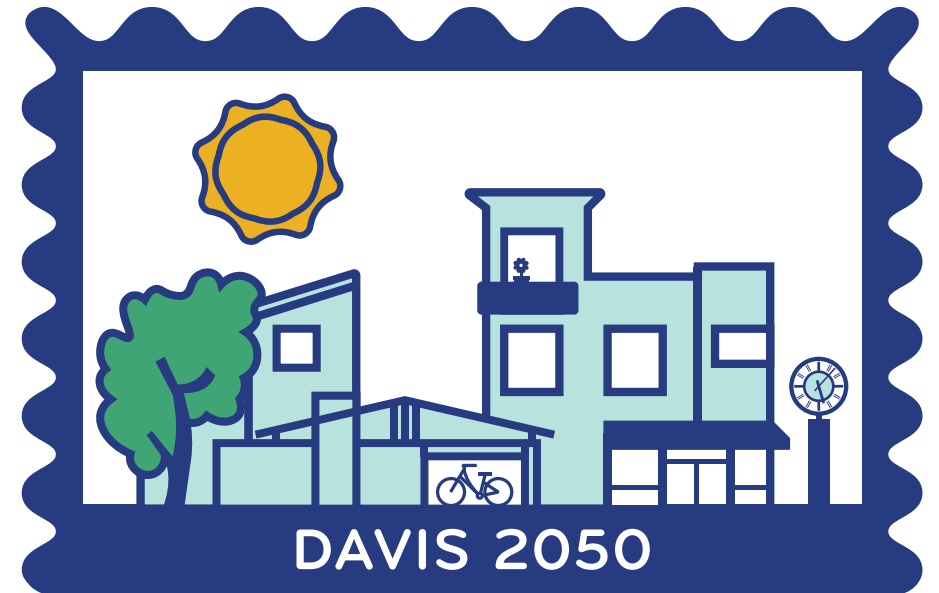


Welcome to Workshop #2

April 30, 2026



*Please "sign-in"
by scanning
this QR Code
with your cell
phone camera*



General Plan Update



Agenda

- 6:00 Welcome and presentation
- 6:45 Activity Stations (Open House Style)
- 7:45 Closing Remarks
- 8:00 Workshop Close



Meeting Purpose

Team to share:

- Overview of General Plan process
- Background on land use
- Draft land use concepts

Participants to provide input:

- Draft land use concepts



What is a General Plan?

A General Plan is a document that helps the City meet its housing, business and amenity needs over time

- Long-term policy document to **guide future actions and development**
- Enables the community to come together to develop a **shared vision for the future**
- Keeps **what we like about the community**
- Addresses key **issues and problems**

What is a General Plan?

A General Plan is like a road map for the future of the City of Davis.



1

General Plans describe the community's vision and identifies strategies for managing preservation and change.



The State of California requires every city and county to have a General Plan to guide growth.

2

3

General Plans typically include goals, policies, implementation strategies and supporting graphics.



These components work together to convey a long-term vision that will guide local decision making.



