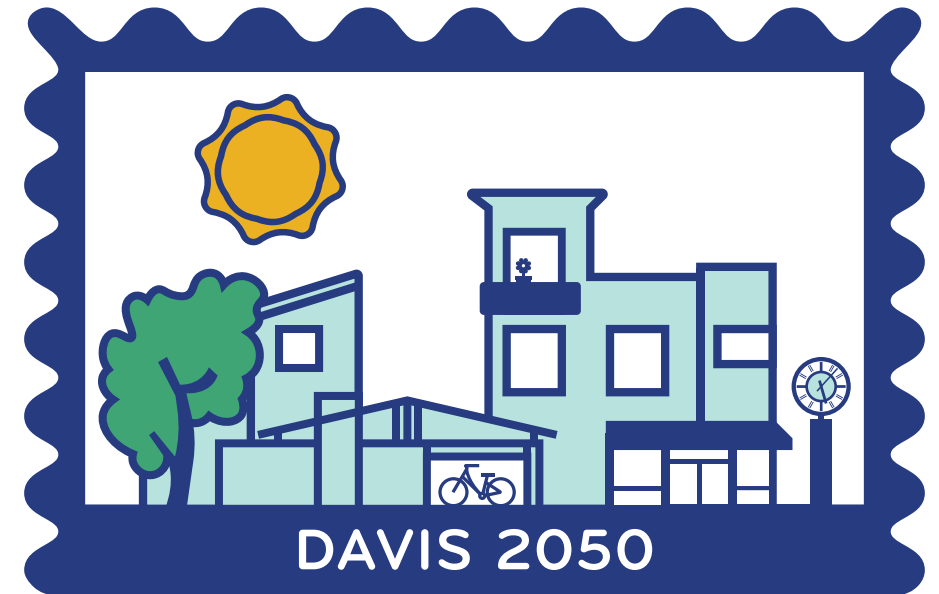


General Plan Committee Meeting #1

July 22, 2026



General Plan Update



Meeting Purpose

- Committee Members understand:
 - The role of the GPC, including how and when they will be engaged
 - Feedback from the community on the 3 land Use concepts
 - Initial direction for a Draft Preferred Land Use Map
- Committee Members provide:
 - Feedback on the Draft Preferred Land Use Map



Agenda

3:00 p.m. Welcome, Roll Call, and Chair Election

3:10 p.m. General Plan Presentation

- Background
- Overview of Draft Land Use Alternatives
- Overview of Community Feedback and Initial Direction
- Present Draft Preferred Land Use Alternative

3:45 p.m. Question & Answer

5:00 pm. Closing

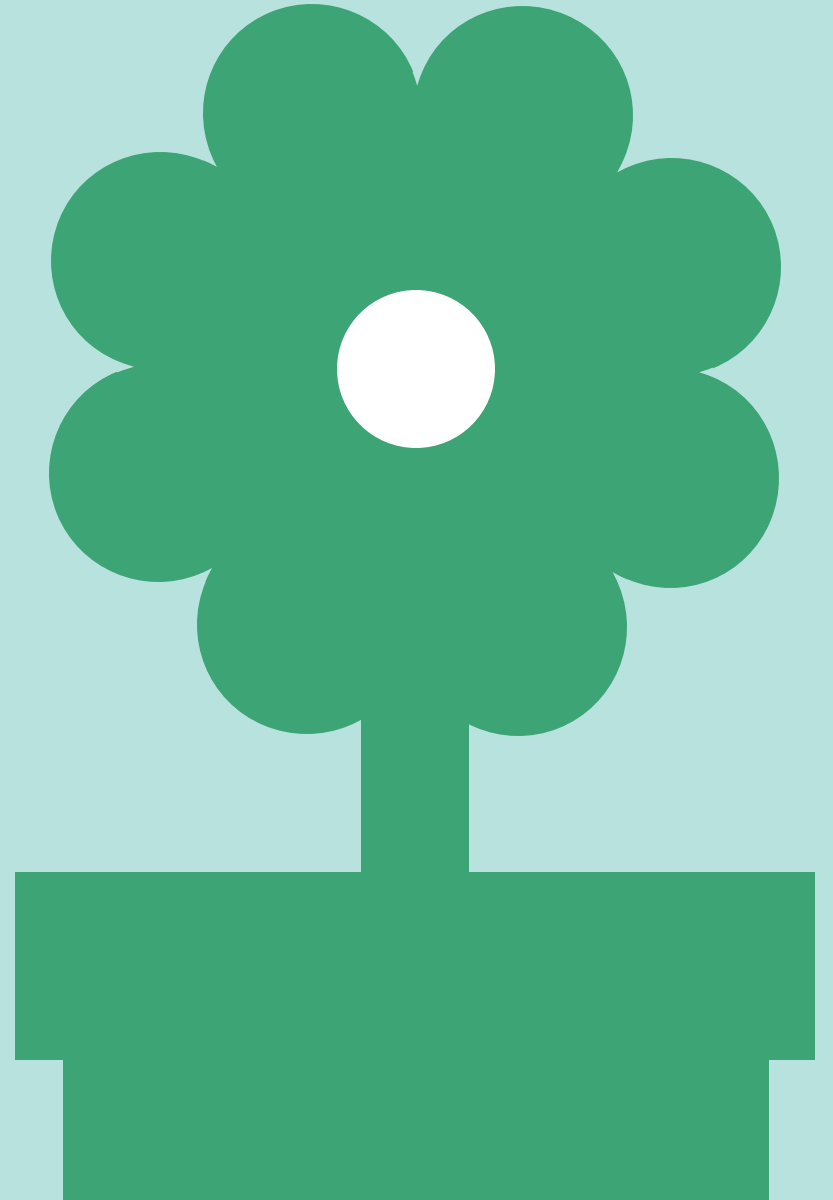


General Plan Committee (GPC) Role

- **Provide comments and feedback.** To provide comments and feedback on cross-cutting policy topics with active representatives from six city commissions.
- **Provide recommendations.** To make recommendations to the Planning Commission and City Council at key project milestones.
- **Communicate information.**
 - Members will be expected to summarize General Plan policy discussions held at their individual commissions for other GPC members.
 - Members will be expected to brief their respective commissions on GPC meetings, activities and General Plan progress.
 - Members will be expected to act as representatives of their respective commissions, sharing the views of their commission (not only personal views) on a policy pathway.



Background



Key GPU Phases



Three Land Use Concepts

Preferred Land Use Alternative + Analysis

Revised GPLU Map and Designations

Growth Projections



Clustered Commission Engagement

Kickoff + Project Outcomes

- Planning Commission 2/26/25
- All Commission 4/23/25
- City Council 5/13/25

Existing Conditions Reports

- All Commissions Individually Aug-Nov 2025

Policy Development

- All Commissions Individually
- General Plan Committee

Public Draft General Plan

- All Commissions Individually
- General Plan Committee

Q1

Q2

Q3

Q4

Q1

Q2

Q3

Q4

Q1

Q2

Q3

Q4

Q1

YOU
ARE
HERE

Vision, Key Strategies, Existing Conditions

- City Council
- Commissionapalooza #1 4/23/25

Land Use Concepts

- Planning Commission Subcommittee Dec 2025-Feb 2026,
- Commissionapalooza #2 4/13/26

Preferred Land Use Alternative

- General Plan Committee 7/22/26
- Planning Commission 7/22/26
- City Council

General Plan Adoption

- Planning Commission Hearings
- City Council Hearings



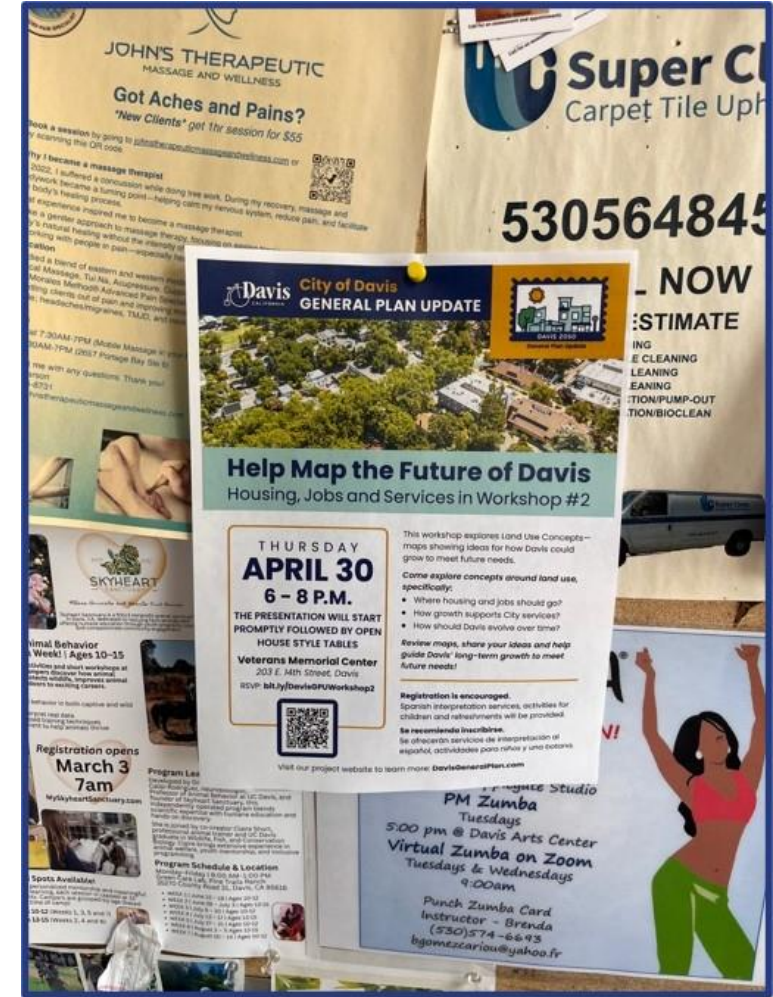
Community Engagement To Date

- **2 Workshops** (August 2025, April 2026)
- **2 Online Surveys** (summer/fall 2025, spring 2026)
- **2 Rounds of Pop Up Workshops** (summer/fall 2025, spring 2026)
- **1 Meeting-in-a-Box** (summer/fall 2025)
- **2 Commissionapalooza Events:** joint meetings with 6 City Commissions (April 2025, April 2026)
- **7 Commission Meetings:** Existing conditions, key issues, and strategies (Feb – Nov 2025)
- **2 Planning Commission Subcommittee Meetings:** land use concepts (winter 2026)
- **2 City Council Meetings:** (spring/summer 2025, winter 2026)
- **Presentations to Local Organizations** (April–June 2026)
- **Public Agency Meetings** (December–January 2026)

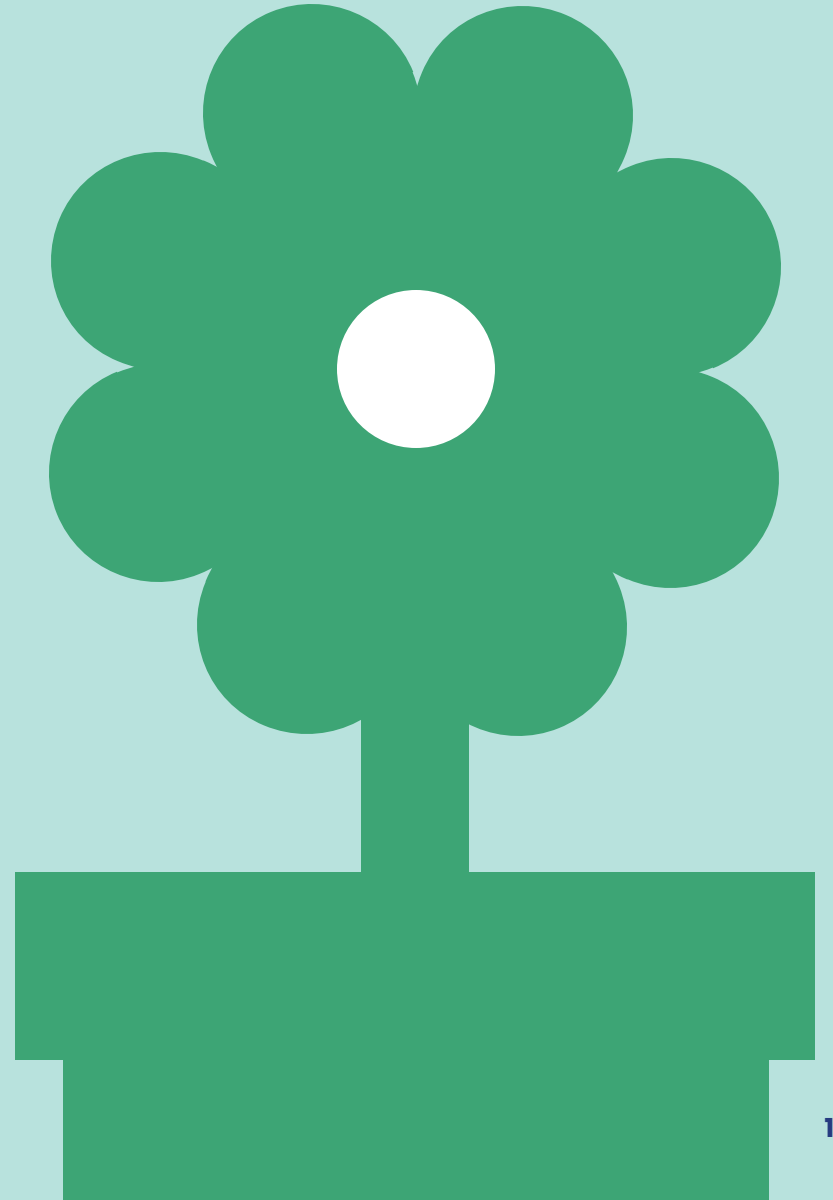


Public Notification

- Social Media posts (NextDoor, Instagram, Facebook)
- Eblasts to email database
- Direct email invitations to local organizations
- Passed flyers around the City
- Lawn signs
- Planning Commission meeting announcements
- DavisGeneralPlan.com Website



Vision and Land Use Concepts





Vision Statement

Davis advances safe, fair, affordable, healthy and sustainable neighborhoods where everyone has what they need to thrive and succeed.



