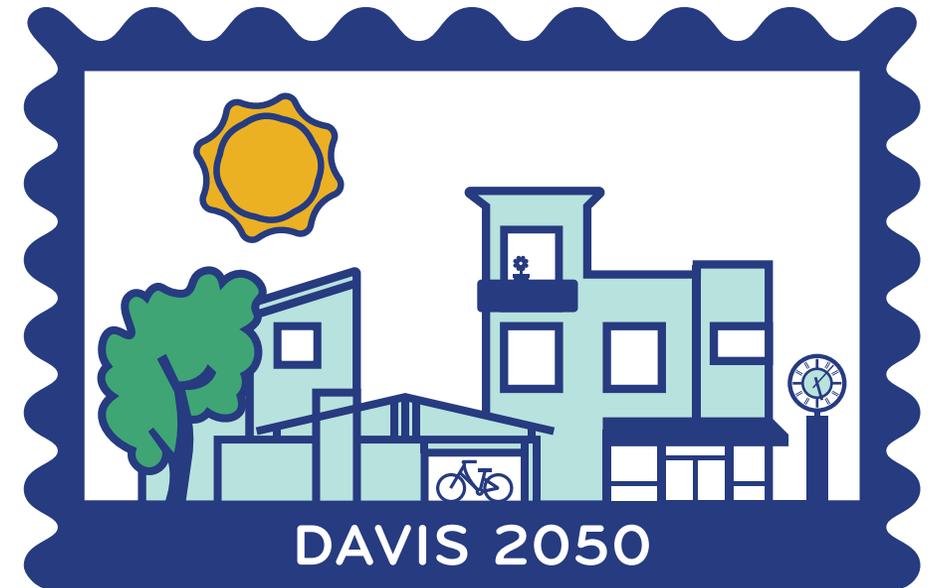


Update to the Planning Commission

September 24, 2025



General Plan Update



Meeting Purpose

Team to share:

- Update on the General Plan progress
- Present Land Use Existing Conditions
- Review vision/project outcomes

Commission to discuss:

- Key land use and community design issues
- Key land use strategies to bridge gap between issues and vision/outcomes



Key GPU Phases

You ARE HERE

2025

2026

2027

Phases

Listening and Discovery

Land Use and Mobility Plan Development

Policy Development and Plan Preparation

Public Plan Review

Final Plan Review and Adoption

Environmental Impact Report Preparation

Engagement Plan

Vision and Project Outcomes

Existing Conditions Reports



Clustered Commission Engagement

Kickoff + Project Outcomes

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

Vision, Key Strategies, Existing Conditions

- City Council
- General Plan Committee

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

TODAY: Existing Conditions Reports

- All Commissions Individually

Land Use Concepts

- Planning Commission Subcommittee
- All Commissions Individually
- General Plan Committee
- City Council

Land Use + Mobility Plan

- Planning Commission
- General Plan Committee
- City Council

General Plan Adoption

- Planning Commission Hearings
- City Council Hearings





DAVIS 2050 GENERAL PLAN UPDATE

[Home](#)[Project Timeline](#)[FAQ](#)[Resources](#)[Participate](#)

Shape the Future of Davis Together

Davis is evolving and you have the power to guide that change. After more than 20 years, we're updating our community's blueprint—the General Plan—that will shape Davis for the next generation. This isn't just another government document. It's our shared vision for the community we love.

Visit:

DavisGeneralPlan.com



DAVIS 2050



Community Workshop

August 13, 2025

- 174 attendees
- Presentation and 7 stations + kids activity



Ways to Stay Involved

- 1 Complete online surveys

<https://www.surveymonkey.com/r/KG36LXX>



- 2 Host a meeting

Request meeting-in-a-box materials:

sleavitt@aimconsultingco.com



Draft Vision

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



Healthy & Resilient Communities

- Complete neighborhoods
- Active transportation
- Connected and biodiverse park and open space system
- Housing choice
- Jobs-housing match
- Spaces for businesses to flourish
- Areas to meet housing, business, and community needs
- Climate ready neighborhoods
- Davis-based approach