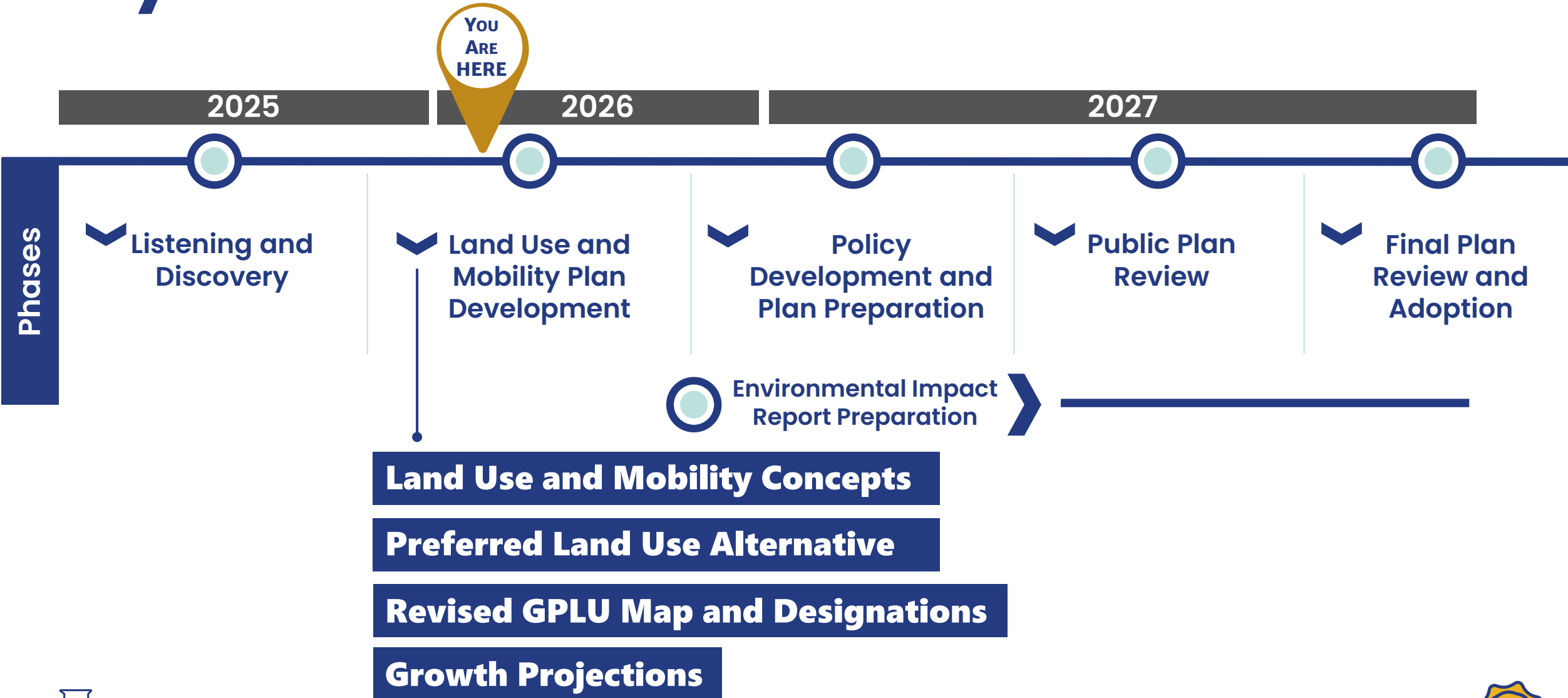
4

5

The General Plan also plays an important role in regulating land use. Its policies and maps form the foundation for City ordinances, guidelines and plans.



Key GPU Phases



Upcoming Opportunities to Engage



Fall 2026

Spring 2027



Community Engagement To Date

- **Workshop #1** (August 13, 2025): 174 attendees
- **Survey #1** (summer/fall 2025): 582 responses
- **Pop Ups** (summer/fall 2025): 6 events
- **Meeting-in-a-Box** (summer/fall 2025): 33 participants
- **Commissionapalooza**: 2 joint meetings with 6 City Commissions (April 2025, April 2026)
- **City Council**: 3 meetings (spring/summer 2025, winter 2026)
- **Commissions**: 7 meetings on existing conditions, key issues, and strategies (February – November 2025)
- **Planning Commission Subcommittee**: 2 meetings on land use concepts (winter 2026)





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.



For meeting materials and summaries, visit "Participate"

Existing Condition Reports and helpful links, visit "Resources"

Visit:

DavisGeneralPlan.com



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



Land Use Background

1. What is land use?
2. Key trends and land use background



What is Land Use?

