1.7 Plan for the timing and costs of infrastructure when developing new areas. The planning process shall include working with public transit providers and the Davis Joint Unified School District.

Standards

- a. Reservation or an offer of dedication of right-of-way necessary for the number of lanes projected for each existing and planned arterial street shall be required as a condition of development approval.
 - b. Occupancy of new development areas shall not be allowed until all necessary public services, including water mains and service, fire hydrants and roads or other improved access meeting City standards, are in place.
 - c. Lifecycle costing shall be used to determine and evaluate the relative tax contribution and tax burden of development.
-

Actions

- d. Establish an equitable system for developers/tenants/owners to meet a share of community facilities, services, and program needs related to their presence.

INFILL

GOAL LU 2. Define the types, locations, pace, and intensity of infill development consistent with neighborhood, agricultural and open space preservation policies.

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.

See the separate General Plan policy interpretation document titled "Locational Guidelines for Residential Densities and Senior Housing".

Standards

- a. Guidelines should recognize various forms and patterns of infill development including:
 - (1) new mixed use, transit oriented development in new neighborhoods developed on urban land zoned for non-residential uses. (Land designated on the General Plan Land Use Map for uses of agriculture, agriculture buffer, or various open space uses are not to be considered as, nor re-designated as, urban land for infill purposes.)
 - (2) new mixed use, transit oriented development in/near established neighborhoods.
 - (3) residential infill in/near established neighborhoods (e.g., Grande and Wildhorse school sites).
 - (4) densification of existing single family lots.
 - (5) targeted residential infill to help address the needs of UC Davis students and employees, City and school district employees, seniors, lower income households and other special needs groups (e.g., prospective joint UC-City-RDA-private sector sponsored projects).
 - (6) redevelopment of older apartment complexes.

See the separate General Plan policy interpretation document titled "Locational Guidelines for Residential Densities and Senior Housing".

- b. Guidelines and car management strategies should be sensitive to the impacts and obstacles unique to each infill type.