Community Engagement

- Building knowledge and ownership
- Listen to new voices

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



Setting the Stage



A Growing Population

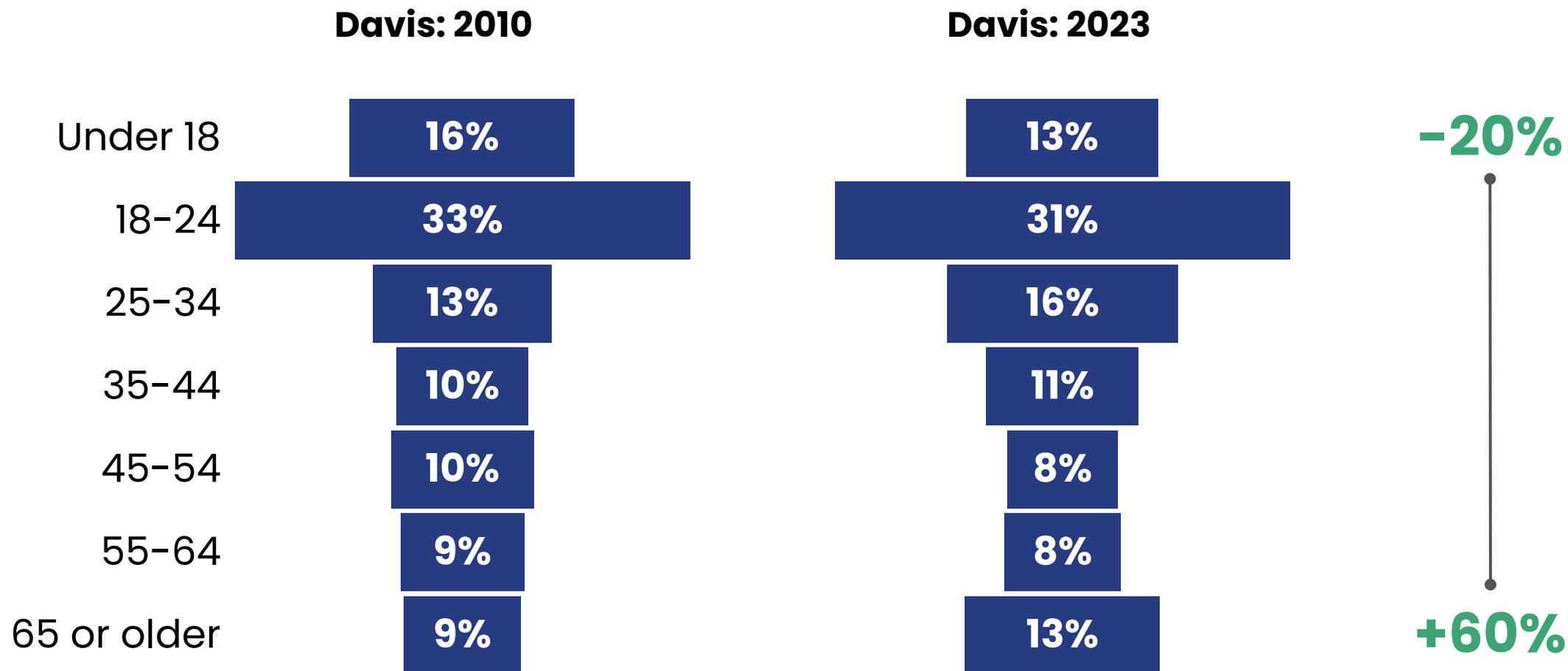
65,800
population*
+44%
since 1990

47,900
UC Davis students
and employees**
+7%
since 2015

*Data source: United States Census Bureau 2020 Decennial Census

**Data source: University of California, Davis Longitudinal Population Data; BAE, 2025.

An Aging Population



Data sources: U.S. Census Bureau, Decennial Census 2010; U.S. Census Bureau, American Community Survey 2019-2023 five-year sample data; BAE, 2025

DAVIS 2050



Our Housing Needs

GPU plans for

3

Housing Element
cycles

2,075

New Construction Units
Affordable to a range of
income levels between
2021 and 2029