Example Project Outcomes



Housing choice



Complete neighborhoods



Connected, Biodiverse Parks and Open spaces



Spaces for businesses to flourish



Climate-readiness



Active transportation



High-quality community services



Fiscal sustainability

To read the vision and project outcomes, visit:
<https://www.davisgeneralplan.com/resources>

Key Issues and Strategies

Community Report Issues ➡

Example Land Use Strategies to Address

Lack of affordable housing

- Higher density in key locations (DT, transit corridors, neighborhood centers)
- Affordable housing on institutional lands (City, school district, faith-based)
- Higher density infill development around City limits

Limited variety of housing types

- Medium density throughout the city to support more housing types
- Higher density in key locations

Jobs-housing mismatch resulting in out-commuting

- Intensify employment uses
- New employment hubs outside City Limits

Financial sustainability / fiscal issues

Needed Downtown revitalization

- Adjust height and density standards
- Expand Downtown boundary
- Add amenities and activities

Limited areas for new development

- Higher density in key locations
- Potential annexation for new housing and jobs growth outside City limits

Need for public school enrollment

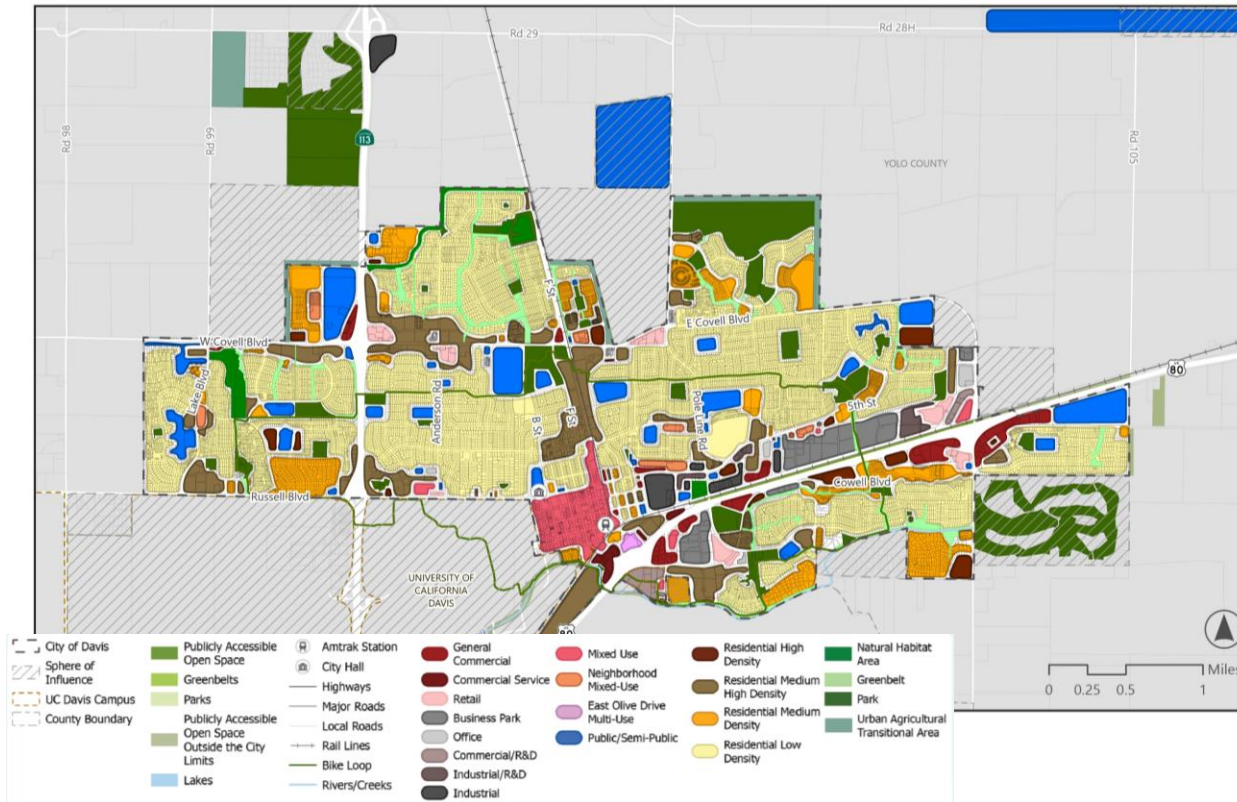
- Higher density in key locations and medium density throughout the city
- Affordable housing on institutional lands (City, school district, faith-based)
- Potential housing growth outside City limit

Agricultural boundaries and Conservation Easements

- Designate agricultural and high-value natural resource areas
- Open space for agricultural or habitat preservation in future development outside City limits



Concept 1: Concentrated Growth



Concentrate growth in select areas

Downtown maximize mixed-use development potential

Opportunity sites accommodate significant density

1. Intensify Downtown



2. Mix uses on select non-residential parcels



3. Intensify select employment areas



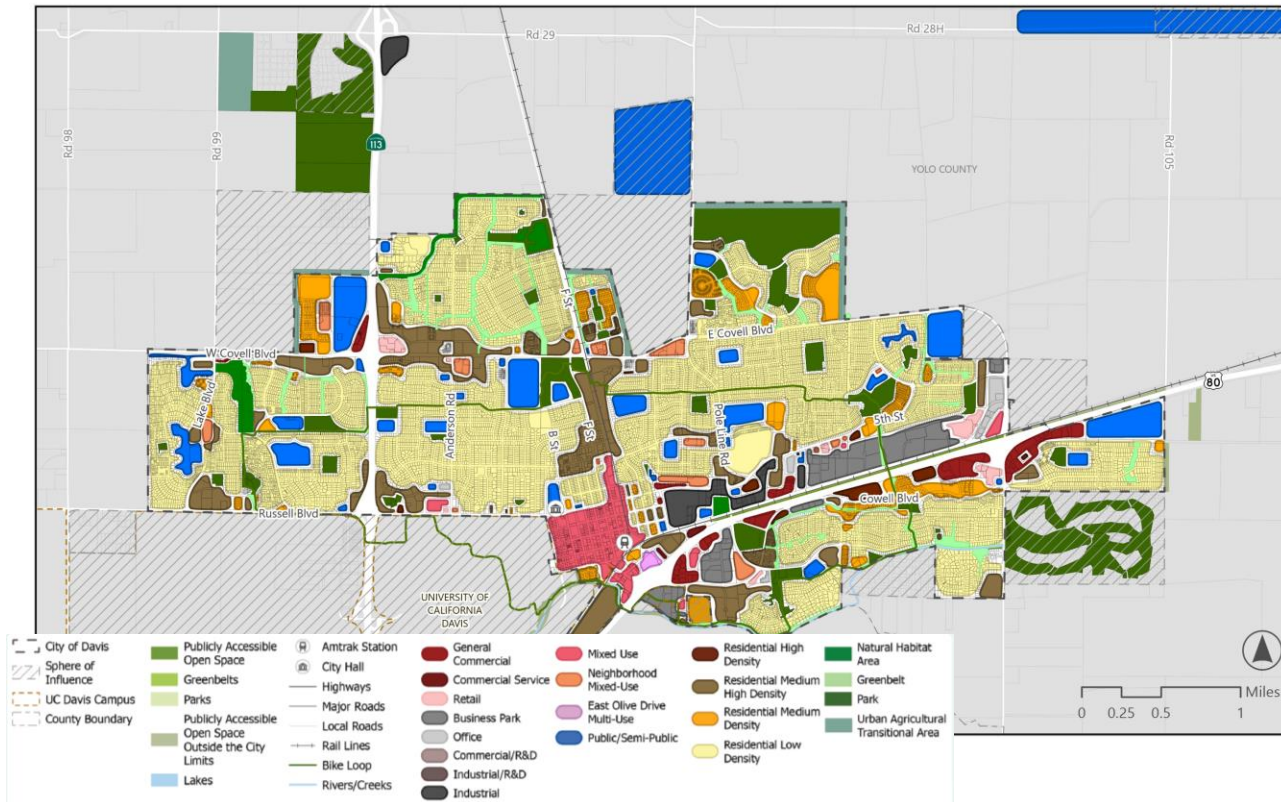
4. Intensify low density residential areas in select areas



5. Intensify allowed housing on select DJUSD sites



Concept 2: Dispersed Infill



Distribute land use change across the city

Commercial corridors, opportunity sites, and Downtown have moderate mixed-use development potential

Single family areas allow more housing types

1. Expand Downtown boundary



2. Mix uses near transit & on more non-residential parcels



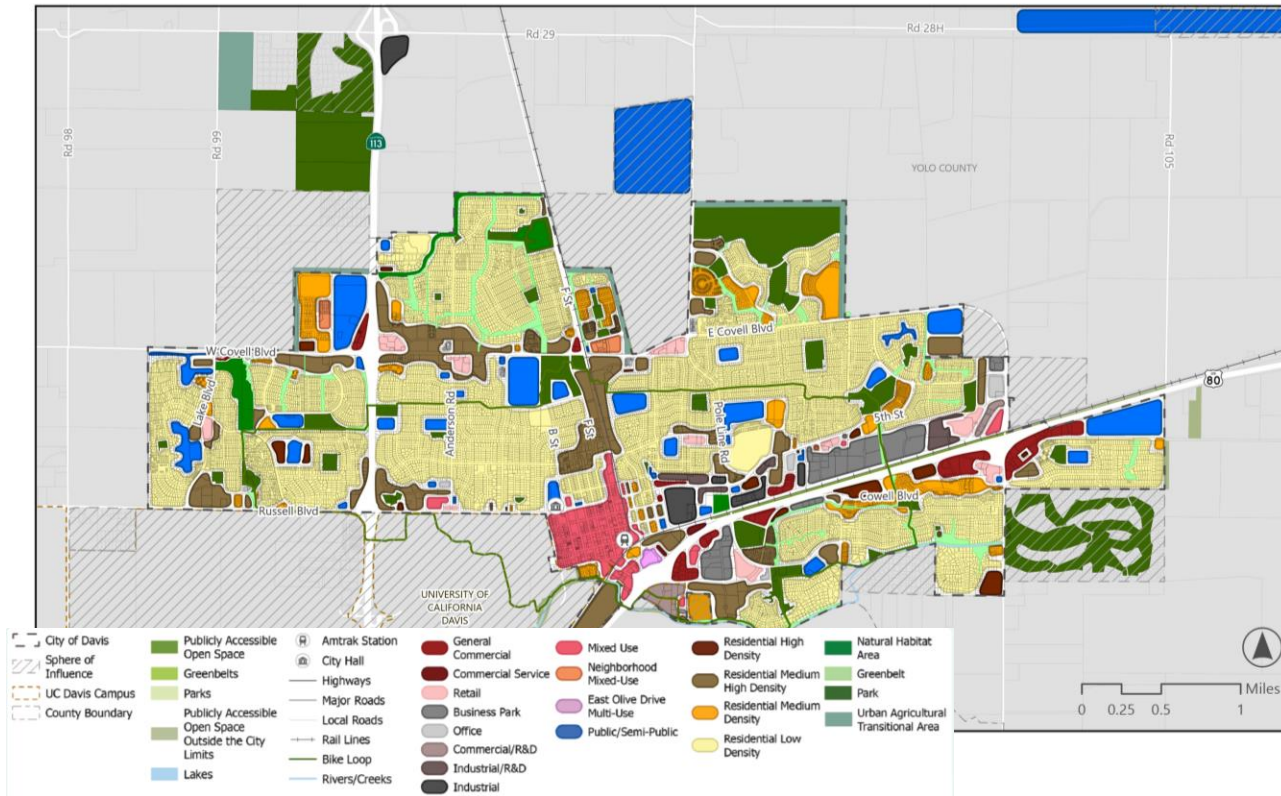
3. Intensify all employment areas



4. Variety of housing types in all low density residential areas



Concept 3: Employment Focus



Focus on growing employment areas

Downtown expands and intensifies, while all employment areas are intensified to promote new jobs and support local businesses