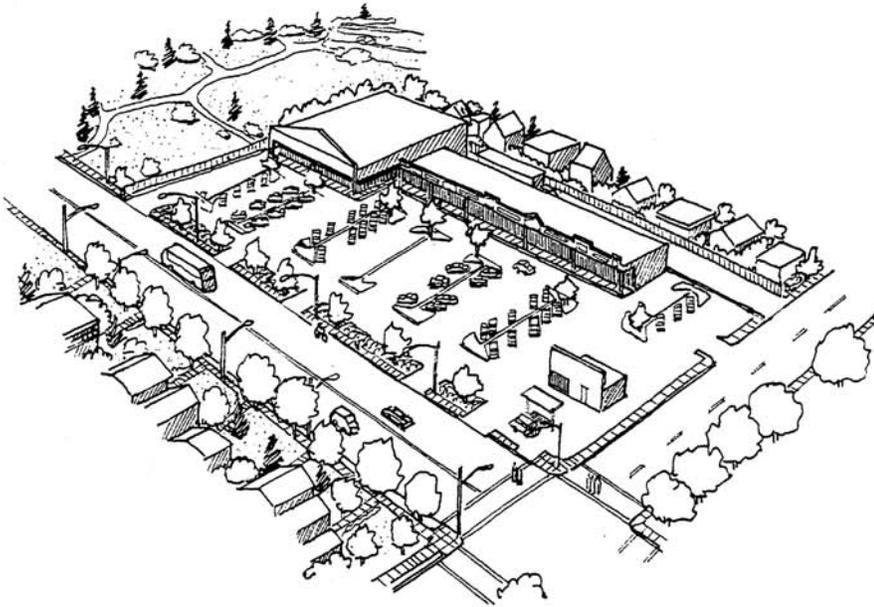
Actions

- c. Immediately following the adoption of the General Plan, initiate a study of the existing zoning code, other relevant City ordinances, capital projects, etc. and make recommendations for changes/additions that will reduce the reliance on the automobile before (1) approving significant new infill development, or (2) implementing any increases in densities in established neighborhoods. Strategies may include the establishment of remote parking sites, the establishment of special parking districts, the separate rental of parking spaces, etc.
 - e. Immediately following the adoption of the General Plan, initiate a process (1) to develop residential infill and densification design guidelines and strategies and (2) examine zoning in conjunction with neighborhoods and neighborhood councils where applicable. Such guidelines may include the establishment of floor area ratios, second story setback requirements, below grade construction to address scale and mass issues, "green" development and building, landscaping and other "buffering".
 - e. 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, agriculture buffer, or various open space uses are not to be considered as, nor re-designated 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 infrastructure constraints) timing or phasing issues, etc.
 - f. Initiate a zoning ordinance amendment that would encourage density bonuses for residential projects in proximity to public facilities and services including bus stops.
 - g. Adopt specific plans or master plans for areas around rail station and transit centers (see Figure 15, Mobility) upon completion of infill-related studies and guidelines (actions c, d, and e above).
-

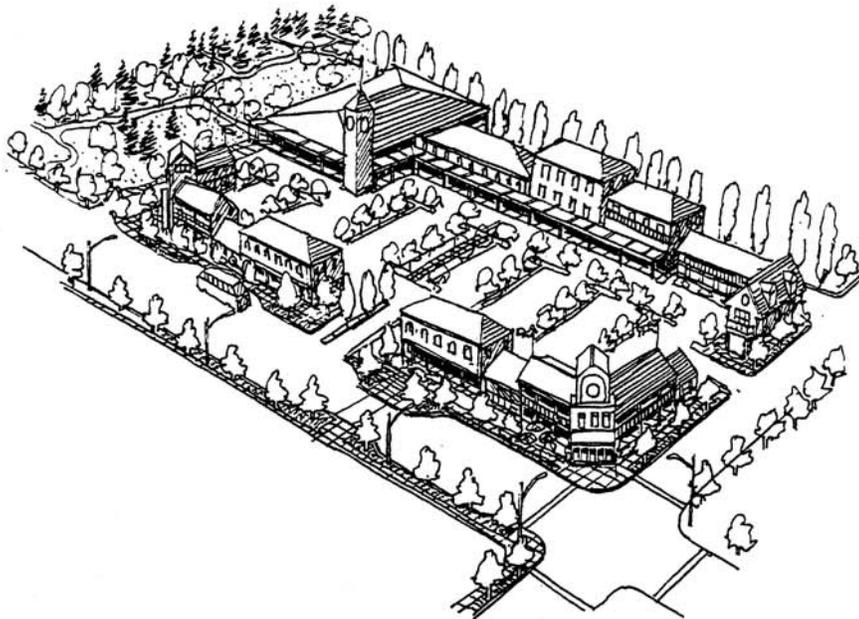
- h. Initiate a study of older apartment complexes that are currently blighted as well as underutilized or vacant residential parcels that

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.

- i. In order to assure the consistency of infill development (1) with historic and neighborhood preservation policies, (2) with policies calling for the adaptive reuse of existing structures, and (3) in order to avoid the blight associated with vacant parcels, adopt a demolition ordinance establishing a public review process which may, under certain circumstances/contexts, include a requirement that plans for a replacement structure be approved before a demolition can proceed. This ordinance should be integrated into/cross referenced with relevant infill guidelines upon their adoption
- j. Develop policies and regulations that allow home occupations, home offices, and live/work uses by right, provided that they are compatible with surrounding neighborhoods and do not cause significant negative impacts.
- k. Upon the completion of infill related studies and the adoption of infill and densification design guidelines and strategies, the Planning and Building Department shall make available a basic information sheet to inform interested parties that second or additional units are allowed in residential categories and the guidelines affecting their construction and design.
- l. Re-examine R-2 zone districts for compatibility with underlying General Plan designations and existing land uses. Consider changes where appropriate to bring zoning into greater consistency with the plan designations and existing plan uses.