UC Davis has
capacity for an
additional

2,500

students and

3,000

employees
by 2030/31

Growing Jobs

15,265

total jobs in Q4
2024

+3,455

since 2010



+1,200

healthcare and social
assistance jobs



+900

accommodation and food
services jobs

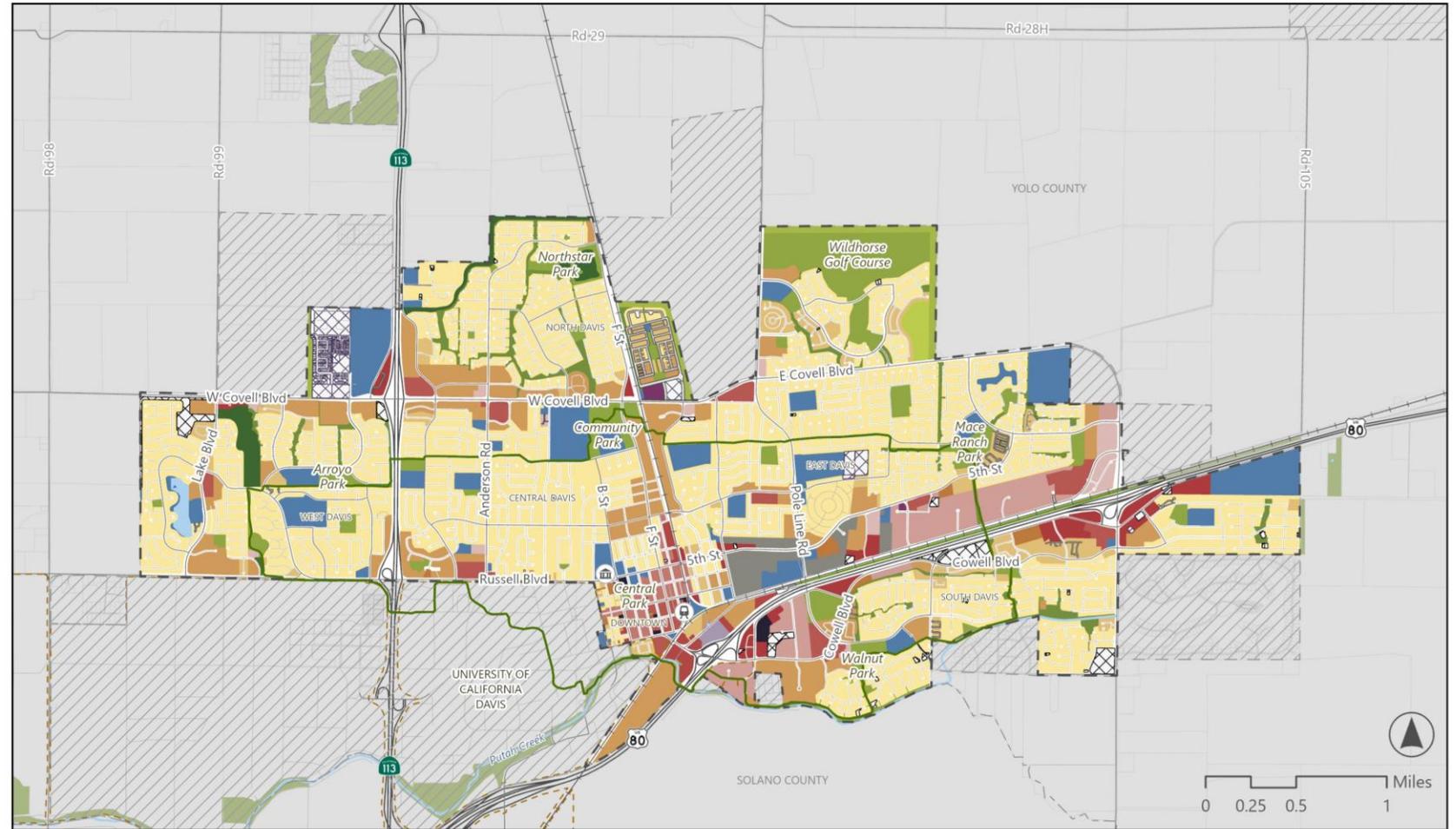


+500

retail trade jobs

Existing Land Use

97% built out,
with only a
handful of
vacant sites
within City limits



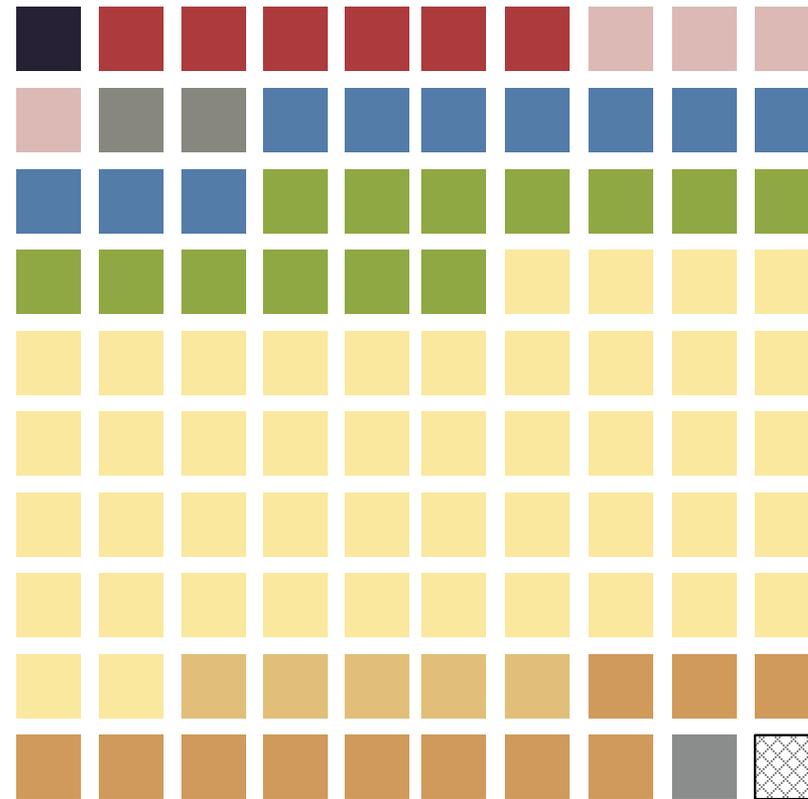
Existing Land Use

Small amount of commercial, office, industrial and mixed-use (<15%)

Very little vacant land (<1%)

~2/3s devoted to housing, with most (~46%) devoted to residential low-density

Existing Land Use



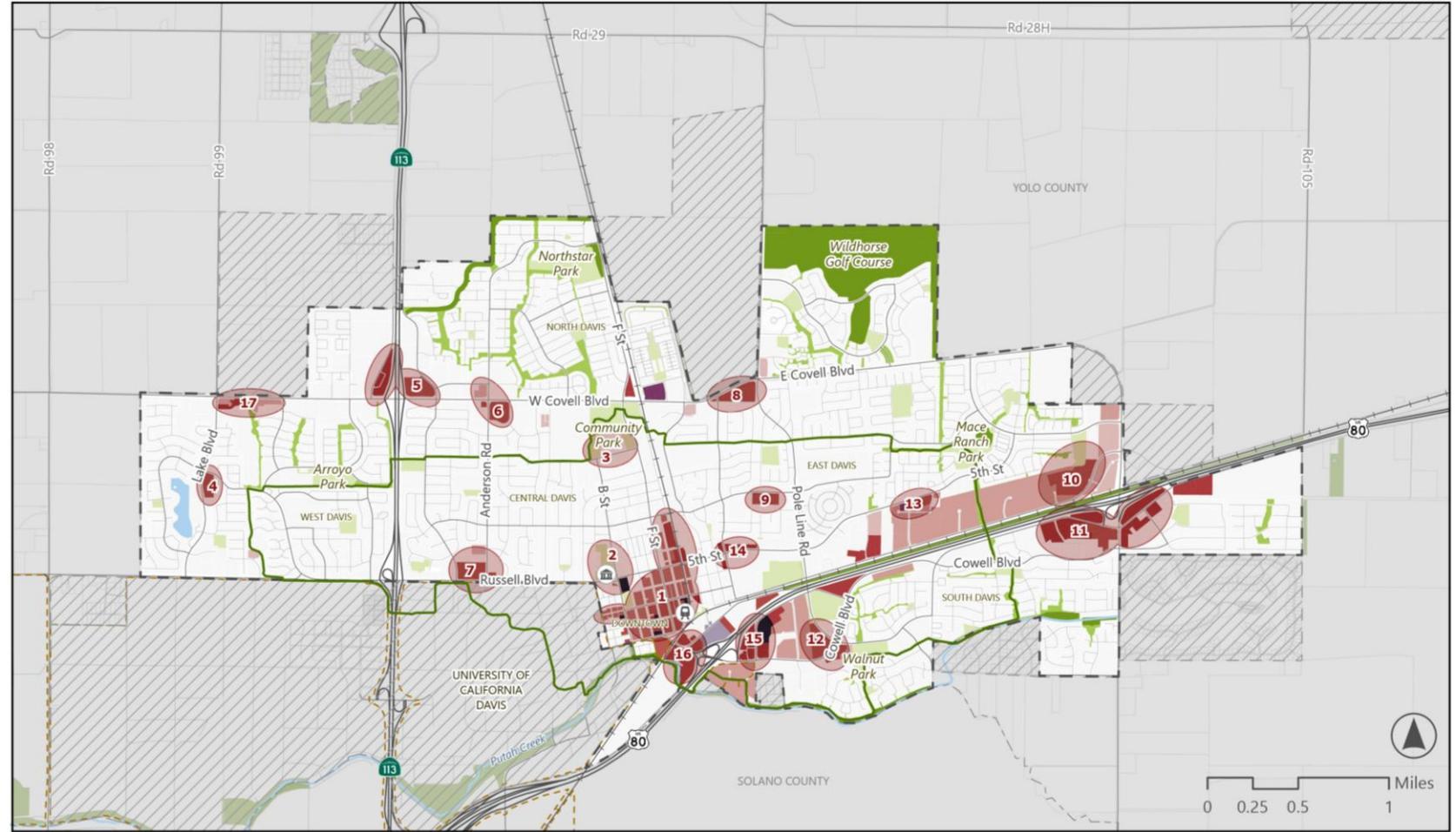
- Dark Blue Mixed Use
- Red Commercial
- Light Red Office
- Grey Industrial

- Yellow Residential Low Density
- Light Orange Residential Medium Density
- Orange Residential Medium High Density
- Dark Orange Residential High Density

- Blue Public / Semi-Public
- Green Parks, Greenbelts, and Habitat Area
- Grey Right-of-Way
- Hatched Vacant