Select faith-based lands and DJUSD sites support housing or mixed use



1. Expand and intensify Downtown



2. Mix uses on select faith-based parcels



3. Intensify all employment areas



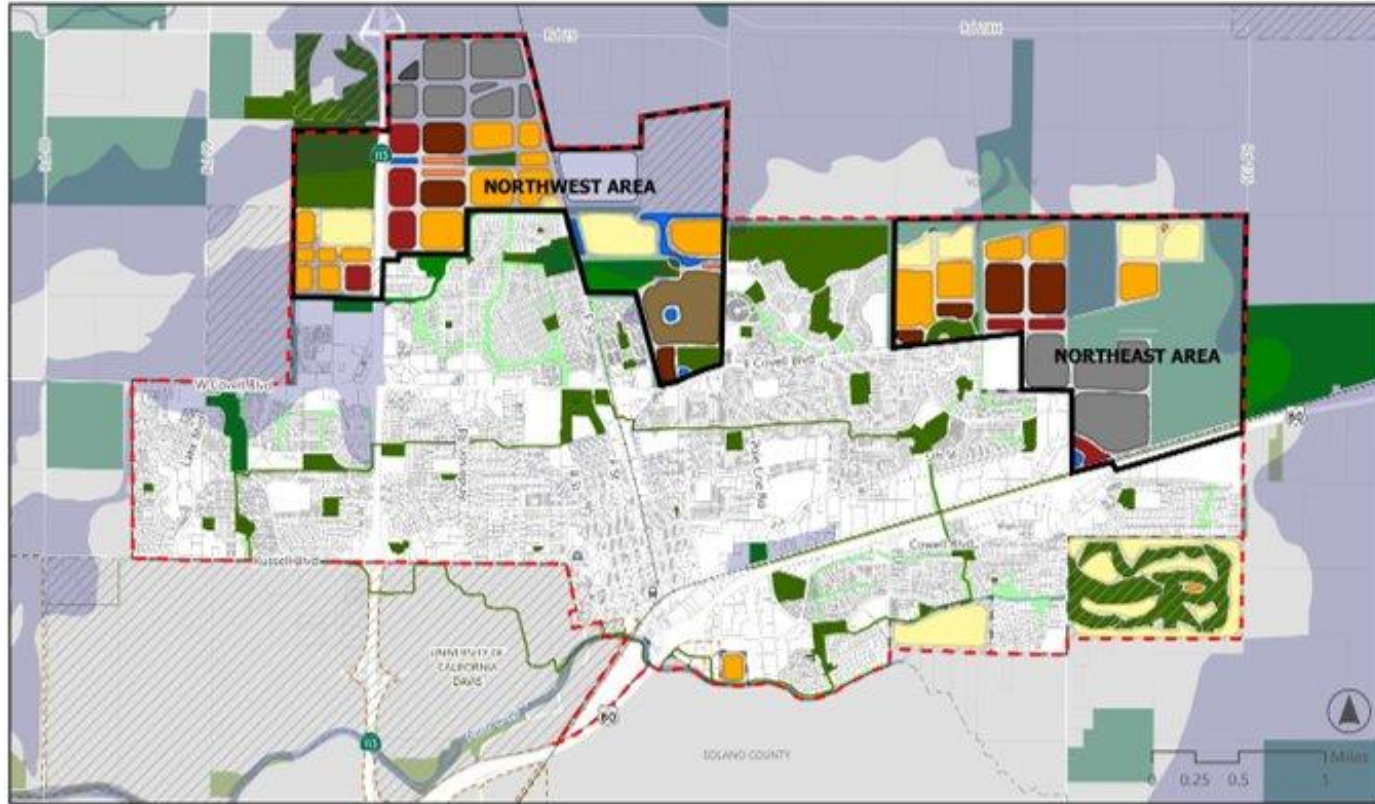
4. Redesignate select employment parcels higher intensity



5. Intensify allowed housing on select DJUSD sites



Concept: Outside City Limits



Create hubs for employment and housing

Preserve open spaces

Manage housing, employment, and mobility comprehensively adjacent to city limits



1. Establish an urban limit line



2. Designate open spaces



3. Create design guidelines for new neighborhoods



4. Assign land uses and complementary mobility network



5. Consider annexation of existing residential areas

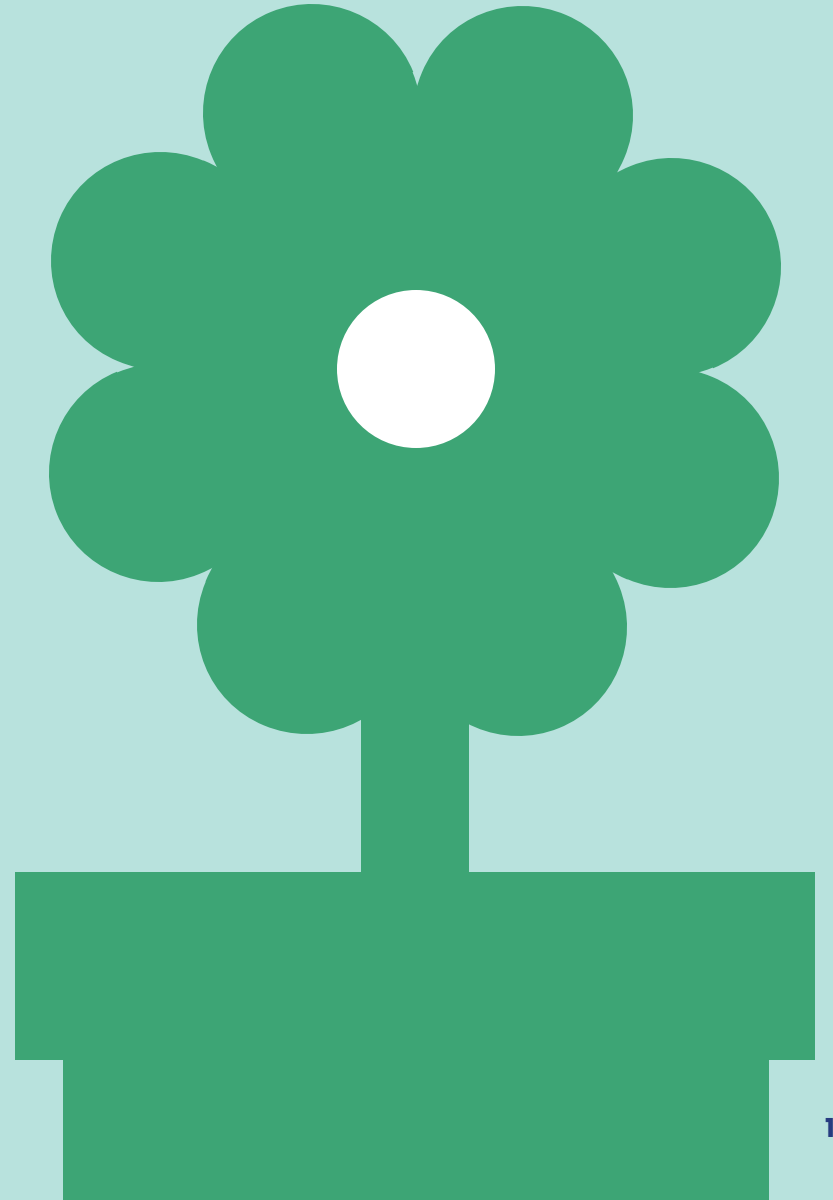


Examples of Trade-Offs and Key Considerations

- **Balancing likely outcomes with vision**
- Supporting both housing and jobs needs
- Recognizing land constraints within the city limits
- Evolving inside city limits and outside city limits
- Maintaining commercial areas and/or allowing residential
- Allowing infill in low density neighborhoods



Summary of Community Feedback (April–May 2026)



Community and Commission Input on 3 Land Use Concepts

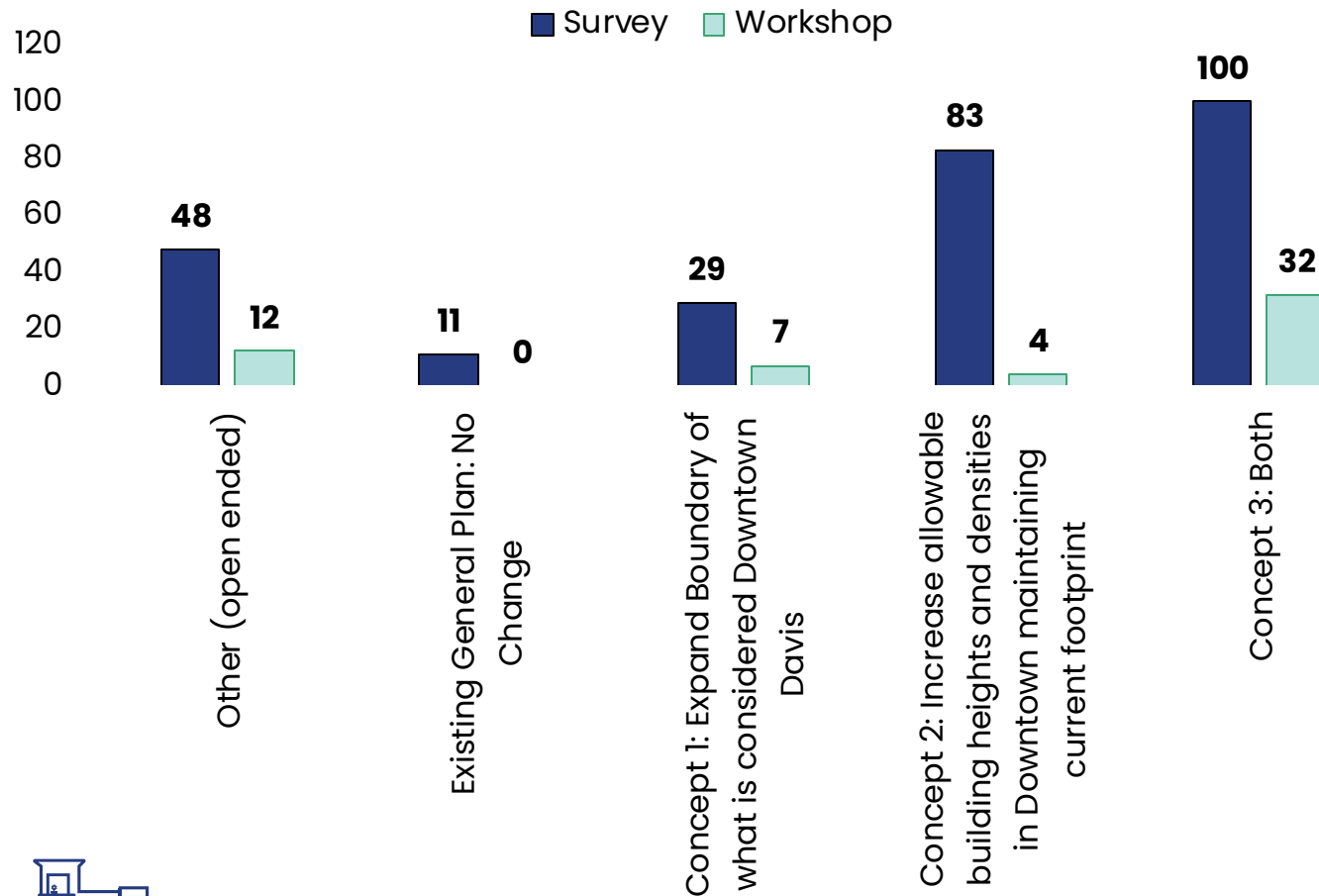
- **Commissionapalooza #2: April 13, 2026**
 - Joint meeting of Six City Commissions
- **Workshop #2: April 30, 2026**
 - 150 Participants
 - 16 questions across interactive workshop boards (English/Spanish)
- **Survey #2: April 30–May 28, 2026**
 - 216 responses (214 English/2 Spanish)
 - 16 question survey (non-statistically valid)
- **Piggyback Meetings – May and June**

