

STAFF REPORT

DATE: April 13, 2026

TO: Climate and Environmental Justice Commission, Open Space and Habitat Commission, Planning Commission, Recreation and Park Commission, Transportation Commission, Social Services Commission

FROM: Sherri Metzker, Director, Community Development
Dara Dungworth, Principal Planner

SUBJECT: 2025 General Plan Update, Commissionapalooza #2: Land Use Concepts

RECOMMENDATION

Staff recommends that the City:

1. Hold a joint public meeting with six City Commissions regarding the General Plan Update (GPU);
2. Discuss land use concepts; and
3. Receive public comment.

FISCAL IMPACTS

There is no fiscal impact to the City since this is only informational.

COUNCIL GOALS

All City Council goals will be addressed in the General Plan Update.

- Achieving Greater Fiscal Resilience
- Strengthening Climate Resilience
- Shoring Up the Housing Continuum
- Improving Social Services for Vulnerable Populations
- Maintaining High Quality Infrastructure and Services
- Stepping Up Economic Development Activities

BACKGROUND

City Council directed staff to begin an update to the current City of Davis General Plan (GPU) in 2025. The GPU will be a comprehensive update to the General Plan, which is the City's blueprint for future development in the city and will contain goals, policies, and implementation activities to guide the community through its next 20+ years. It builds on community strengths and assets, while tackling new and emerging challenges.

A key component of the General Plan Update process is to seek feedback and direction through the City's existing Commission system, in addition to the community at large.

GPU Process and Engagement

The GPU process is organized into five distinct phases: listening and discovery, land use and mobility plan development, policy development and plan preparation, public plan review and final plan review and adoption. Each phase helps to organize technical analysis and to cluster community and Commission engagement activities. Engagement activities will be completed during every phase of the process.

At the conclusion of Phase One, Listening and Discovery, the City and Consultant Team convened two working group meetings with the Planning Commission Subcommittee, made up of two Planning Commission members, to prepare draft land use concepts. Over a three-month period, the Consultant Team and City Staff refined and revised the land use concepts, tying them to the desired project outcomes defined in Phase One of the project.

Commissionapalooza #2 kicks off the start of Phase Two engagement focused on land use concepts.

Phase One Community Engagement Update

Phase One, Listening and Discovery, community engagement took place between February and November 2025. During this time, the General Plan Team collected public input on draft project outcomes and vision statement, community priorities and critical issues, and strategies to bridge the gap between issues and desired outcomes. Public input was collected through a variety of methods, including community meetings, commission and City Council meetings, and online surveys. Attachment 2 provides a list of activities and summaries from Phase One.

Community Engagement Results: Key Issues

In Phase One engagement, the Davis community, City commissions and technical analysis help to define key issues facing Davis now and into the future. These are summarized below in five primary categories. They will serve as a guide for the GPU, ensuring that policy and land use decisions address the community-identified key issues.

Key Issues:

- **Economic development and housing vitality**
 - Lack of affordable housing
 - Limited variety of housing types
 - Intentional partnerships and job opportunities with UC Davis
 - Jobs-housing mismatch resulting in out-commuting
 - Needed Downtown revitalization
 - Limited areas for new development within city limits
 - Aligning land use policy with infrastructure and business support to capture economic activity
 - Loss of retail to surrounding communities
 - Zoning and development process barriers for businesses
- **Quality of life**

- Declining public school enrollment
- Need for shared public spaces and childcare
- Funding and staffing constraints for City employees
- Services for vulnerable populations
- **Transportation**
 - Maintaining and improving quality pedestrian and bike infrastructure
 - Transit connections and multi-modal transportation routes
 - Transit connections to new developments and public amenities
 - Funding for transportation infrastructure
 - Neighborhood traffic calming
- **Parks and open space**
 - Loss of urban forest, ecological assets and open space within City limits
 - Trade-offs between open space preservation and development of new jobs and housing
 - Agricultural boundaries and conservation easements
 - Funding and space constraints for new parks, facilities and recreational amenities
 - Funding and maintenance for existing parks and recreational amenities
 - Outdated or insufficient recreational programming and amenities
- **Climate change, air quality and sensitive populations in Davis**
 - Impacts from climate hazards, such as heat waves and extreme weather, particularly to vulnerable and unhoused populations
 - Air pollution associated with vehicle traffic and agricultural operations
 - High cost for residential retrofits to adapt to climate change
 - Limited and underutilized network of electric vehicle infrastructure
 - Limited control over energy supply and resilience to climate impacts