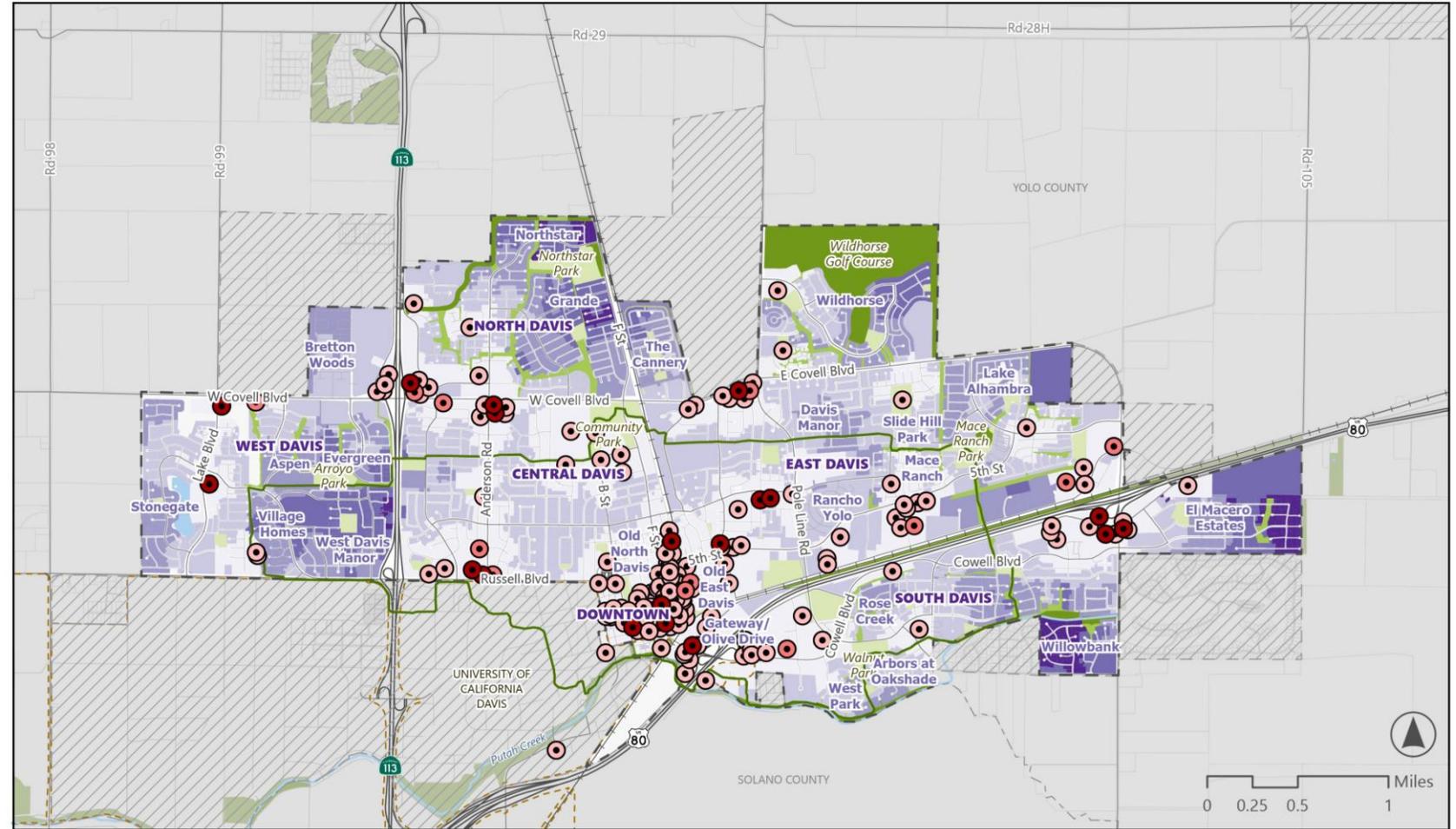
Activity Centers

Places in the city where people and activities are clustered



Retail and Services

Davis's neighborhoods are **well-served by retail, service** and civic and community amenities at a comfortable walking distance



Walk Access to Retail and Services

- <5 mins
- 5 -10 mins
- 10 -15 mins
- 15 - 20 mins
- >20 mins

Food Retail

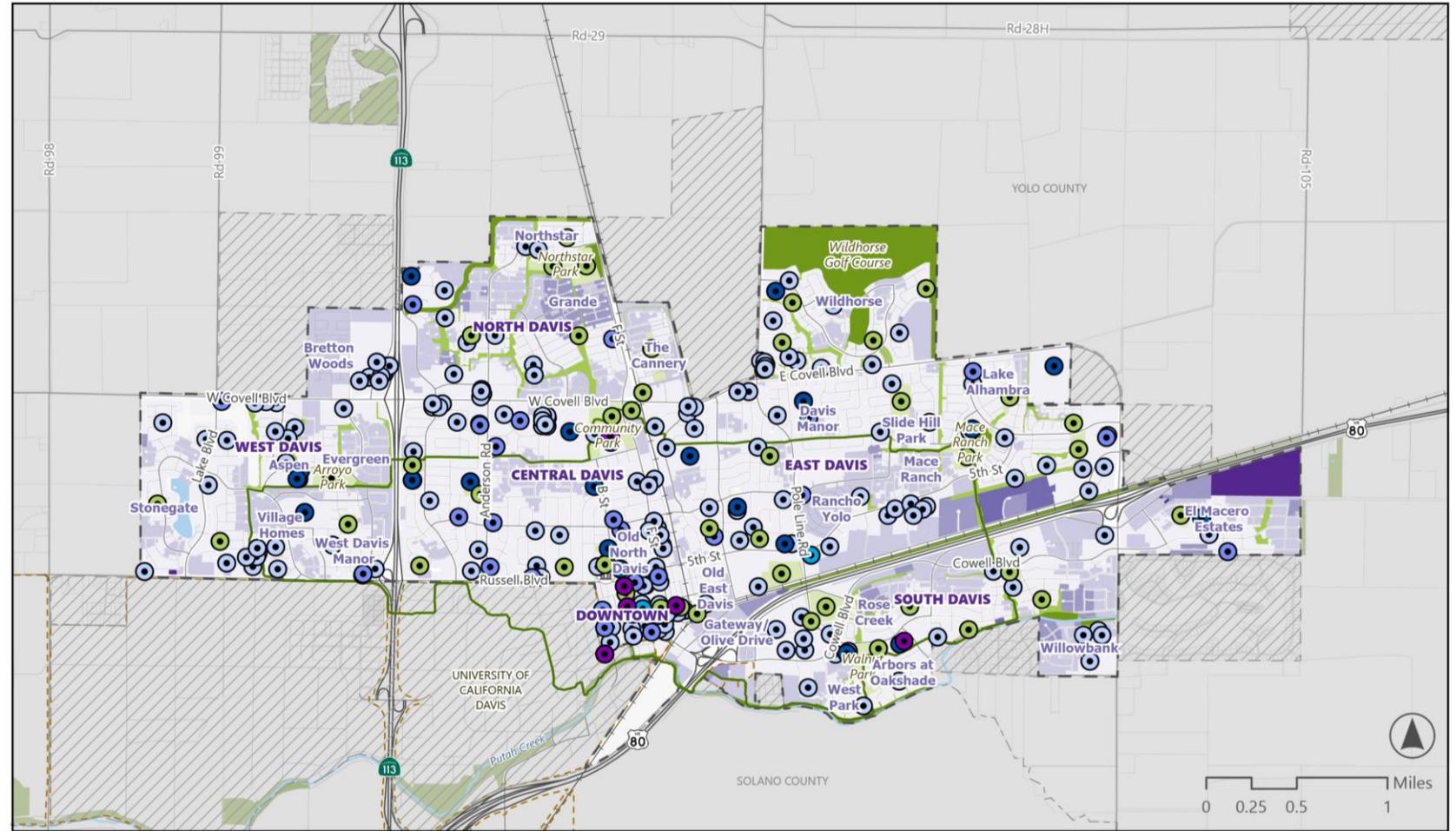
- Supermarkets
- Community-Serving Retail
 - Convenience Stores
 - Hardware Stores
 - Pharmacies and Drug Stores