Note: Workshop and survey questions are identical, both sets of feedback is aggregated



Downtown Feedback

Q1: To Make Downtown Davis more vibrant, would you prefer to:



Commissioner Feedback:

- Supportive of Downtown infill and intensification
- Create walkable mixed-use neighborhoods

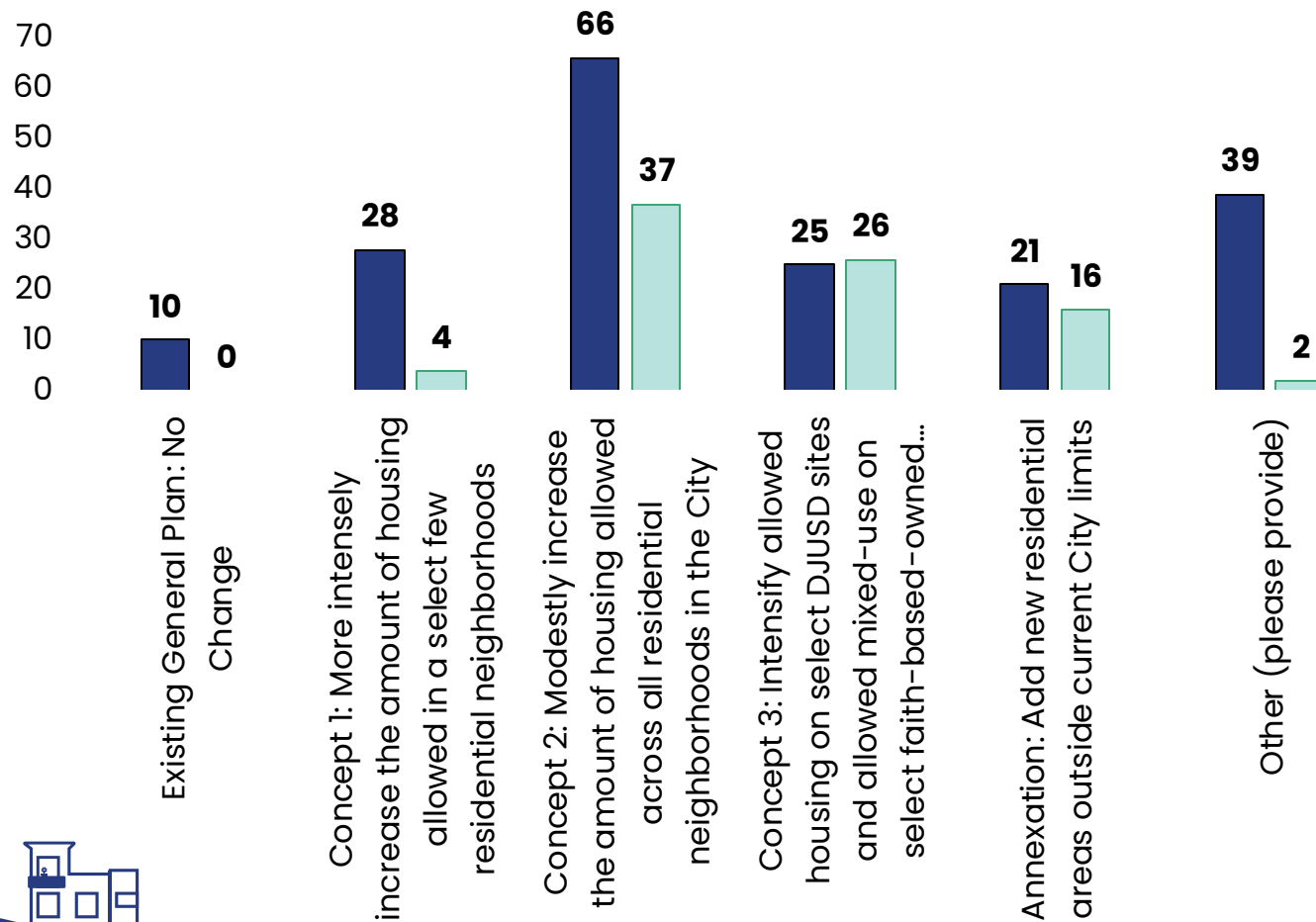
Community Feedback (Question 1)

- Support for Both Concept 2 and Concept 3 (**increase height/density and expand boundary**)
- **Limit intensification** by maintaining existing residential and mixed use in Downtown
 - Respect Downtown Plan
 - Focus height increases on commercial only parcels

Housing Feedback

Q5: To help accommodate a portion of the city's housing needs, the General Plan should...

■ Survey ■ Workshop



Commissioner Feedback:

- Increase housing type diversity (duplex, triplex, ADU, multi-gen)
- Increase density in single family neighborhoods
- Consider surplus City land

Community Feedback (Question 5)

- Support for **more housing, in more places**
- Modestly increase densities across all residential neighborhoods (including single-family)

Housing, Neighborhood Center and Corridor Feedback

Commissioner Feedback:

- Increase walkability to daily goods and services
- Higher density infill development
- Connectivity between housing and neighborhood centers

Community Feedback (Questions 2, 6, 7, 8, 9)

- Prioritize mixed-use (jobs, housing, retail and services together) in neighborhood centers and transit corridors
- Vary heights and density between centers and corridors
 - 4 to 6 stories for centers
 - 5 to 8 stories in higher-frequency transit corridors



Business Space Feedback

Commissioner Feedback:

- Support new Ag Tech jobs
- Consider annexing UC Davis

Community Feedback (Questions 3-4)

- Allow higher intensify business uses
- Interest in more neighborhood and community serving uses like retail; office small; health care
- Less support for job/revenue generators like hotels, industrial, large office



Additional Areas to Meet Needs Feedback (Outside City Limits)

Commissioner Feedback:

- Incorporate greenbelts and parks in new development
- Internal and external connectivity between development outside City Limits

Community Feedback (Questions 10–14)

- Very supportive of design guidelines to shape how neighborhoods look and feel
- Supportive of a mix of jobs, housing, amenities and open spaces, including a variety of:
 - New jobs, including R&D, agricultural tech, less support for hotels, industrial and general office
 - New housing types focused on mixed-use, multifamily, and affordable types, less support for single-family residential
 - Different community amenities like parks and gathering spaces, non-profits, renewable energy
 - Agricultural and habitat protection



Urban Limit Line Feedback (Outside City Limits)

Commissioner Feedback:

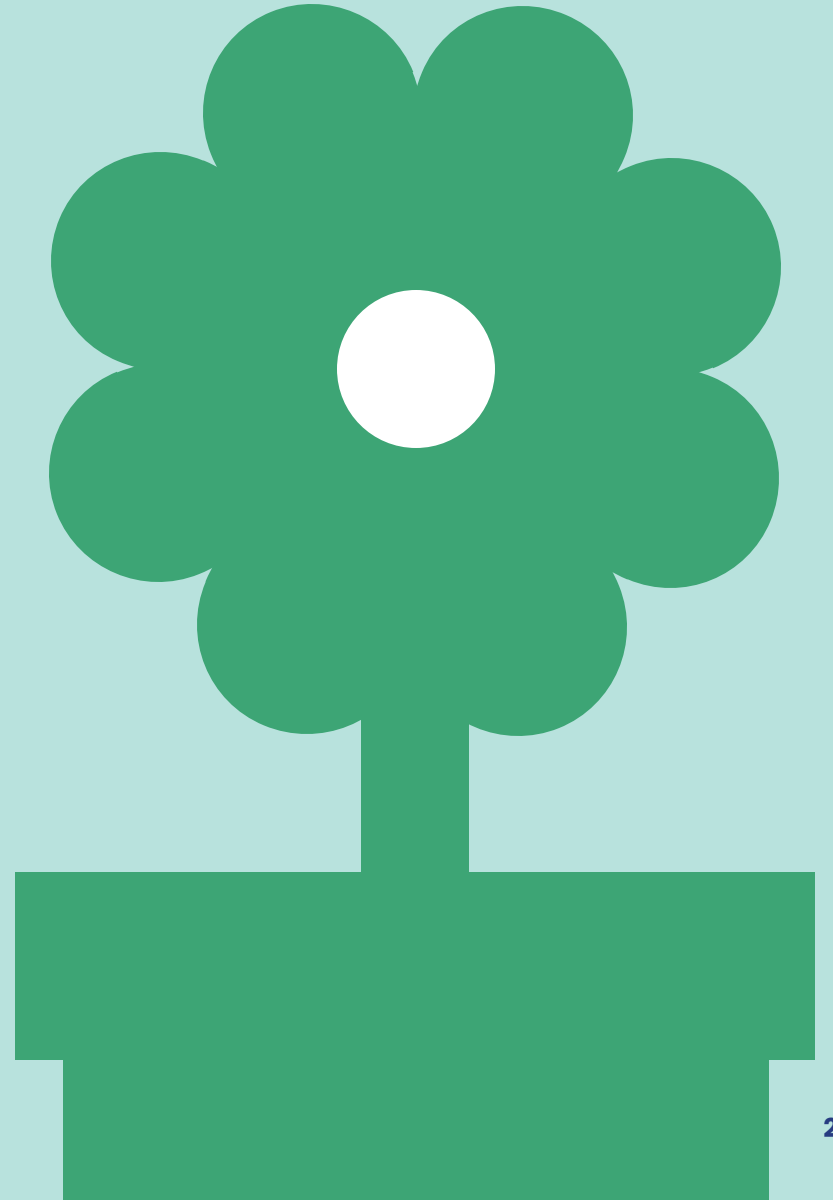
- Some recommend a smaller annexation area, while others recommend larger area
- Consider annexing El Macero and areas to the South, or North Meadows and the Golf Course

Community Feedback (Questions 15-16)

- 60% strongly agree or agree with the idea of an Urban Limit Line
 - Some support for line as shown
 - Reduce size of the urban limit line area
 - Consider expansion east and south



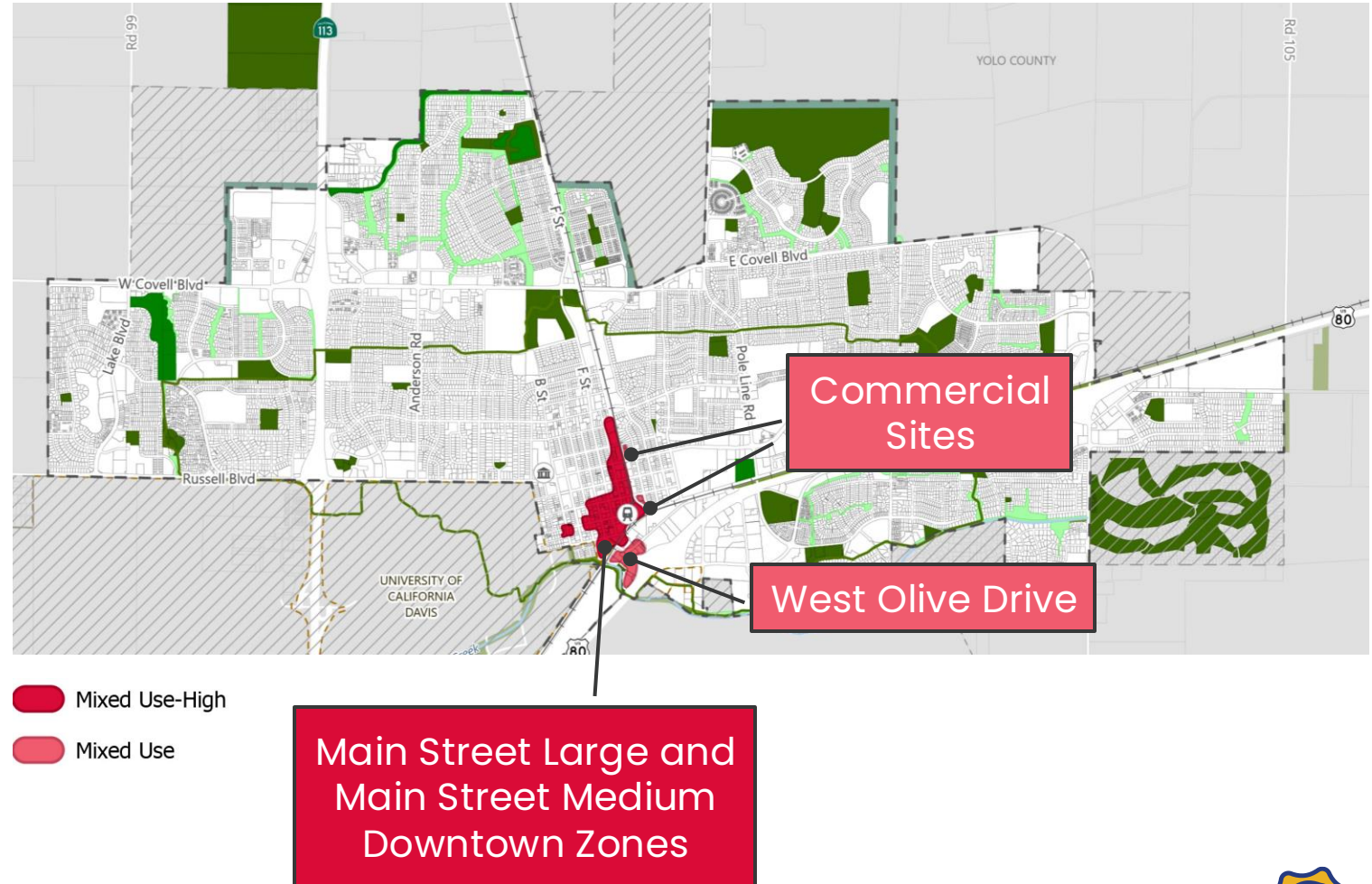
Initial Direction from Community Feedback