Final Project Outcomes and Vision Statement

Community input in Phase One further refined the Project Outcomes and Vision Statement for the Davis General Plan. These revised outcomes and vision are provided below and the full text is available in Attachment 3 and on the project website at this link:

https://www.davisgeneralplan.com/files/ugd/7c2d34_538fca18c24048be8530f5a5dc4818e5.pdf

Vision Statement:

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

Project Outcomes

Healthy and Resilient Community

- Complete neighborhoods
- Active transportation
- Connected and biodiverse park and open space system
- Housing choice
- Jobs-housing match

- Spaces for businesses to flourish
- Climate-readiness
- Areas to meet housing, business and community needs
- Davis-based approach

Engagement

- Building knowledge and ownership
- Listen to new voices
- Clear and accessible language

Leadership

- Regional leadership
- High-quality community services
- Fiscal sustainability

Document Preparation

- Consistency with the State
- Adaptability
- Focused process and plan
- Ease of use and monitoring

Commissionapalooza #2

On April 13, 2026, the City will host its second joint special meeting of the six Commissions, referred to as “Commissionapalooza #2.” City Staff and the Consultant Team will present an update on the process and recent community engagement, provide background land use context and then an overview of land use concepts prepared with the help of the Planning Commission Subcommittee for review and input. This presentation is provided as Attachment 1.

The agenda and format for this special meeting are somewhat different from typical Planning or other Commission meetings but follow the same format as Commissionapalooza #1. The Chairperson for each Commission will sit at the dais, along with the Chair of the Planning Commission. Each Commission will be assigned a row on one side of the Community Chambers audience seating so that the Commissioners sit close, and when appropriate, can confer. The Commission staff liaisons and Planning staff members will be available to assist the Commissions during the meeting. The other side of the audience seating will be available for the public. The members of all the Commissions will be asked to nominate and then vote to elect the Planning Commission Chairperson as the Chair of this special meeting. Each Commission will have an opportunity to provide that Commission’s feedback, with Commissioners able to participate individually. Time for public comment will be provided at the conclusion of the Commissions’ feedback.

What is Land Use?

Land use describes how a property is used and managed. Cities organize and plan different parts of their jurisdiction using categories like residential, commercial, mixed-use, industrial, public and/or institutional. Existing land use refers to how a parcel of land is being used today, including if the property is vacant with no active use.

At the core of a General Plan is the Land Use Element which defines a long-term vision for land use. The General Plan maps the distribution of land uses to each parcel and provides a description of allowed use and density and intensity for each parcel. General Plan land use signals to property owners and developers the vision for how an area will evolve overtime and is a key tool for housing and economic development. In some instances, the General Plan Land Use Designation differs from how the land is being used today. Revised Land Use Designations will be developed further into Phase Two of the General Plan Update process.

The City's Zoning Code helps implement the General Plan land use vision. It defines specific regulations related to a parcel's allowed uses, site and building development standards, and development process. General Plans and Zoning Codes are required to be consistent under State law.

For more information about land use, please review the General Plan's Land Use Existing Conditions Report on the project website here:

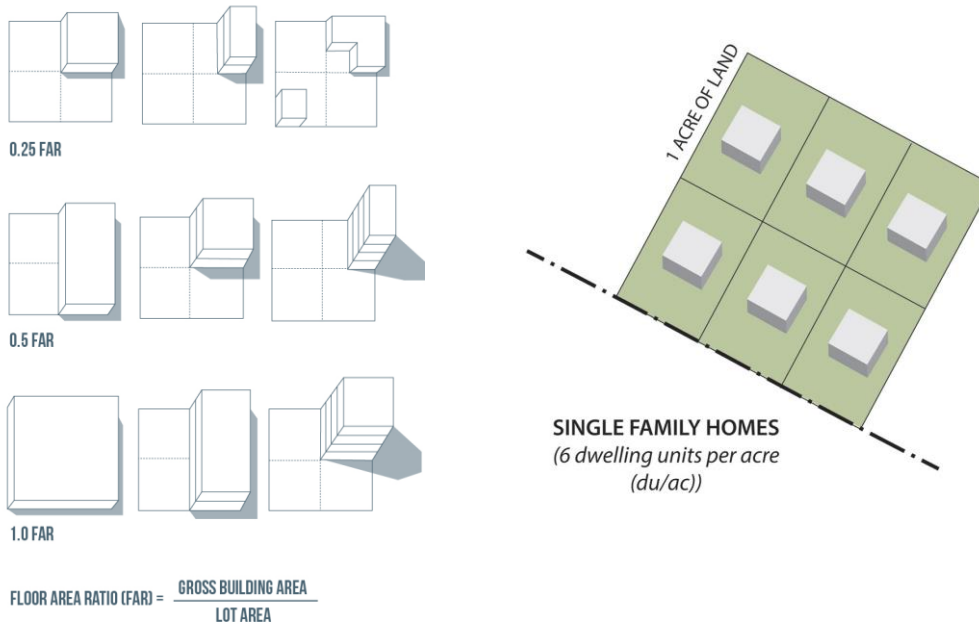
https://www.davisgeneralplan.com/files/ugd/7c2d34_c8e4e68a45414e06b51f3a3c060e37fc.pdf

What are Density and Intensity?

Density is the amount of residential development that is allowed within a given area. Standards of building density for residential uses are stated as the allowable range (i.e., minimum and maximum) of dwelling units per acre (du/ac).

Standards of building intensity for non-residential uses, such as office, commercial, industrial, and institutional development are stated as a maximum floor area ratio (FAR). FAR is a measure of the total amount of building space (or "floor area") compared to the area of the parcel.

In the case of mixed-use developments that include residential uses, density standards are applied to the residential component while FAR standards are applied to the non-residential component.



What does Land Use Influence?

The land use pattern set forth in the General Plan impacts the type and number of jobs and housing units within the city. The General Plan establishes Land Use Designations that define the types of allowed uses and intensity or density of those uses. The General Plan Land Use map signals what is possible and desired by the community, property owners, and the development and business communities.

Land use decisions affect how people travel, the types of places created and fostered in the community, and the sustainability and well-being of natural systems and people. It influences how far people travel, by what mode people go (e.g., drive alone, carpool, walk, bike or take transit) and the potential effects on the environment. These effects include air quality, noise, and greenhouse gas (GHG) emissions. A goal of land use planning is to create a balanced city where people have access to all the things they need to live well and safely.

Land use decisions also affect City revenue sources and the quality of services provided. Both businesses and housing units generate revenue for the City through property, sales, use, business and Transit Occupancy Tax (TOT). The City's ability to provide quality public services and public spaces is directly related to tax revenue, and therefore land use. In general, hotel, retail and office uses have positive economic benefits for communities. These uses generate more revenue and require fewer services. Industrial and housing uses are more of a fiscal wash.

These sources of revenue support:

- Parks and open space maintenance
- Road and infrastructure maintenance
- Police and Fire services

State Policy Influencing the Land Use Concepts

In the last decade, the State of California passed a significant amount of legislation related to land use, particularly housing, that must be implemented within a community's General Plan and/or Zoning Code. The following summarizes some of that legislation, with a focus on policies that impact land use decisions related to the Davis General Plan land use concepts.

- **Teacher Housing Act of 2016 (SB 1413)**: authorizes a school district to establish and implement programs that address the housing needs of teachers and school district employees who face challenges in securing affordable housing.
- **School Districts: Employee Housing (AB 3308)**: authorizes a school district to allow other public employees and members of the public to occupy housing created under the Teacher Housing Act.
- **Affordable Housing on Faith and Higher Education Lands Act (SB 4)**: allows religious institutions and non-profit colleges to develop affordable housing, that meets certain criteria, on their property by-right, regardless of the General Plan Land Use Designation or Zoning Designation.
- **Housing Opportunity and More Efficiency (HOME) Act (SB 9)**: permits split lots and duplexes on eligible single-family residential parcels, with up to 4 units per single-family parcel.
- **Affordable Housing and High Road Jobs Act of 2022 (AB 2011)**: allows for ministerial, by-right approval for affordable housing on commercially-zoned lands and for mixed-income housing along commercial corridors if projects meet specified affordability, labor and environmental criteria. Amended by AB 893 which establishes Campus Development Zones that benefit from similar local streamlining of approvals.
- **Housing Crisis Act of 2019 Senate Bill 330**: requires maintenance of the overall residential development capacity in a city and suspends the enactment of local downzoning and housing construction moratoriums.