Typical Existing Low Intensity Commercial Center –
Floor Area Ratio Approximately 25%



Potential Mixed Use Center Development Pattern –
Floor Area Ratio Approximately 60%

Figure 12: Infill/Transit-Oriented Development Concepts

DEVELOPMENT PROCESSING

GOAL LU 3. Integrate land use, economic development, environmental, and transportation planning.

Policy LU 3.1 Create an efficient system of planning and zoning.

Standards

- a. Specific plans or master site plans that indicate land use densities and intensities, building types, building variety, transit provision, bicycle and pedestrian facilities, and open space areas shall be required for major development areas.
- b. General Plan land use designations for new development areas are conceptual. Consequently, redesign or clustering that do not increase traffic generation, change the average density, or create additional impacts on adjoining areas can be found consistent.

Actions

- c. Periodically review Zoning Ordinance performance standards and revise them as needed to ensure high environmental quality, streamlined processing where appropriate, and compliance with State standards.
- d. Determine appropriate uses for city property that may be unused or under-utilized, including leasing or selling, as feasible.

GENERAL PLAN BUILDOUT

Table 5 shows the 2010 buildout assumed in the land use plan in this general plan.

Table 5
2010 BUILDOUT OF GENERAL PLAN
Within City of Davis

Residential Units

Planning Areas	Low Density	Medium Density	High Density	Total	Notes
Northwest	0	0	0	0	
North Central	1,468	0	365	1,833	a
Northeast	0	0	0	0	
West Davis	2,604	83	2,031	4,718	
Central Davis	3,605	311	3,633	7,538	b
East Davis	2,839	0	1,973	4,812	c
East Davis/Mace	1,142	105	374	1,621	
Core Area	217	6	371	594	d
South Davis	2,269	210	1,849	4,313	
Southeast	0	0	0	0	
Gateway/Olive Dr.	203	0	331	534	
City Totals	14,347	715	10,927	25,989	

Notes:

Land use assumptions include:

- a. Grande School site: no development.
- b. Simmon Ranch residential designation: 72 low density units.
- c. Core Area: 80 high density infill units.

The 2010 population projection is 62,182 assuming a 1.95% vacancy rate and 2.484 persons per household.

Table 5, continued
2010 BUILDOUT OF GENERAL PLAN
Within City of Davis

Non-Residential Uses

Planning Areas	Neighborhood Retail	General Commercial	Office/ Business Park	Industrial	Total	Notes
Northwest	0	69,000	296,000	0	365,000	a
North Central	0	39,000	71,000	782,000	892,000	b
Northeast	0	0	0	0	0	
West Davis	55,000	11,000	65,195	0	131,195	
Central Davis	276,000	29,000	188,000	0	493,000	
East Davis	124,000	422,808	291,182	131,000	968,990	
East Davis/ Mace	117,000	120,000	1,368,000	203,000	1,808,000	c
Core Area	48,000	833,000	625,000	0	1,506,000	d
South Davis	161,000	806,000	948,873	61,000	1,961,873	e
Southeast	0	0	0	0	0	
Gateway/ Olive Drive	3,500	147,000	4,000	0	154,500	f
City Totals	784,500	2,476,808	3,857,250	1,177,000	8,295,558	

Notes:

Land use assumptions include:

- a. Sutter Davis North site: 215,000 square feet.
- b. Hunt Wesson North site: 50% of 40 acres at .25 FAR.
- c. Mace Ranch: existing zoning.
- d. Core Area: 50% of total square feet in Core Area Specific Plan.
- e. Willowcreek office / business park site: 50%.
- f. Gateway / Nishi site: no development.
- g. Sites assumed at 100 % of approved: Head property, Mace Ranch business park, Auto Center, Interland, University Research Park, Juniper Point.
- h. General assumption for non-residential uses unless otherwise noted: industrial at .25 FAR of gross land area; all other land uses at .30 FAR of gross land area.