Services

- Convenience Stores
- Banks
- Laundry and Drycleaning
- Gyms
- Restaurants
- Theaters

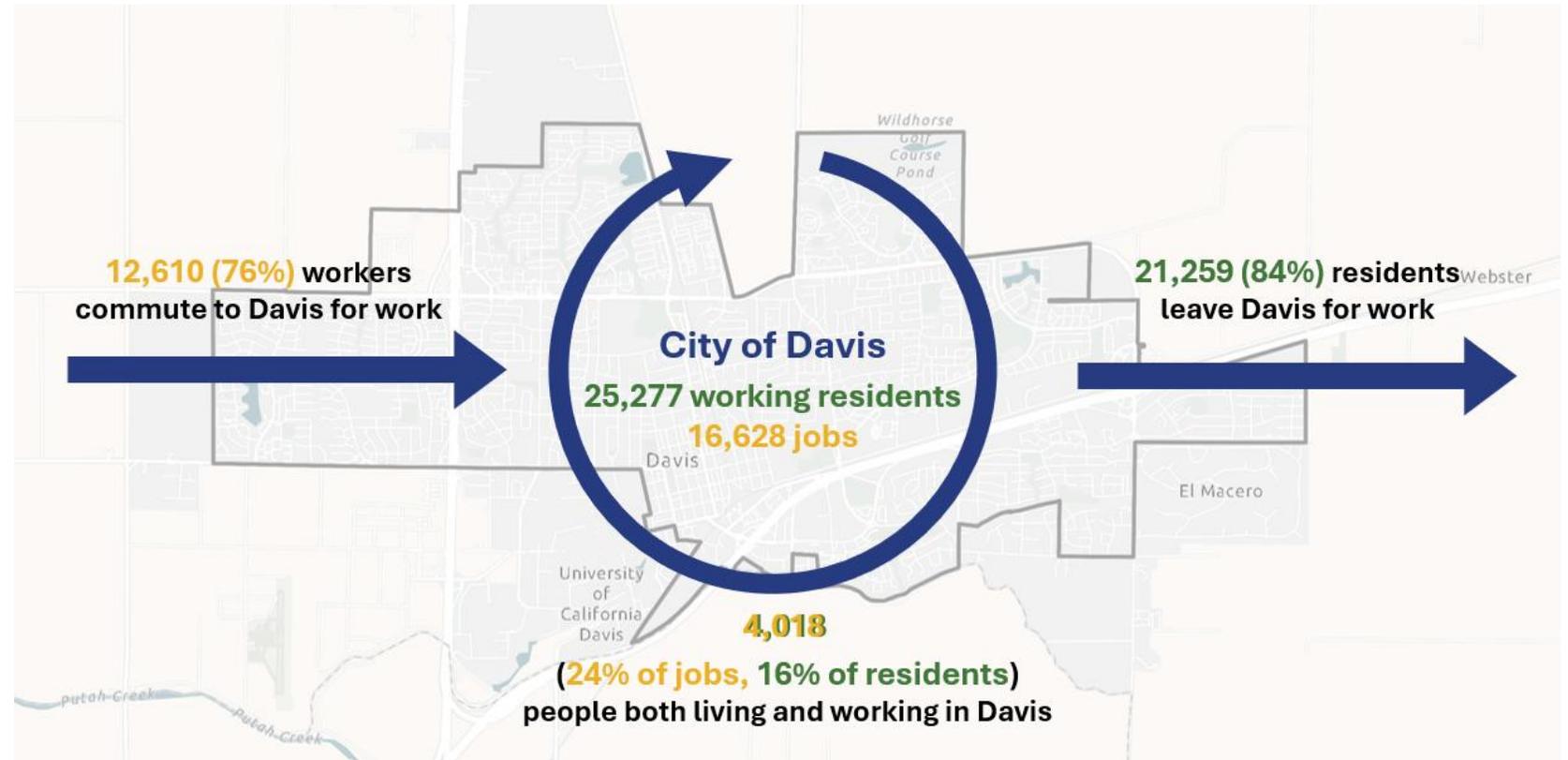
Civic and Community Amenities

Davis's neighborhoods are well-served by retail, service and **civic and community amenities** at a comfortable walking distance



Jobs-Housing Imbalance

Commuting patterns reveal a **jobs-housing imbalance**



Data source: 2022 LEHD, all worker flows in, out, and within Davis City, CA.

Meeting our Current and Future Needs

How much is our current and future need?

Who does it serve?

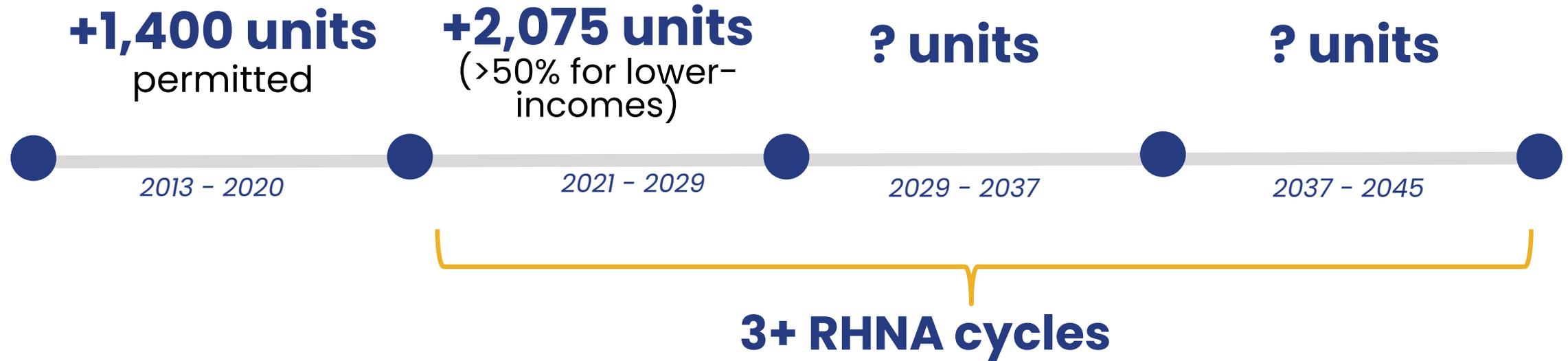
What is it?

Where does it go?

How does the General Plan support its implementation?