Local Initiatives Influencing the Land Use Concepts

Measure J/R/D

Measure J (the Citizens' Right to Vote on Future Use of Open Space and Agricultural Lands Ordinance) was first passed by Davis voters in 2000 and later renewed and amended as Measure R and D. Measure D sunsets on December 31, 2030.

Measure J/R/D requires voter approval before agricultural or open space land can be converted to urban uses. Codified in the City's Municipal Code as Chapter 41, Measure J/R/D has served as the city's most powerful growth control measure for over two decades.

For more information about Measure J/R/D, view the October 8, 2025, Joint Commission Meeting staff report provided as Attachment 4.

Economic Development Strategic Plan

Economic development and land use are closely related and interconnected. Land use designations encourage, attract, and/or discourage different types of businesses and housing developments. Aligning land use policy with infrastructure and business support programs can support economic activity, retain or attract businesses and capture more dollars locally.

The City of Davis recently completed the Davis Economic Development Strategic Plan, which highlights the City's economic crisis and \$2.9 million dollar deficit in the 2025-2026 Fiscal Year Budget. The Updated General Plan is an important tool to address that deficient and support a balanced economy, where workers, businesses and residents are all part of the City's service population.

The Economic Development Strategic Plan is linked on the City's website here (including the Staff Report):

<https://documents.cityofdavis.org/Media/Default/Documents/PDF/CityCouncil/CouncilMeetings/Agendas/2026/2026-03-03/05-Economic-Development-Strategic-Plan.pdf>

View the Economic Development Director's presentation to City Council on the Davis Economic Development Strategic Plan, is linked on the City's website here:

<https://documents.cityofdavis.org/Media/Default/Documents/PDF/CityCouncil/CouncilMeetings/Agendas/2026/2026-03-03/05-Economic-Development-Strategic-Plan-Presentation.pdf>

Future Housing and Jobs Needs

Growth projections refer to the predicted amount of development that will likely occur in a specified time period (2050). Projected growth is determined by many factors including the availability of land for development, market demand for new development, regional economic trends, government regulations, and the potential for new development on any given parcel.

When preparing a General Plan, the horizon year growth projections are lower than full buildout. The full buildout assumes every parcel is developed with the maximum amount allowed under the General Plan. Actual development is typically much less than the theoretical limit of development.

Regional Housing Needs Allocation

RHNA is a State-mandated 8-year cycle process that requires cities to plan for housing units to meet current and future needs. The State Office of Housing and Community Development (HCD) determines how much housing at a variety of affordability levels is needed for each region in the state. Regional governments then allocate that housing need to local jurisdictions. Cities, as part of their Housing Element updates, are required to identify parcels of land that meet certain criteria that could be developed by private property owners.

Davis' 6th Cycle Housing Element RHNA allocation includes a total of 2,075 housing units consisting of 580 very low-income units, 350 low-income units, 340 moderate-income units, and 805 above moderate-income units. Davis' 6th Cycle Housing Element is here: <https://www.cityofdavis.org/city-hall/community-development-and-sustainability/planning-and-zoning/housing-element-rezone-sites>

Given the horizon of the Davis General Plan Update (2050), it is realistic to plan to accommodate three and a half RHNA allocation cycles. Using this barometer, the General Plan could include an additional 7,300 housing units, or three and a half times Davis' 6th Cycle Housing RHNA allocation.

SACOG Projections

The Sacramento Council of Governments (SACOG) prepares projections for the number of jobs and housing units in counties and local jurisdictions in the six-county Sacramento Region. This measures the reasonable maximum development capacity of the lands identified for housing production.

SACOG expects Davis to grow less rapidly than either Yolo County as a whole or Sacramento County, both in terms of employment and housing units. The City of Davis is projected to add 2,200 jobs between 2020 and 2050. This employment growth rate is less than half the projected growth rates in Yolo County or Sacramento County, which SACOG expects to grow 25 percent and 20 percent, respectively. Between 2020 and 2050 SACOG expects Davis to add 4,300 new housing units. As with employment, the expected housing growth rate in Davis is significantly lower than in Yolo County overall or in Sacramento County.