Downtown Direction

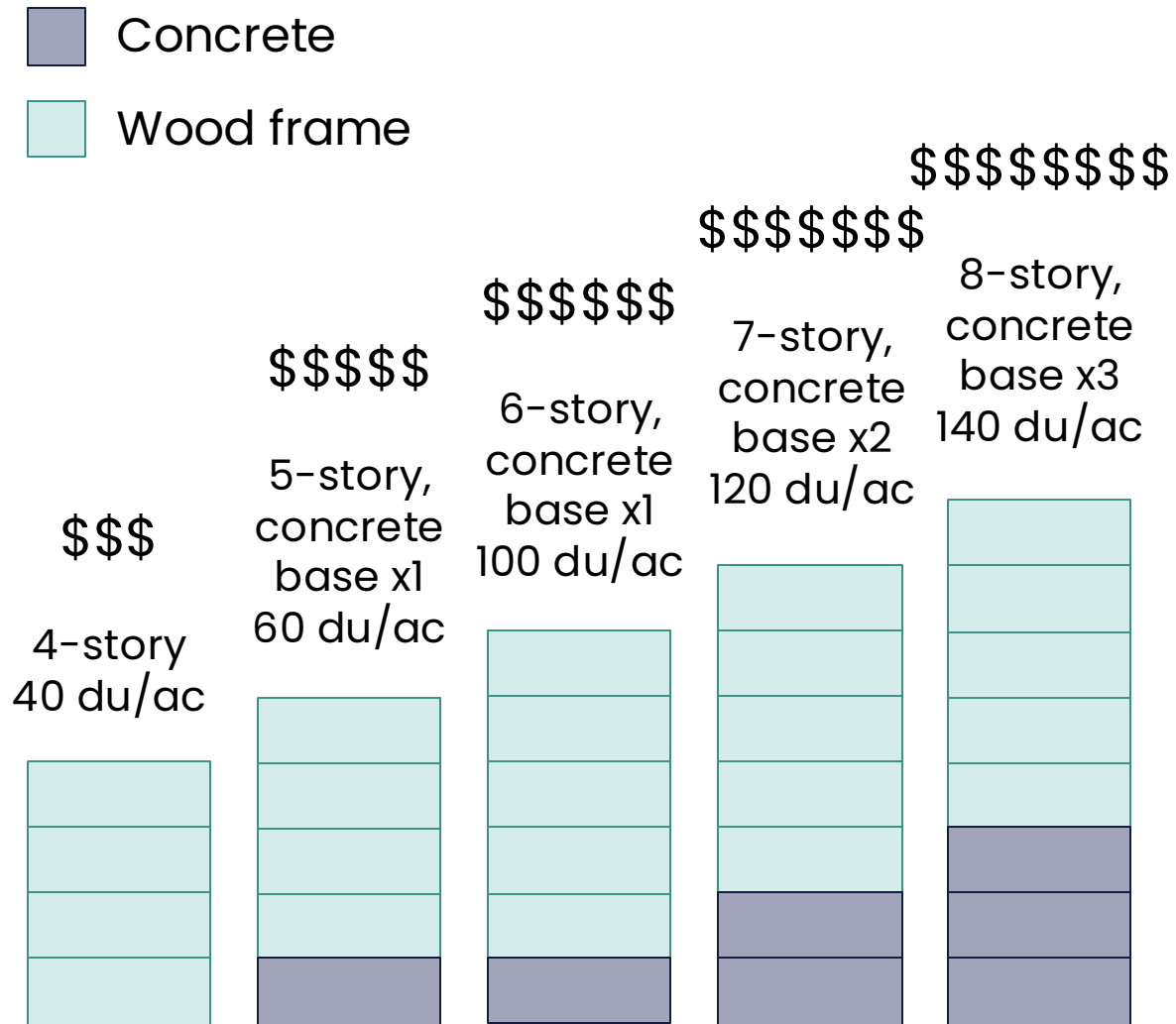
Downtown:

- Combination of concepts 2 and 3
- Increase allowable heights and densities in some areas of Downtown
 - Main Street Large and Main Street Medium zones: **new** Mixed Use High designation (up to 8 stories)
- Expand boundary of what is considered Downtown Davis
 - West Olive Drive area and commercial sites east of Downtown: Mixed Use



Considerations for Downtown

- Cost of implications for development:
 - 4-5 stories are more likely in the short-term
 - Potential opportunities for more height in the longer-term; affected by changes in land value, parking, market demand and rents
- Limited opportunity sites; depends on existing utilization and size

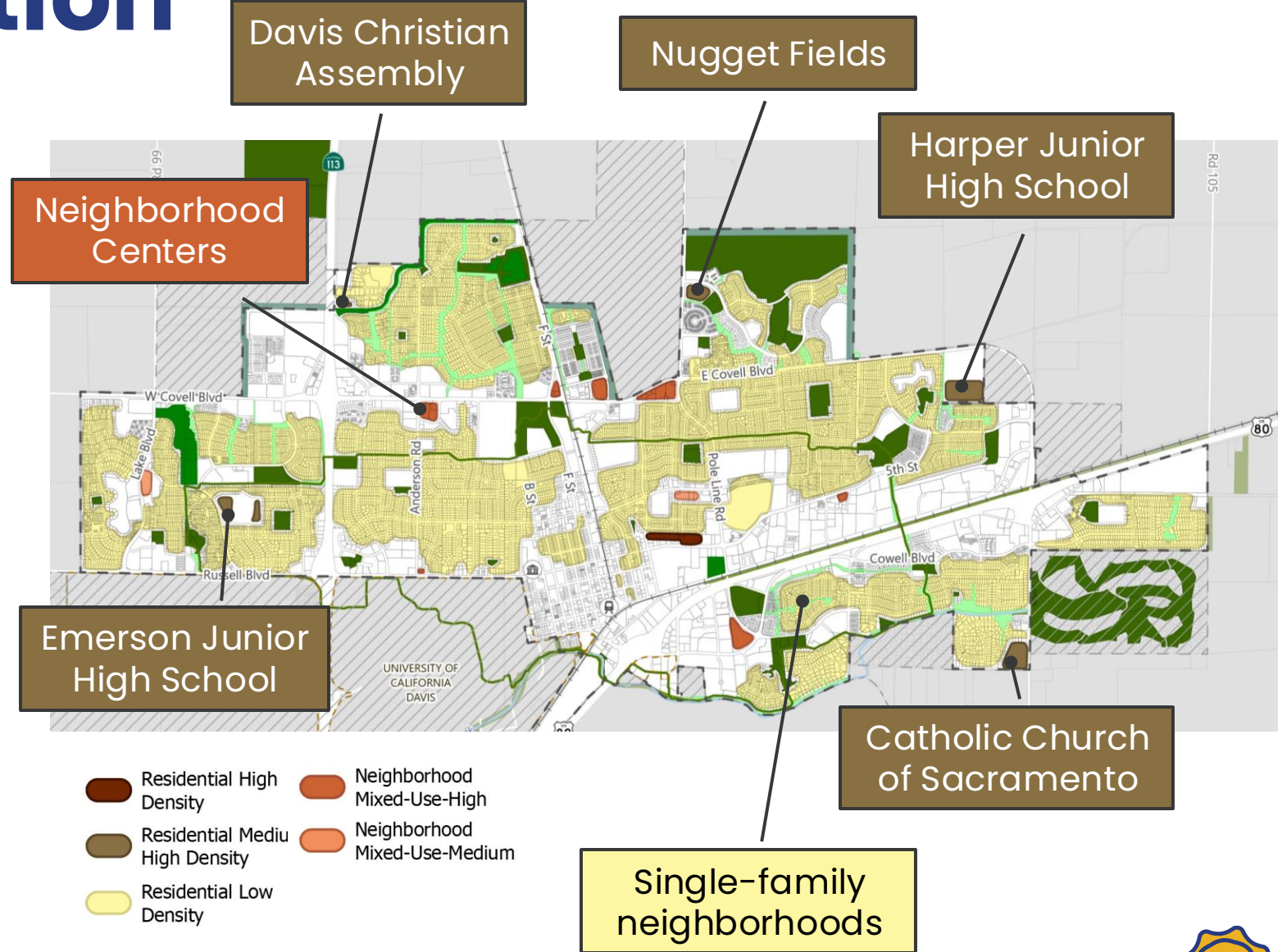


Source: Cost estimates courtesy of Related Development

Housing Direction

Housing:

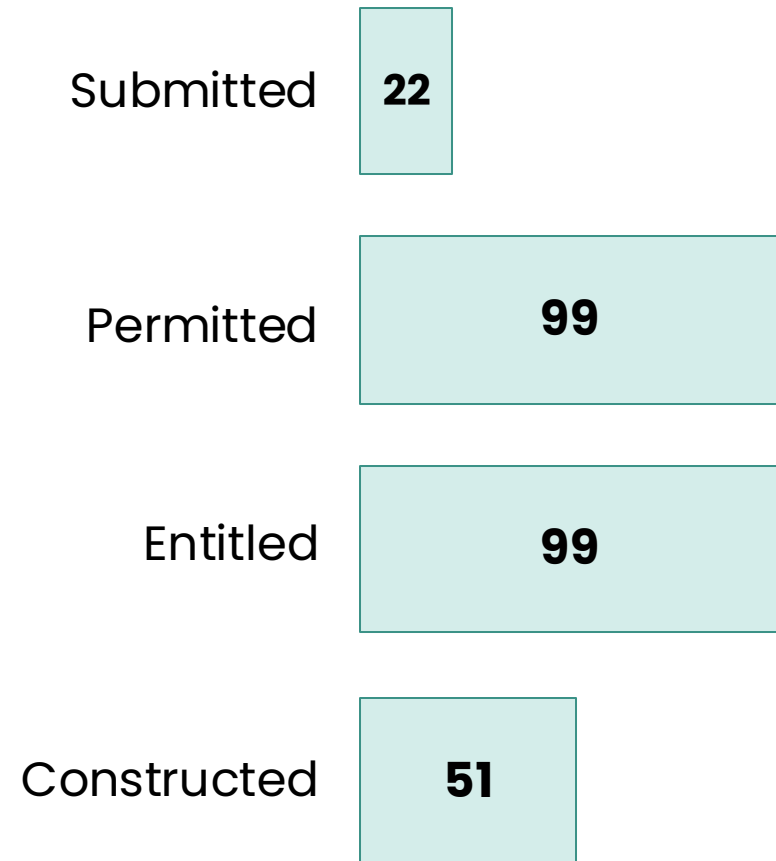
- Combination of concepts 2 and 3
- Disperse increase in density based on location (neighborhood centers and transit corridors)
- Single family neighborhoods increase in density from 5.99 to 7.5 du/ac
- Select DJUSD sites and faith-based lands designated to residential medium high density



Considerations for Housing

- Institutional / faith-based don't necessarily have the same motivations for development and aren't required to build housing
- Allowing more housing in single family neighborhoods likely to yield a small number of units

ADU Trends in Davis (2021 – 2024)