How Much is Our Current and Future Need?



Where Does It Go?

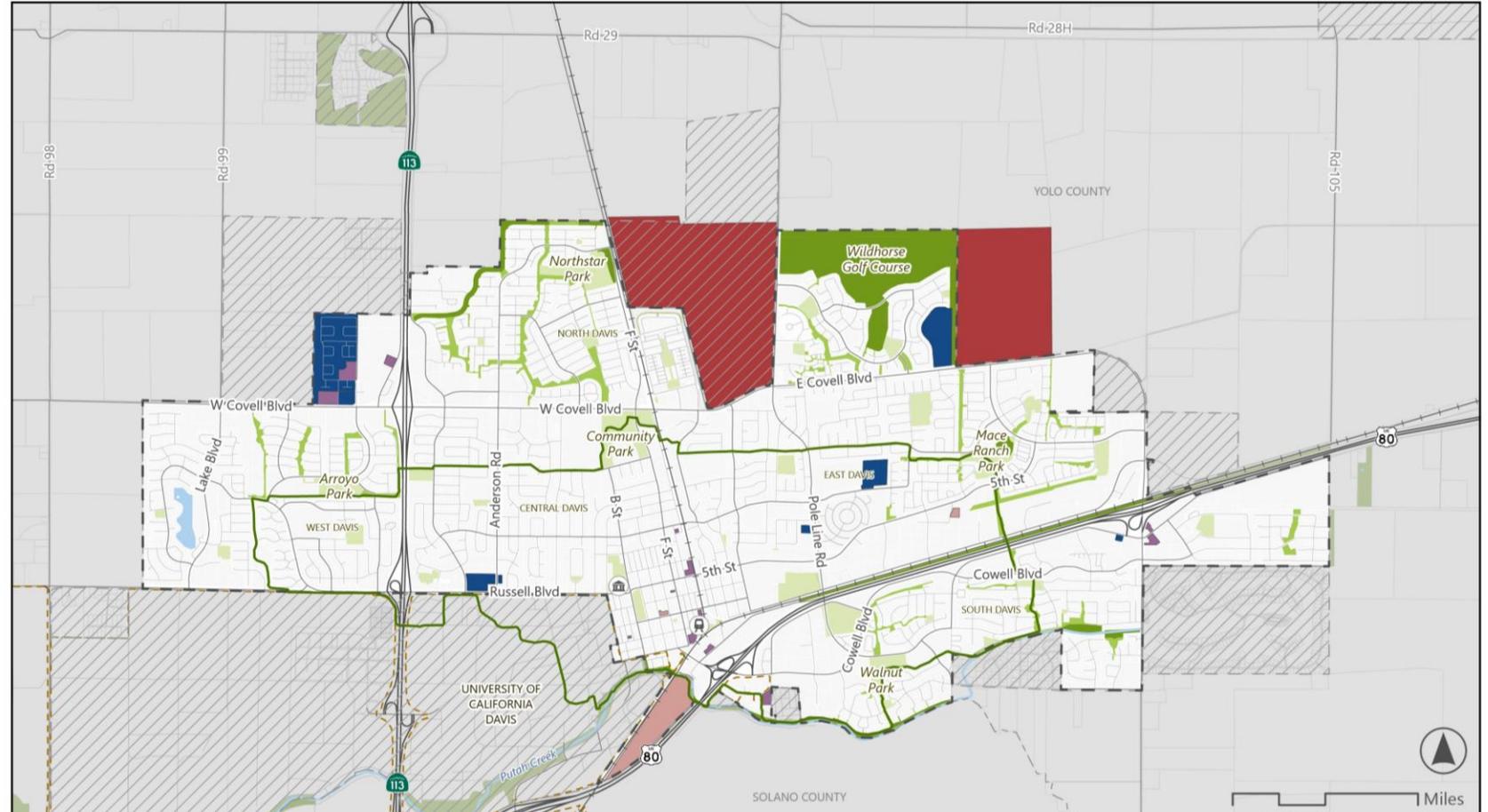
Challenge to find enough sites to meet 6th Housing Element RHNA

Measure J/R/D
limits conversions of land to urban uses



Planned Development Projects

- Under Construction
- Pending Construction
- Planning Review
- Planning Review (Subject to Voter approval)
- Planning Review (Subject to Voter approval)



	Housing Units	Non-Residential SF
Under Construction	839	104,080
Pending Construction	965	130,274
Planning Review	763	13,000
Planning Review (subject to voter approval)	2,656	0

Critical Issues and Strategies



Key Issues

Unmet Needs

- Diversity of housing needs (affordable, support, family)
- Diversity of housing types (ADU, missing middle, CLT)
- Additional space for businesses
- Affordable childcare; arts space
- UCD to do more to meet student housing needs
- Third spaces

Barriers to Meeting Needs

- Small amount of vacant land
- Not enough infill sites for Housing Element
- Protection of ag lands via Measures J/R/D
- Need to look at projects as a whole
- Zoning doesn't align with property needs



Potential Land Use Strategies

- Promote infill, higher density, mixed-use
- Expand / upzone Downtown (easterly)
- Support expanded housing types (ADUs, missing middle)
- Set clearer guidance around annexation
- Expand city limits; create new n'hoods with sustainable design

- Enhance affordable housing around schools
- Support DJUSD housing
- Housing trusts, cooperatives



Questions for Commissioners

1. Are there any key land use or community design issues or opportunities we missed?
2. What are the key land use strategies that bridge the gap between the key issues and vision/project outcomes?

Consider how the strategy may be refined to address:

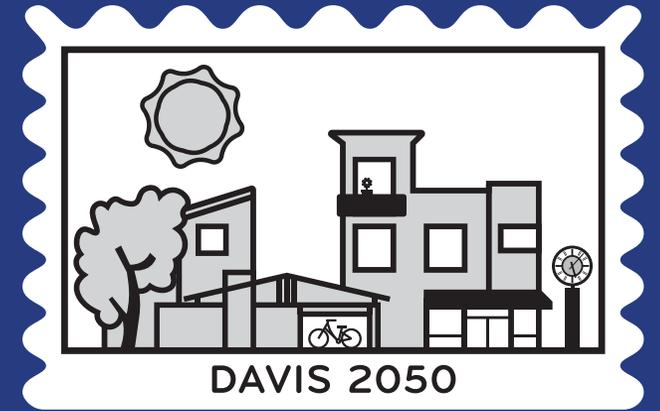
- The needs of disadvantaged communities
- A changing policy context at the Federal level
- Climate change



What's Next

- Pop-up workshops and Survey #1
- Finalize Vision and Project Outcomes and Key Issues
- Prepare Key Strategies for General Plan
- Prepare and receive input on draft Land Use Concepts

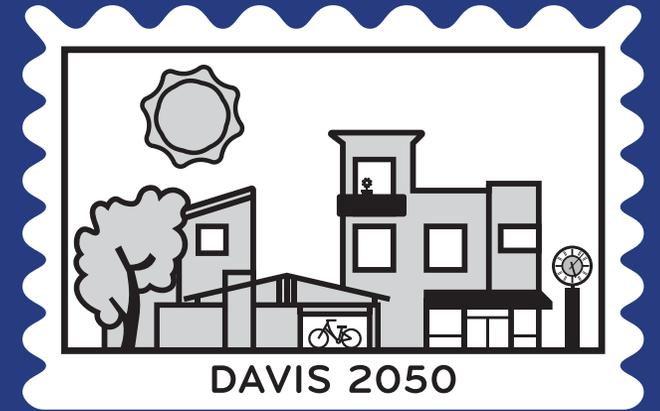




General Plan Update

Thank you!