The SACOG regional projections are based on a top-down regionwide growth model. The projections consider the availability of land to accommodate residential and non-residential growth, as well as regional policy objectives to encourage growth in a pattern that facilitates a reduction in VMT and greenhouse gas emissions. Thus, SACOG jurisdiction-level projections will tend to focus growth on areas with ample land available for development, as well as good transit accessibility and a beneficial relationship between jobs and housing opportunities.

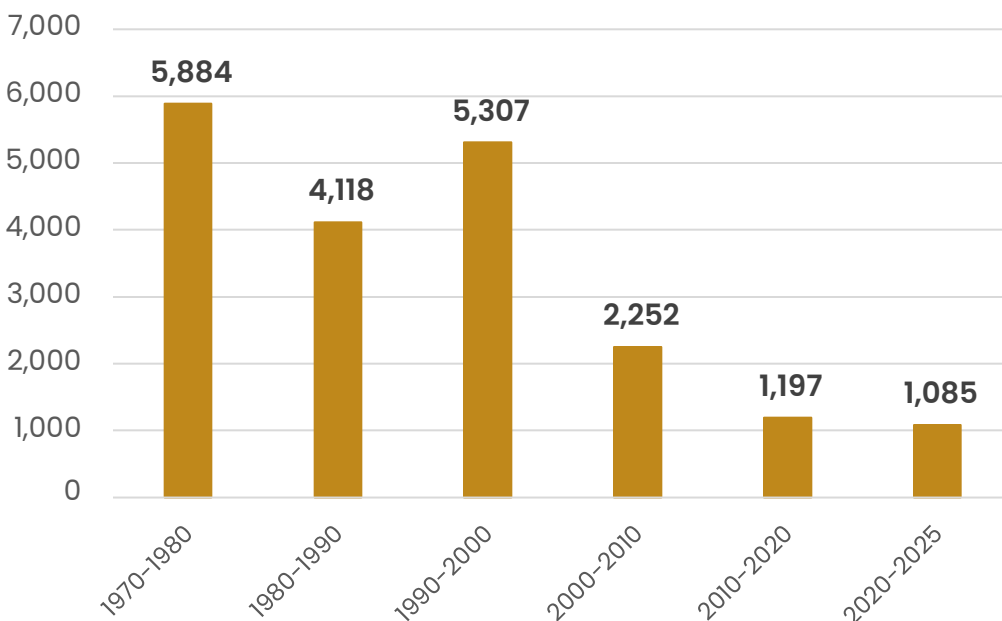
California Department of Finance Projections

In contrast, the State of California Department of Finance (DOF) makes long-term county level population forecasts that are less policy-driven and more market-driven. DOF projects the population of Yolo County will grow by just over 50 percent between 2020 and 2050, significantly more than the SACOG projections. The DOF projections suggest that Yolo County's potential long-term growth may be more robust than indicated by the SACOG projections. By extension, Davis underlying demand for residential growth may also be more robust than indicated by the SACOG projections, to the extent that forces of overall housing demand affect Davis in a manner similar to Yolo County.

Local Trends

Between 2010 and the second quarter of 2024 the total employment in Davis grew by approximately 30 percent, or 3,500 jobs, outpacing the rate of job growth countywide. In both Davis and Yolo County, the industry that experienced the most growth, in terms of number of jobs, between 2010 and the second quarter of 2024 was healthcare and social assistance, potentially reflective of the support needs of the aging population. The presence of Sutter Davis Hospital and other healthcare facilities and practitioners may also serve as an attractor for an expanding senior population in the future. Davis also experienced significant job growth in the retail trade and accommodation and food services industries.

Total housing units in the city have grown by about 2,300 units since 2010. Most of these homes were multifamily housing. Despite this growth, housing projection trailed off significantly after 2000.



Data sources: California Department of Finance Population and Housing Unit Data

For more information about economic development and housing trends, please review the General Plan's Economic, Demographic, Real Estate and Fiscal Existing Conditions Report on the project website here:

https://www.davisgeneralplan.com/files/ugd/7c2d34_f84fa4ad177142c5a856b8ee8f4bce34.pdf

Land Use Strategies Implement Project Outcomes

Along with key issues during Phase One, community members, commissioners, and City staff generated ideas to bridge the gap between the key issues and project outcomes. These land use strategies are grouped together with the project outcomes. The project outcomes (Attachment 3) serve as parameters to evaluate alternatives, policy ideas, and long-term implementation of the GPU.