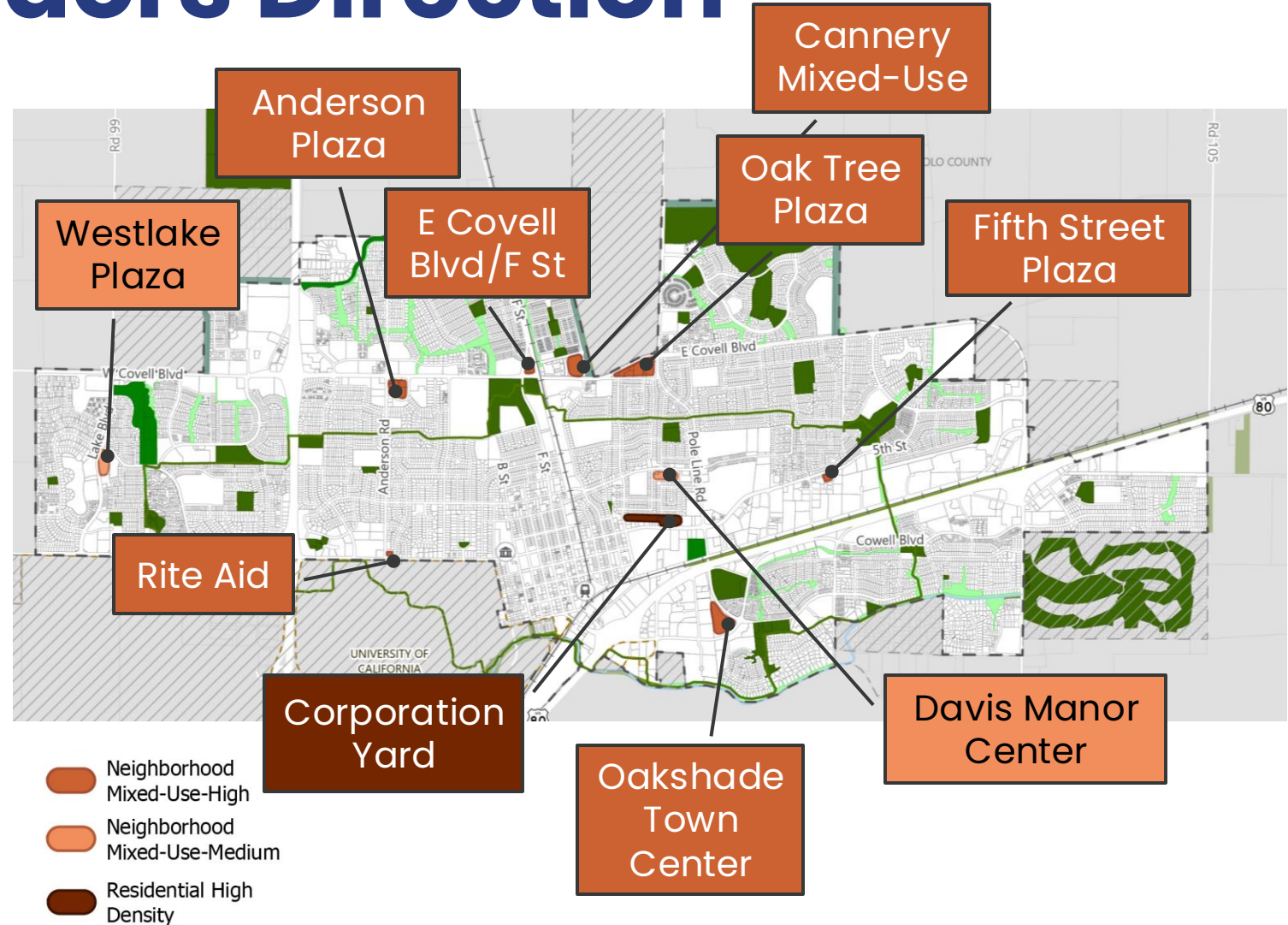


Source: California Department of Housing & Community Development, Housing Element Implementation and APR Data Dashboard (2026)

Centers & Corridors Direction

Neighborhood Centers and Transit Corridors:

- Neighborhood centers within residential neighborhoods: **new** Neighborhood Mixed-Use Medium designation
- Neighborhood centers along transit/high volume corridors: **new** Neighborhood Mixed-Use High designation
- City's Corporate Yard as residential high density



Considerations for Centers & Corridors

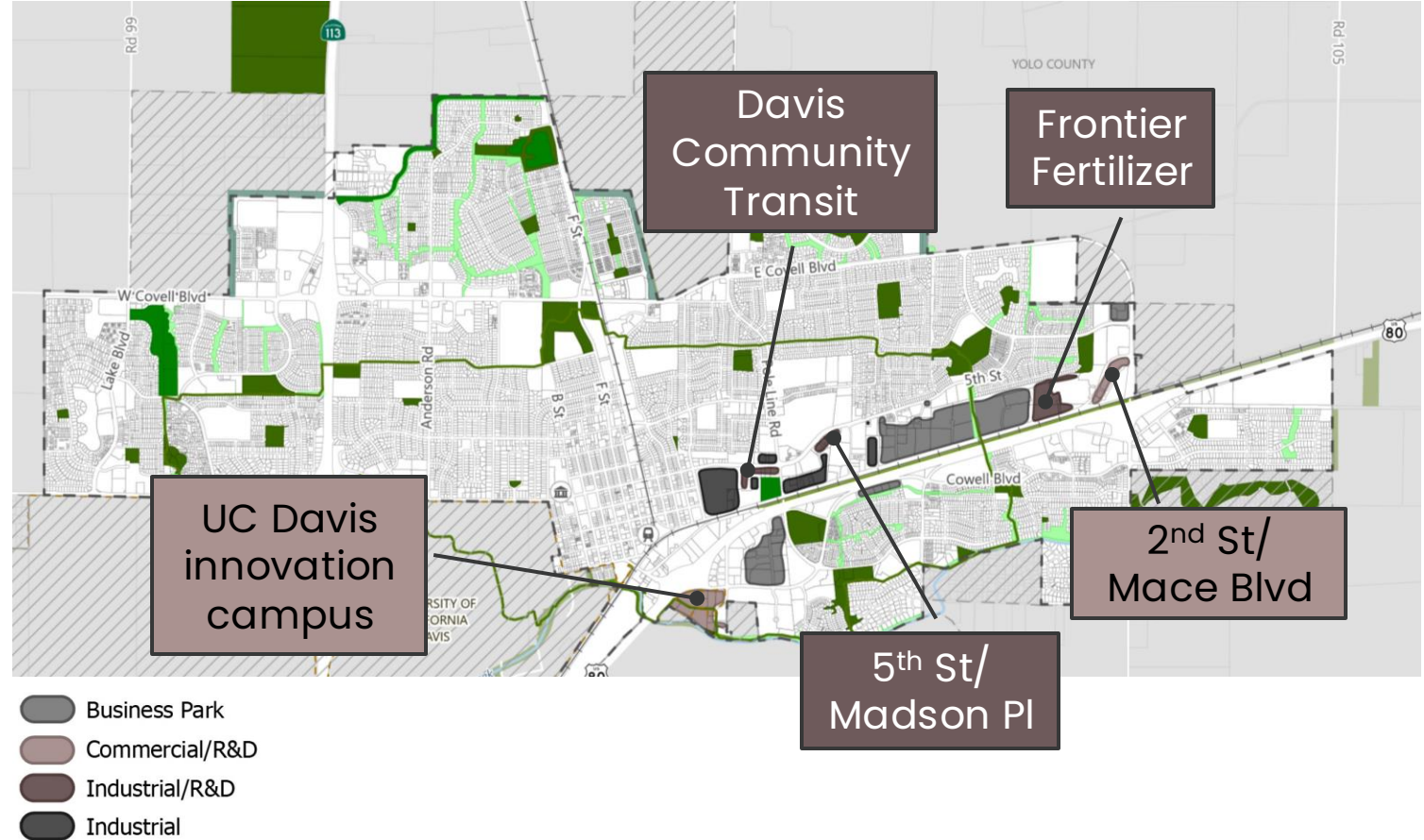
- Limited number of sites likely to evolve; targeted land use change
- Balance allowing housing with maintaining areas for commercial, personal services, and employment



Businesses Direction

Businesses:

- Concept 2: increase intensity of all businesses
 - Business park and industrial from 0.5 to 1.0 FAR
- Features from Concept 3: increase intensity of select locations to 1.5 FAR
 - 2nd Street/Mace Blvd
 - Davis Community Transit
 - 5th St/Madson Pl
 - Frontier Fertilizer
 - UCD innovation campus



Considerations for Businesses

- Limited amount of employment lands
- Several sites are relatively new/ recently improved and unlikely to change in the near term
- Allowing higher non-residential densities may unlock some investment



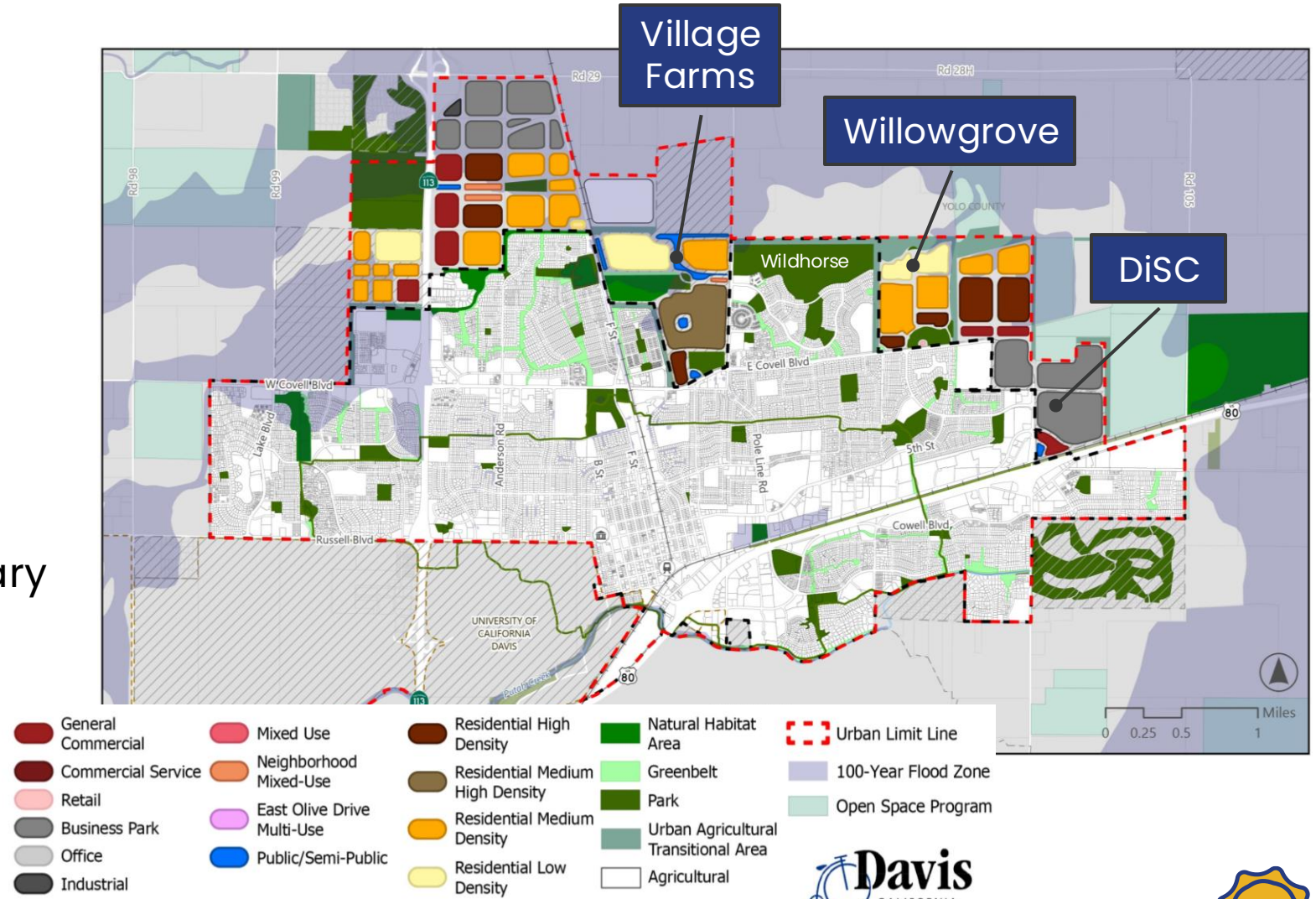
Areas Outside City Limits Direction

Annexation Areas:

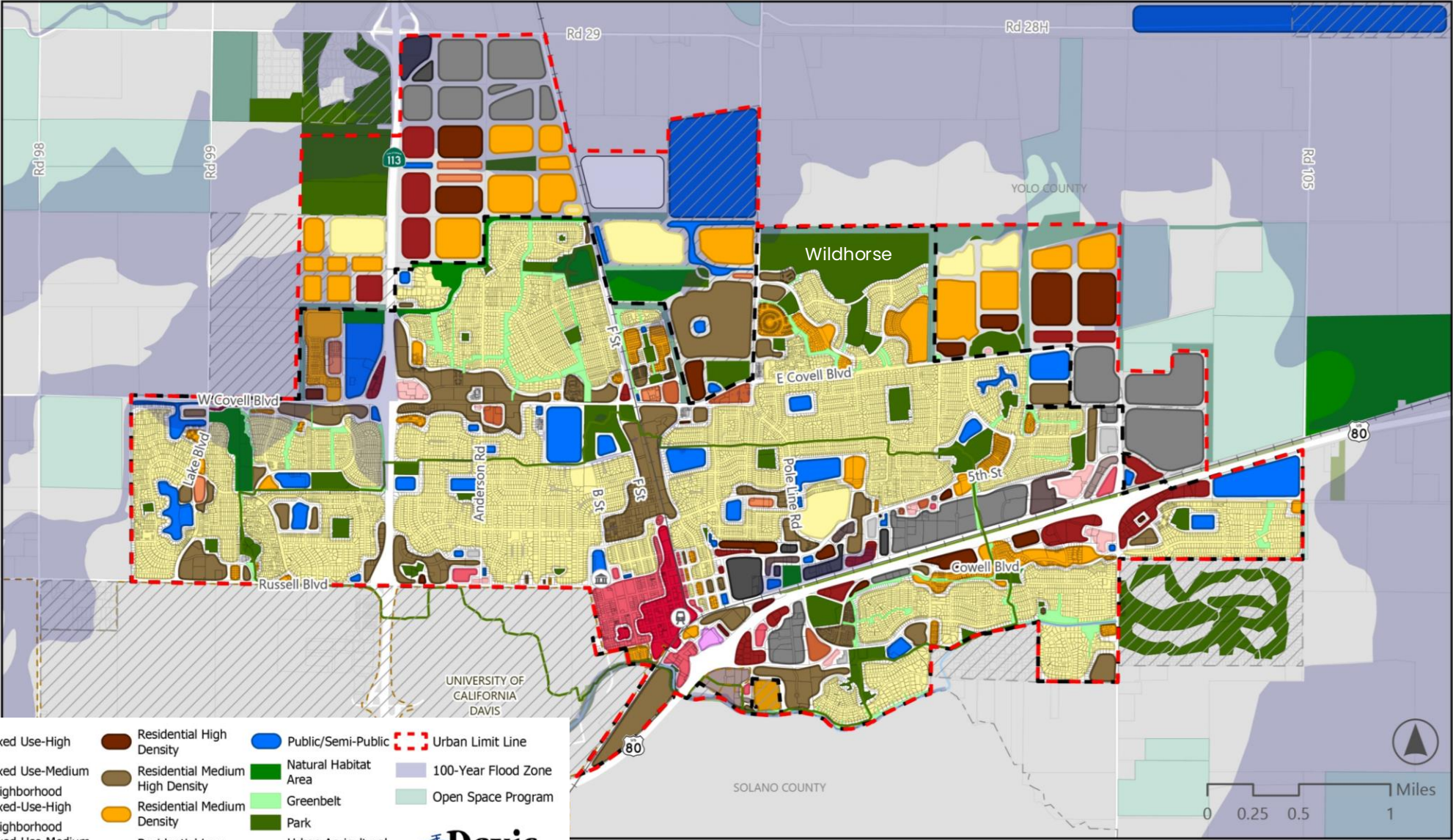
- Mix of uses – variety of housing types and jobs types
- Urban design guidelines
- Reduce the size of future development outside City Limits

Urban Limit Line:

- Adjust the urban limit line boundary
- Include background of areas considered, but not included

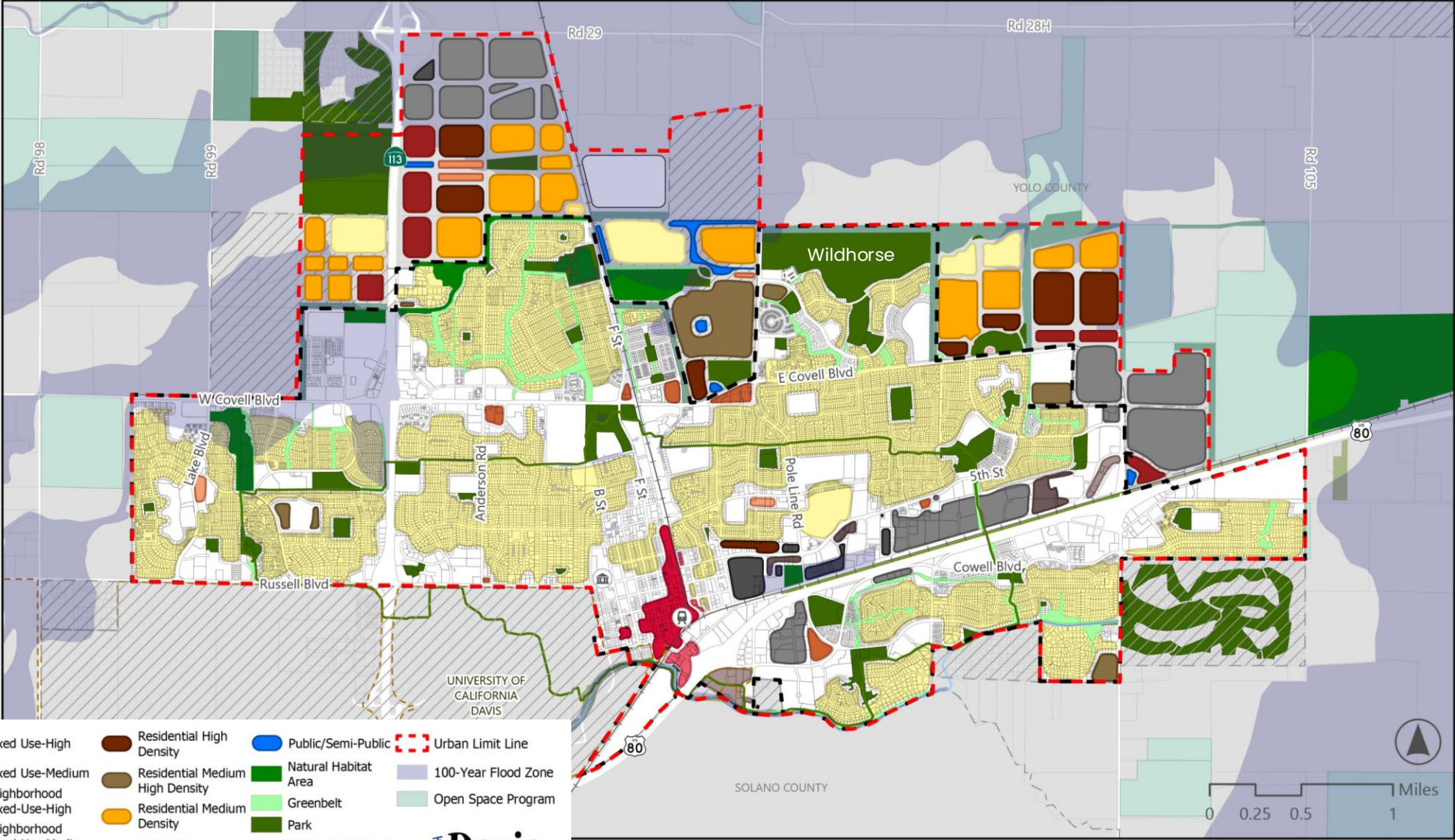


Draft Preferred Land Use Alternative



Source: City of Davis (2025), UC Davis (2025), Yolo County (2025), CalTrans (2025), California Department of Fish and Wildlife (2025).

Draft Preferred Land Use Alternative

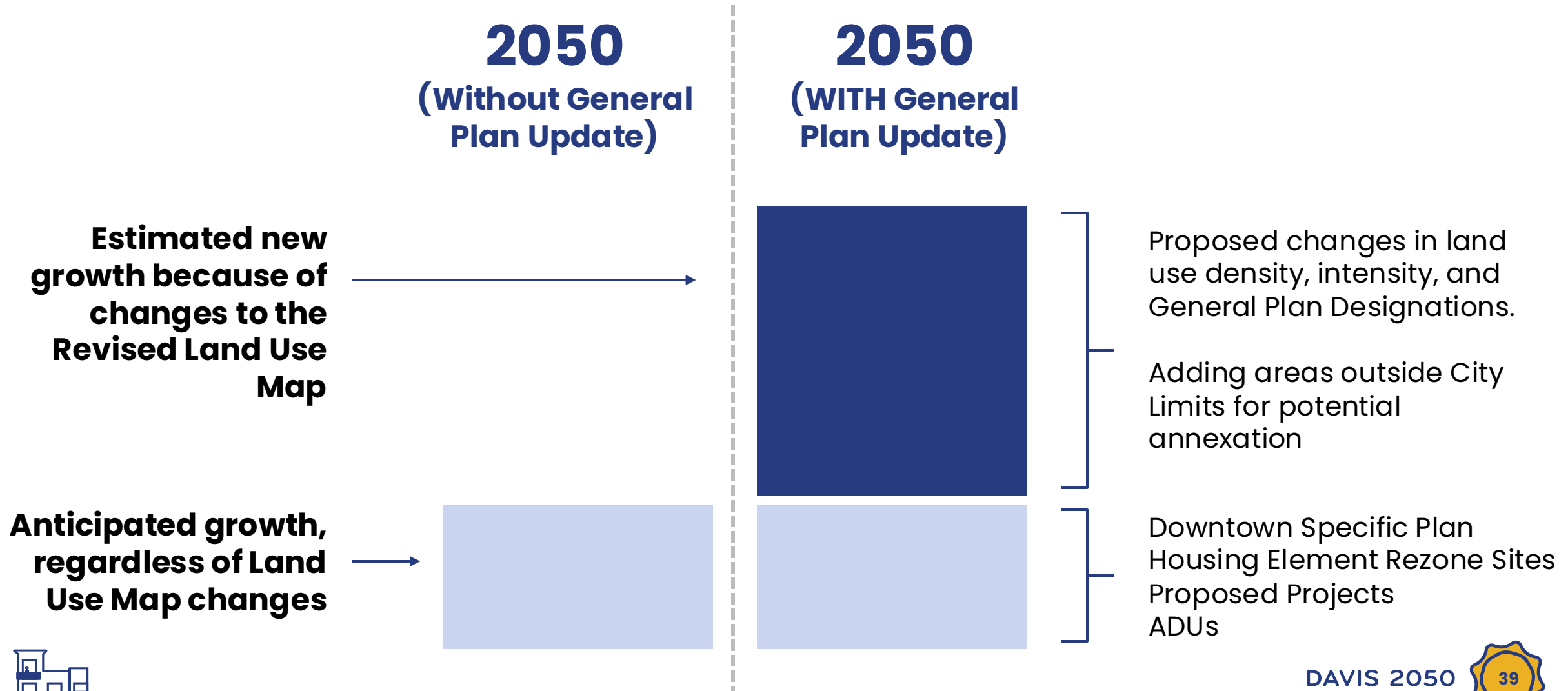


- | | | | | |
|--------------------|-------------------------------|---------------------------------|--------------------------------------|---------------------|
| General Commercial | Mixed Use-High | Residential High Density | Public/Semi-Public | Urban Limit Line |
| Commercial Service | Mixed Use-Medium | Residential Medium High Density | Natural Habitat Area | 100-Year Flood Zone |
| Retail | Neighborhood Mixed-Use-High | Residential Medium Density | Greenbelt | Open Space Program |
| Business Park | Neighborhood Mixed-Use-Medium | Residential Low Density | Park | |
| Office | East Olive Drive Multi-Use | | Urban Agricultural Transitional Area | |
| Commercial/R&D | | | Agricultural | |
| Industrial/R&D | | | | |
| Industrial | | | | |

Source: City of Davis (2025), UC Davis (2025), Yolo County (2025), CalTrans (2025), California Department of Fish and Wildlife (2025).