For any comments or questions reach out to
mstark@cityofdavis.gov



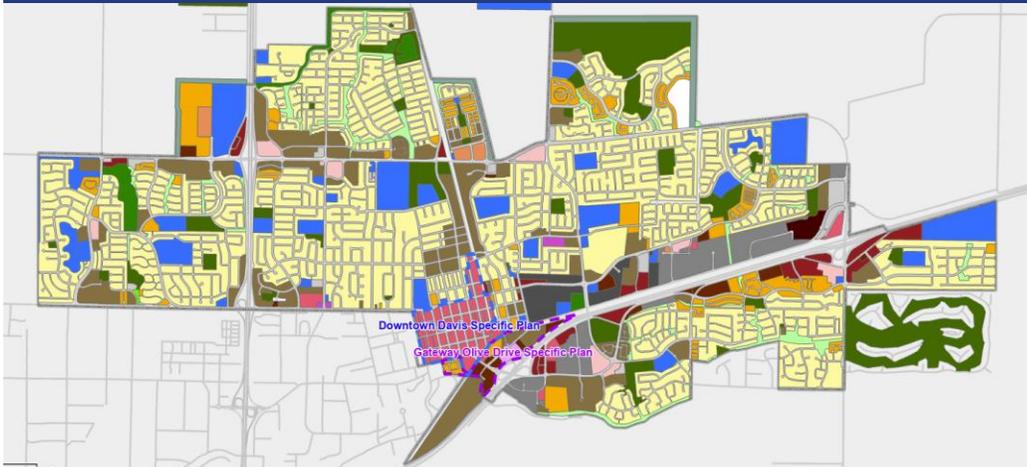
DAVIS 2050
General Plan Update

EXTRA SLIDES

Land Use Plan Update

"...for the physical development of the county or city, and any land outside its boundaries which in the planning agency's judgment bears relation to its planning..." (Gov. Code § 65300)

General Plan Land Use Map



Travel



Placemaking



Sustainability



Wellbeing



How can we shape land use so that Davis is a place where everyone feels welcome and can succeed?

- Create neighborhoods that are **safe and healthy**
- Provide **different types of homes** so everyone has a place to live
- Make sure our community includes **diverse people** from all different backgrounds, cultures and income levels
- Help **small and local businesses** grow and succeed
- **Celebrate art and culture** to keep our community lively and fun





Extensive Parks, Facilities and Services

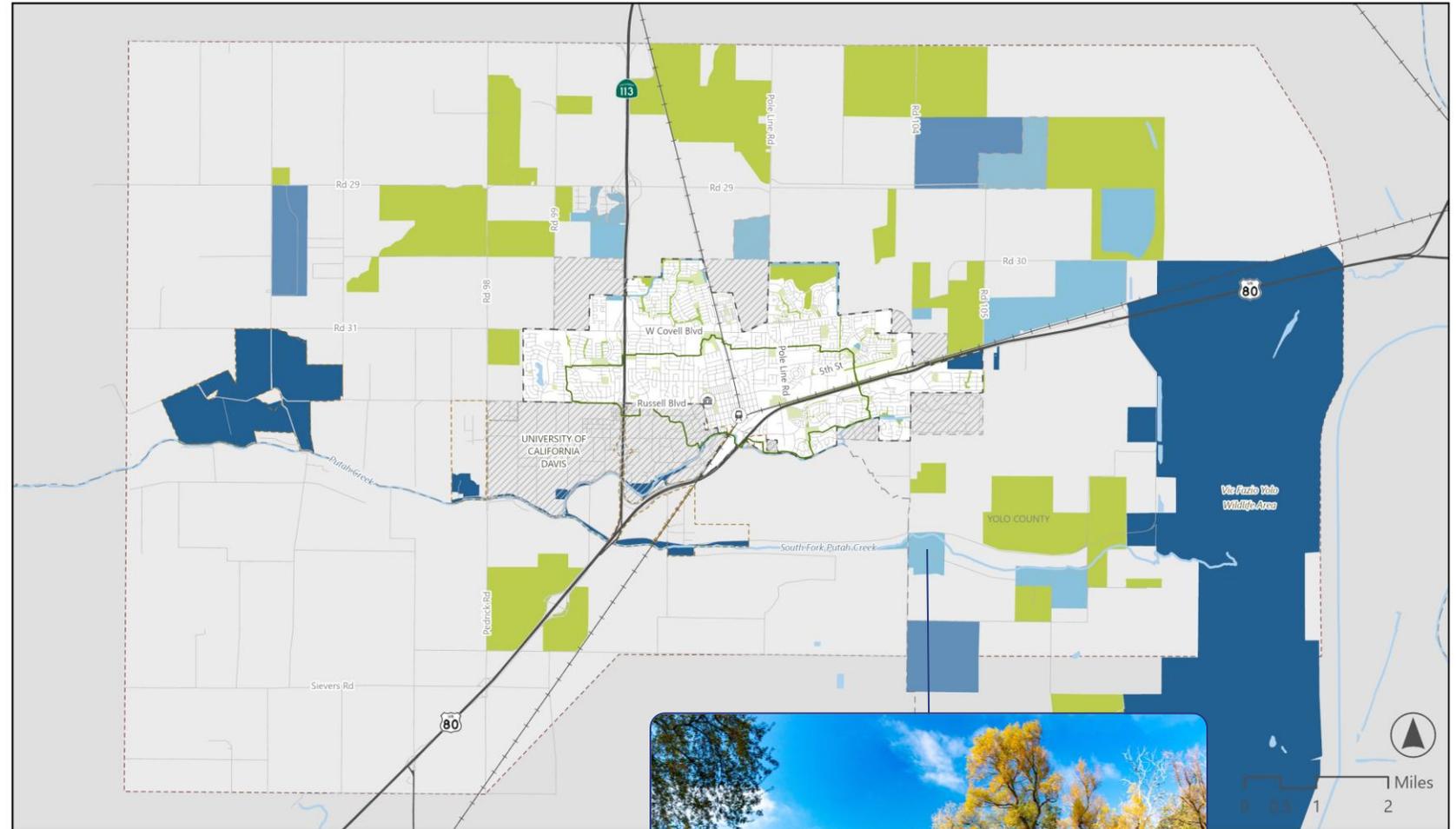
- Significant existing network of parks, green belts and plazas: **450+ acres**
- Broad range of recreational facilities and programming, with increasing demand and usage