Project Outcomes →	Example Land Use Strategies
Complete neighborhoods and high-quality services	• Downtown infill • Residential or mixed-use development on non-residential sites (commercial and institutional)
Active transportation	• Active mobility solutions to serve existing city limits and potential future development areas
Connected and biodiverse park and open space system	• Priority conservation and open space areas
Housing choice	• Small-scale multi-family housing in low-density residential areas • Housing on select DJUSD sites • Development on Housing Element sites
Spaces for businesses to flourish + fiscal sustainability	• Opportunity areas for businesses
Areas to meet housing, business + community needs	• Land to meet jobs and housing needs adjacent to the city limits • Sustainable neighborhood development outside the city limits

Land Use Concepts within City Limits

The land use concepts are three preliminary ideas for how Davis can meet future housing and jobs needs by evolving the city's land use vision to help the community thrive. These adjustments include changes in allowed land use, residential density and non-residential intensity.

Each concept tests different patterns of land use through the implementation of the land use strategies described above, and then qualitatively evaluated against the project outcomes. These concepts allow the community to weigh trade-offs and establish a direction for Davis' future physical form. Please note that the purpose of these concepts is to modify, combine, and refine them into one preferred land use alternative. It is not expected that one of the concepts presented will move forward as the preferred land use alternative without revision.

The table below summarizes each of the three land use concepts and their estimated impact in terms of future jobs and housing units. Maps of the three land use concepts are provided as Attachment 5.

Concept	Description	Net New Projections*	
		Housing Units	Jobs
Concept #1	Concept #1 explores infill development at higher intensity and higher	3,000 – 4,000	1,000 – 1,500
		<i>Park Access</i>	

	concentration around key areas of the city. Opportunity sites and areas accommodate significant density. Land use changes on fewer parcels. This concept produces the highest number of housing units and the lowest number of jobs across the three concepts. Key components of Concept #1 include increasing heights and densities in Downtown Davis; changing select commercial and faith-based sites to high density residential or mixed-use; increasing intensity of select employment areas; increasing density on select low-density residential areas; and changing select DJUSD sites to allow high density residential.	55% of net new housing units are within a 5-minute walk of a park	
		<i>Transit Access</i>	
		80% of net new housing units are within 5-min walk of a transit stop	25% of net new jobs are within 5-min walk of a transit stop
Concept #2	Concept #2 distributes new growth across the city at lower intensities. Opportunity sites and areas accommodate medium density mixed-use. Land use changes on more parcels. This concept produces the middle point of jobs, and the lowest number of housing units across the three concepts. Key components of Concept #2 include expanding the boundary of Downtown Davis; changing more non-residential sites, including along transit corridors (Covell Blvd, 5th Street, Cowell Blvd) to medium-high density residential or mixed-use; increasing intensity of all employment areas; and allowing a variety of housing types in all low density residential areas.	1,500 – 2,500	500 – 1,000
		<i>Park Access</i>	
		45% of net new housing units are within a 5-minute walk of a park	
		<i>Transit Access</i>	
		90% of net new housing units are within 5-min walk of a transit stop	80% of net new jobs are within 5-min walk of a transit stop
Concept #3	Concept #3 focuses on employment, providing the highest number of jobs of all three concepts, and the middle point of housing units. Key components of Concept #3 include increasing height, density, and expanding the Downtown	2,000 – 3,000	1,500 – 2,000
		<i>Park Access</i>	
		35% of net new housing units are within a 5-minute walk of a park	
		<i>Transit Access</i>	

	area; changing the designation of select faith-based sites to allow high density residential; increasing intensity for all employment areas; and changing the designation of select DJUSD sites to allow high density residential.	85% of net new housing units are within 5-min walk of a transit stop	50% of net new jobs are within 5-min walk of a transit stop
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The land use concepts explore designating faith-based lands and/or educational lands as residential. It is important to note that regardless of the faith-based lands and/or educational lands designation, they have rights to build housing that meets State approved criteria as described above. The concepts consider going above and beyond those criteria requirements by designating that land as residential to encourage the development of housing on underutilized or surplus land owned by those institutions.