Projecting Growth from Land Use Changes



Estimated Projections

	Jobs	Housing Units	Population ¹	Student Population ²
Inside City Limits	1,500 – 2,500	8,000 – 9,000	18,000 – 20,000	500 – 800
Pipeline Projects ³	500 – 1,000	3,200		300
Remaining Housing Element sites and ADUs	N/A	1,300		<100
Revised Land Use Map	1,000 – 1,500	4,000		400
Outside City Limits⁴	14,000 – 14,500	10,000 – 11,000	22,000 – 25,000	1,500 – 2,000
Total	15,500 – 17,000	18,000 – 20,000	40,000 – 45,000	2,000 – 2,800

¹ Population based on an average household size of 2.47. UC Census Bureau ACS, 5-year estimate

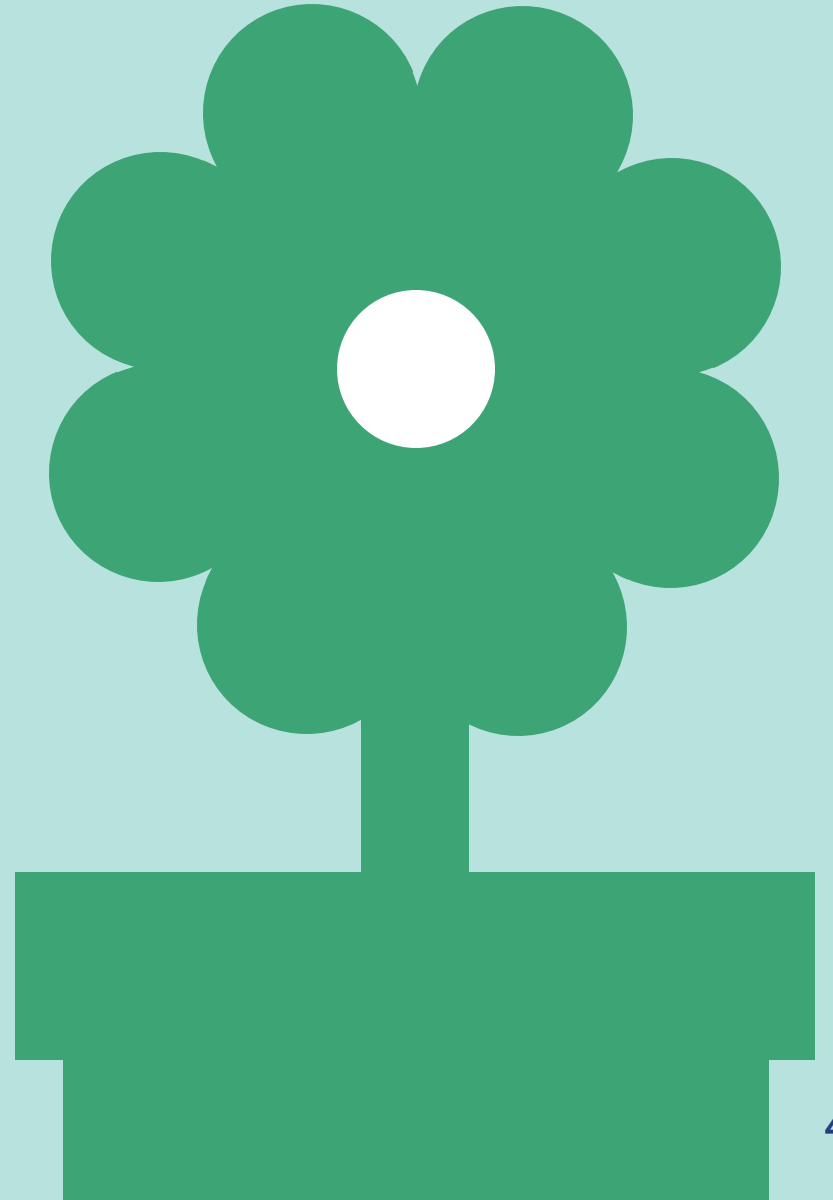
² Student yield factors are based on the Davis Joint Unified School District's Student Population Forecast by Residence, School Year 2025/26 – 2035/36 Report

³ Includes approved projects and projects under review.

⁴ Totals include jobs, housing units and potential student population generated from new growth areas and the proposed Village Farms, Willowgrove and DiSC projects. Estimates are gross totals and do not exclude site specific development constraints.



What's Next



Topics for Continued Exploration

- Impacts to the City related to:
 - Flood zone
 - Utility capacity
 - Traffic (vehicle miles traveled (VMT))
- Economic benefit of land use changes to the city
- Development feasibility of land use changes
- Housing unit projections compared to 2.5 RHNA allocations
- Student generation from land use changes

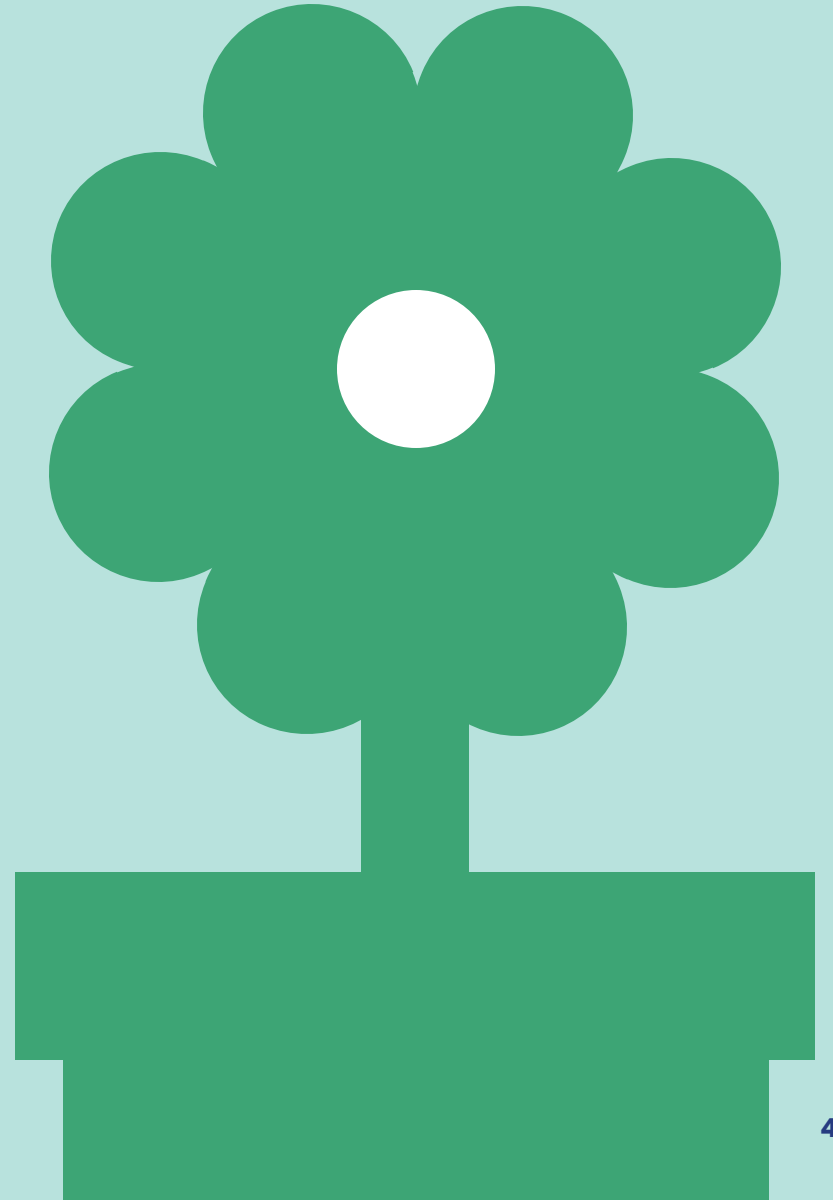


What's Next – Through End of 2026

- Refine Preferred Land Use Alternative (Summer 2026)
 - Planning Commission Meeting 7/22/2026
 - GPC Meeting #2 (Summer 2026 – if needed)
 - City Council Subcommittee Meeting #1 (new – Summer 2026)
- Community Meetings on Preferred Land Use Alternative
 - Workshop #3 Public review of Preferred Land Use Alternative (Fall 2026)
 - Survey #3 (Fall 2026)
 - GPC Meeting #2/3 (Fall 2026)
 - City Council Subcommittee Meeting #2 (Fall 2026)
 - Presentations to Planning Commission and City Council (Winter 2026/2027)
- General Plan Topic Specific Focus Groups (Winter 2027)



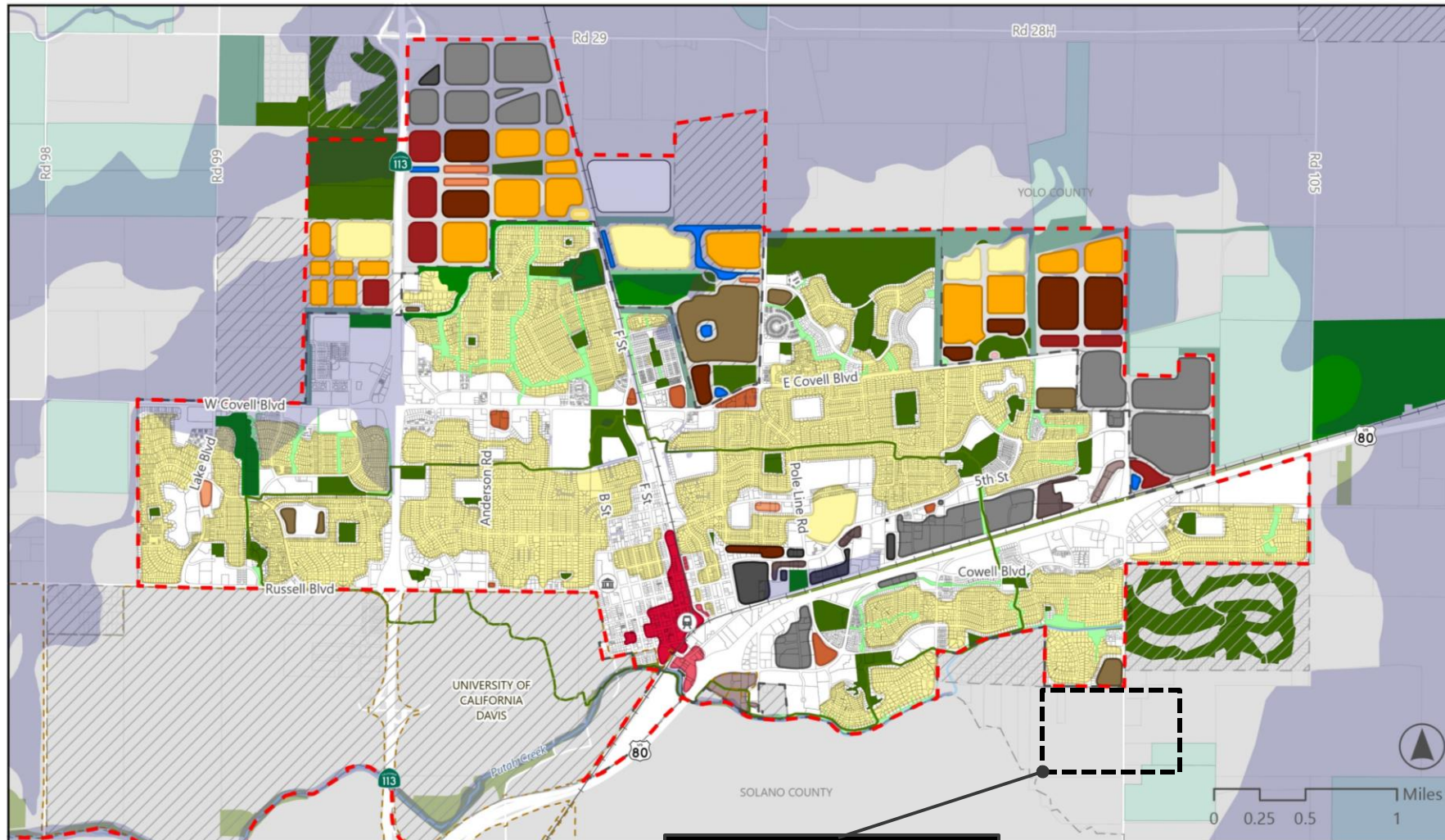
Questions for GPC



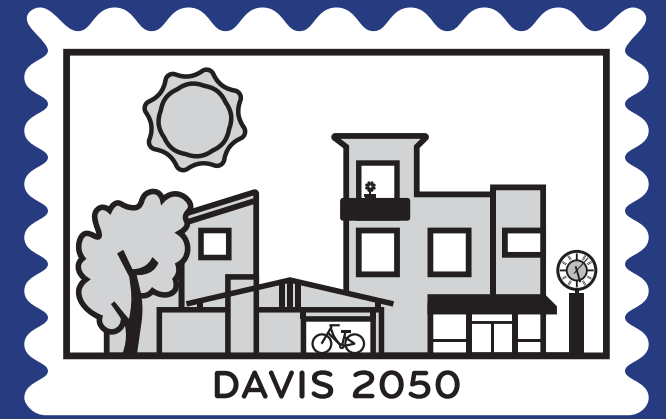
Questions for GPC Members

- Do you think the revised Land Use Map provided achieves a balance of jobs and housing in the future? Do you have any specific recommended changes to the map?
- Do you think the City should consider expansion south of Willowbank (Montgomery Avenue and Mace Boulevard)?
- Do you think the City should increase building intensity on specific business sites where newer buildings are less likely to redevelop in the short term?
- Should development projects along transit corridors and in neighborhood centers be allowed to move forward without required commercial space if that helps make housing easier to build?





Potential
annexation area



General Plan Update