Our Protected Open Spaces

+5,900 acres
since 1990

Agricultural land
and habitat
preservation



-  Land protected by conservation easement
-  Fee title land owned by the State
-  Fee title land owned by the County
-  Fee title land owned by the City of Davis



A Changing Climate

Hazards of greatest concern

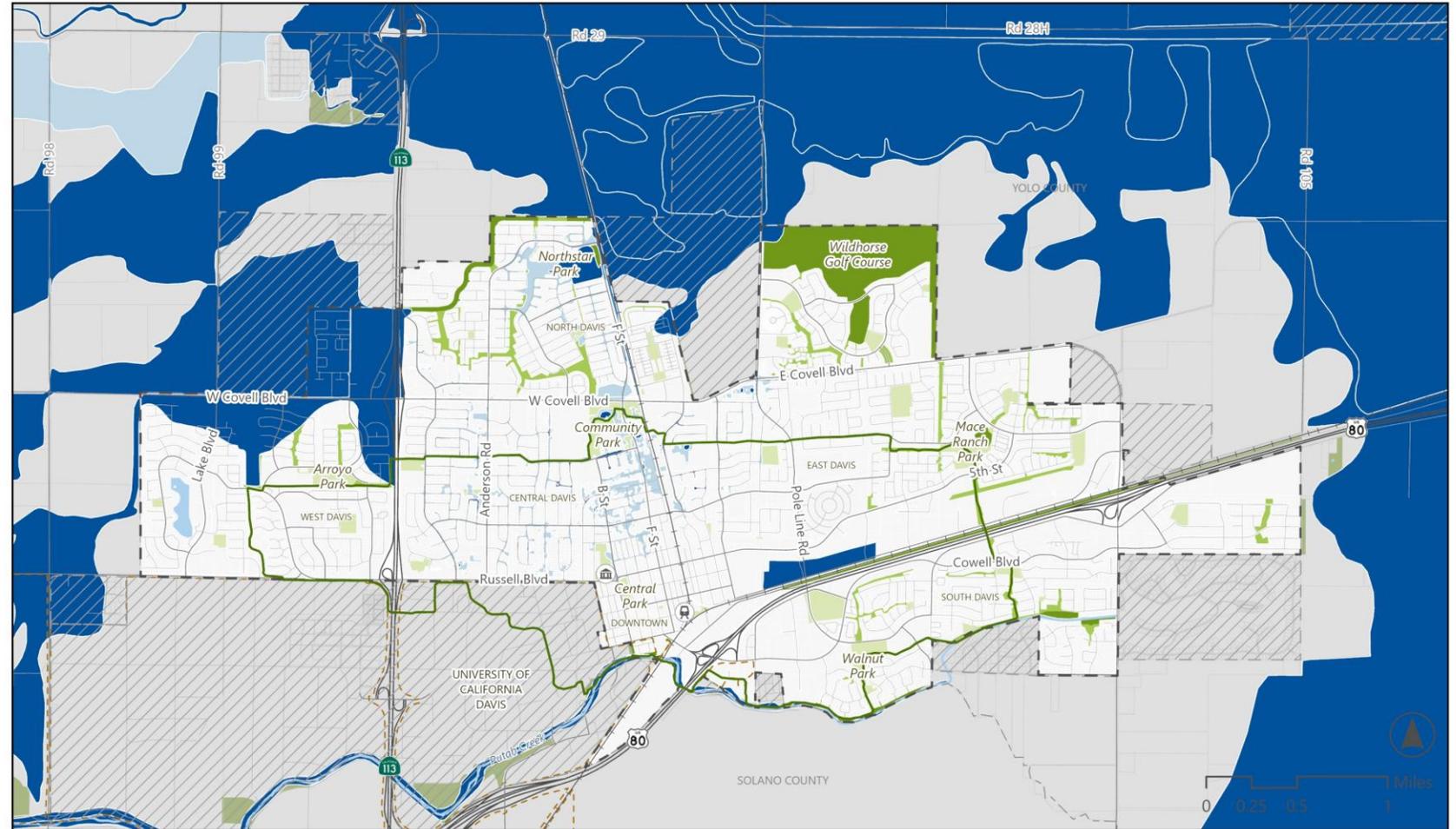
Seismic Hazards

Flooding

Wildfire

Geologic Hazards

Severe Weather



- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard

ID	Project Name	Use Type	Units	Non-Residential Sq. Ft.
Under Construction			839	104,080
1	ARCO Service Station AM-PM Store	Commercial		2,832
2	The Davis Collection (University Mall)	Commercial		101,246
3	Bretton Woods Subdivision	Subdivision	300	
4	Bretton Woods Univ. Retirement Community	Multi-Family	41	
5	Palomino Place	Subdivision	193	
6	Chiles Ranch Subdivision	Subdivision	96	
7	715 Pole Line Subdivision	Subdivision	30	
Pending Construction			965	130,274
8	4810 Chiles Plaza	Commercial		12,663
9	CommuniCare Administration Building	Commercial		17,663
10	Olive Drive Mixed-Use	Mixed-Use	47	1,100
11	Bretton Woods Activity and Wellness Center	Commercial		25,000
12	Bretton Woods Affordable Senior Apartments	Multi-Family	150	
13	The Lumberyard	Mixed-Use	227	8,586
14	240 G Street Mixed-Use Apartments	Mixed-Use	126	2,678
15	Davis Lifestyle Hotel	Commercial		60,250
16	The Four13 Apartments	Multi-Family	15	
17	Sweet Briar Townhomes	Multi-Family	12	
18	Chipotlane	Commercial		2,334
19	212 University	Multi-Family	20	
20	The Leonardo	Multi-Family	368	
Planning Review			3,408	13,000
21	The Promenade (formerly Nishi Housing)	Multi-Family	700	10,000
22	305 E St	Multi-Family	63	3,000
23	The Nest Apartments	Multi-Family	148	
24	Willowgrove (formerly Shriner's) *	Subdivision	1,250	
25	Village Farms Davis*	Subdivision	1,395	
Total			5,212	247,354

***Subject to Voter Approval**