Areas Outside City Limits

Background

Davis is 99 percent built out with only a handful of vacant sites within City limits. As a result, during the recent 6th Cycle Housing Element process, the City faced challenges in identifying adequate sites to accommodate the required RHNA. The shortfall in available land within city limits was recognized in the General Plan Update Phase One community engagement, where community members, commissioners, and City Council suggested land use strategies that considered annexation of land outside the city limits to accommodate future housing and employment needs. This is consistent with the project outcome to identify areas to meet housing, business and community needs. While meeting jobs and housing needs were important, these comments also acknowledged the need to plan for growth comprehensively, define open space areas for habitat and agricultural preservation, establish design guidelines for new neighborhoods, and create a connected, multimodal mobility network.

The City of Davis has planning and zoning authority over lands within its City Limits, and “pre-zoning” authority over lands within its Sphere of Influence (SOI). The SOI is made up of unincorporated land and defines a city’s probable future physical boundary and service area. The SOI is a required boundary formally adopted and determined by the Local Agency Formation Commission (LAFCO). Land must be within a city’s SOI to be considered for annexation to that city. Annexation is the legal process of incorporating unincorporated land from the SOI into an existing jurisdiction’s City Limits. Davis has no formal authority over any land outside the SOI. The Yolo County LAFCO considers sphere adjustments every five years.

Project applicants outside of the city limits and SOI may submit an application to the City for approval. Those applicants require General Plan and Zoning Code amendments and approval by City Council, as well as amendments to the SOI. Two land use projects are currently going through the review process: Village Farms (approved by Council) and Willow Grove. If projects are approved by the City, Measure J/R/D requires voter approval before agricultural or open space land can be converted to urban uses. Since

its passage, two of seven projects advanced to the ballot have been approved by the voters.

The General Plan Update process is the appropriate time to consider changes to the City's City Limits and/or SOI in a comprehensive manner, not a project-by-project basis. While the discussion of areas outside city limits will happen in conjunction with the land use concepts, the two discussions have been decoupled to allow for clearer input on the ideas.

Opportunities and Constraints

Areas outside City Limits and the SOI include several development constraints. These areas include natural hazards like flood plains; areas preserved for agricultural uses or habitat conservation; city-owned facilities like the landfill and wastewater treatment plant; and existing residential areas. Additionally, there are several existing land use planning projects Village Farms, Willow Grove, and the former DiSC project. Street and utility infrastructure would need to be upgraded to meet the needs of new development outside City Limits and/or the SOI.

Concept Outside City Limits

Below is a list of the key strategies set forth in the annexation concept for areas outside City Limits.

- Establish an urban limit line¹
- Designate open spaces as Natural Resource Reserve and/or Agricultural Reserve Areas
- Create design guidelines for new neighborhoods
- Identify and assign land uses to potential future development areas adjacent to the city limits
- Develop active mobility solutions to serve potential future development areas
- Annex existing residential areas adjacent to the city limits

Questions for Commissioners

Areas Inside City Limits:

In the context of your Commission's role and responsibilities:

- Do you think the three concepts provide a range of options to achieve a balance of jobs and housing in the future?
- Did we miss any specific locations for future or expanded jobs or housing?
- Do you have any recommended changes to the concept maps?

¹ An urban limit line is a planning tool that restricts development within a defined area to limit urban sprawl and preserve natural and agricultural resources. An urban limit line is not required by State law and is typically set by a jurisdiction's City Council or public vote. This boundary is often set for a specific period and does not directly control annexation.

Areas Outside the City:

In the context of your Commission's role and responsibilities:

- Should the areas outside City Limits focus on providing housing, jobs, a combination of both, or other?
- What *types* of housing and/or jobs should be provided outside City Limits?
- Do you generally support the proposed Urban Limit Line as it is drawn?

Next Steps

The second phase of General Plan Update community engagement will include community workshop #2, on April 30, 2026, covering the same materials as presented to the commission on April 13, 2026. Additional events will include the second online survey (available late April-June 2026), pop-up events (April-May 2026) and meetings with community groups, businesses and property (May-June 2026).

Following community and commission feedback on the land use concepts, the General Plan Team will prepare a revised preferred alternative for public review later this year.

COMMISSION INPUT

This item has been reviewed and discussed with the Davis General Plan Planning Commission Subcommittee on Land Use (McLaughlin and Rowe).

ATTACHMENTS

1. Raimi + Associates Power Point Presentation
2. Phase One Community Engagement Activities
3. Project Outcomes and Vision Statement
4. Measure JRD Commissionapalooza Staff Report (October 8, 2025)
5. Land Use Concepts Maps

Attachment 2

Phase 1 Community Engagement Activities

Phase One, Listening and Discovery, community engagement took place between February and November 2025. During this time, the General Plan Team collected public input on draft project outcomes and vision statement, community priorities and critical issues, and strategies to bridge the gap between issues and desired outcomes. Public input was collected through a variety of methods as follows:

- Community Workshop #1 (August 13, 2025)
 - 174 attendees
 - Presentation and seven interactive open house stations
 - View the meeting summary on the project website here:
https://www.davisgeneralplan.com/files/ugd/e45aa0_7c781010fd95436fbb7d5038c9590d94.pdf
- Pop-up Workshops (August – October 2025)
 - Six pop-up events at different locations throughout Davis
 - Interactive materials similar to content from Workshop #1
 - View the pop-up workshop summary on the project website here:
https://www.davisgeneralplan.com/files/ugd/7c2d34_5b918e6c1a0a482db138c0ba4fb1aece.pdf
- Survey #1 (August 11 – October 31, 2025)
 - 582 total responses (560 in English, 22 in Spanish)
 - 22-Question opt-in survey
 - View survey #1 summary on the project website here:
https://www.davisgeneralplan.com/files/ugd/7c2d34_07bd706b7e9943b9b98db3d97c355740.pdf
- Commissions (February – November 2025)
 - Planning Commission (2/26/25)
 - View the presentation on the project website here:
https://www.davisgeneralplan.com/files/ugd/7c2d34_be393ec0f4ab43f884c678c6fbd5f386.pdf
 - Commissionapalooza #1 (4/23/25)
 - View the presentation on the project website here:
https://www.davisgeneralplan.com/files/ugd/7c2d34_c60c5adda2e5422da96f3d42005c4c7e.pdf
 - Planning Commission (9/24/25)
 - https://www.davisgeneralplan.com/files/ugd/7c2d34_3cdbccd9feef4435a035725ab4ba4227.pdf
 - Recreation and Parks Commission (10/15/25)
 - View the presentation on the project website here:
https://www.davisgeneralplan.com/files/ugd/7c2d34_c891e3d50ee4b558534ee9511c53311.pdf
 - Open Space Commission (11/3/25)

- View the presentation on the project website here:
https://www.davisgeneralplan.com/files/ugd/7c2d34_284e954ec76c412c9e7967a1e604de25.pdf
- Transportation Commission (11/10/25)
 - View the presentation on the project website here:
https://www.davisgeneralplan.com/files/ugd/7c2d34_a7f021938b744d8fa7a1ffbe2656466b.pdf
- Social Services Commission (11/17/25)
 - View the presentation on the project website here:
https://www.davisgeneralplan.com/files/ugd/7c2d34_6ac359fe37db48cebb7f0ad7b8a8ef0d.pdf
- Climate and EJ Commission (11/24/25)
 - View the presentation on the project website here:
https://www.davisgeneralplan.com/files/ugd/7c2d34_f4a4ac89bde4d8f5a47c9b8af022b474.pdf
- City Council (May 2025 – February 2026)
 - May 13, 2025
 - View the presentation on the project website here:
https://www.davisgeneralplan.com/files/ugd/7c2d34_9469c46546734355b0401ab695f038e1.pdf
 - August 19, 2025
 - View the presentation on the project website here:
https://www.davisgeneralplan.com/files/ugd/7c2d34_ed3da2eea1894bbd970bc499dd130ba8.pdf
 - February 3, 2026
 - View the presentation on the project website here:
https://www.davisgeneralplan.com/files/ugd/7c2d34_d3ec1a315d544820909832dbf4afebc2.pdf
- Meeting-in-a-box (August – November 2025)
 - 33 participants across four informal meetings of neighbors, students and a Community Based Organization (CBO)
- Community Partner Meetings (April – August 2025)
 - Multiple one-on-one interviews with community partners across Davis