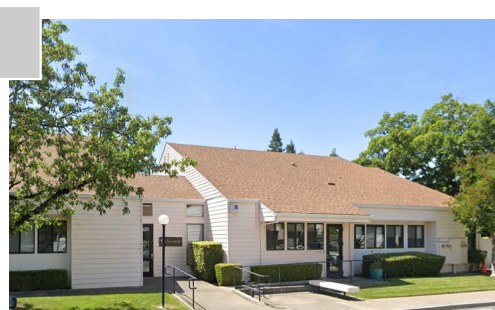
Residential



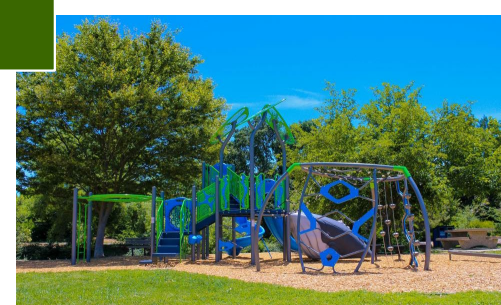
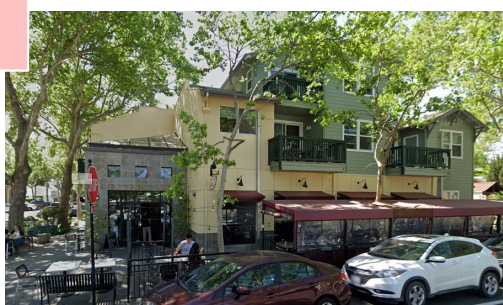
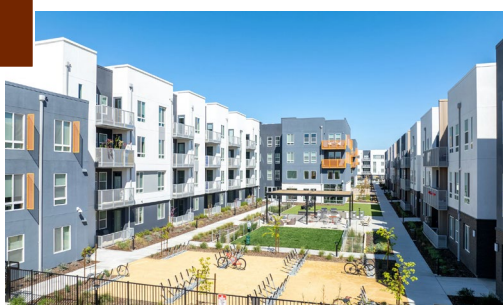
Mixed Use, Retail, Commercial Service



Office, Business Park, Industrial



Public + Institutional



General Plan Land Use

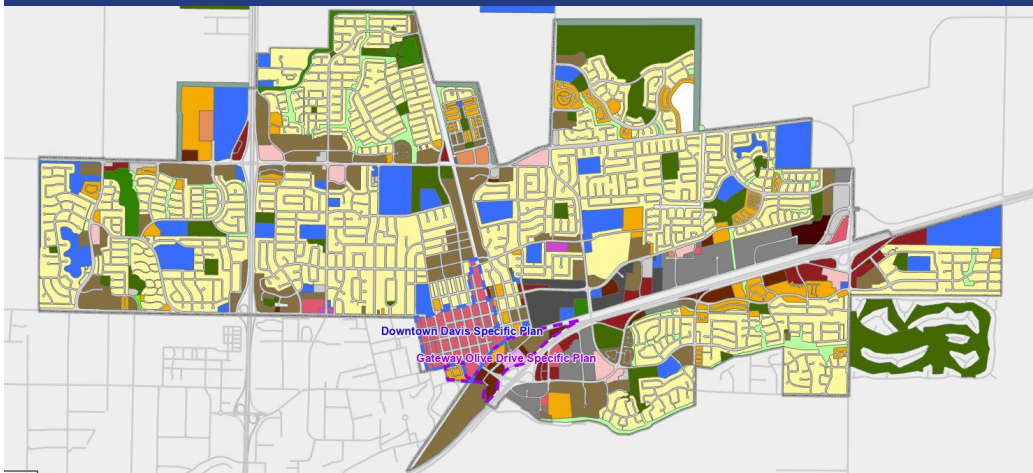
- Establishes **policy direction**
- Designations show the proposed distribution, location and extent of **land uses** and **density** in the City
- Maps focus on **future growth** and physical development (*not necessarily what's on the ground now*)
- The map is **supported by other policies** (Citywide and planning sub-area). Other Elements ensure there is adequate infrastructure and services



How Can Land Use Support Our Vision?

"...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)

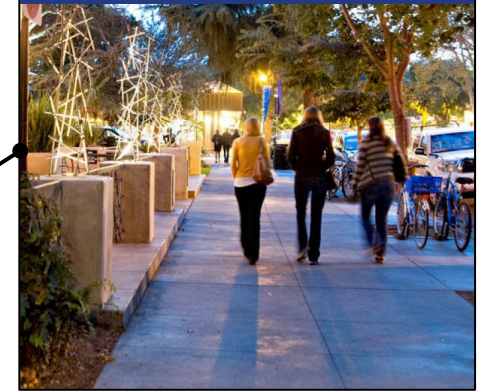
General Plan Land Use Map



Travel



Placemaking



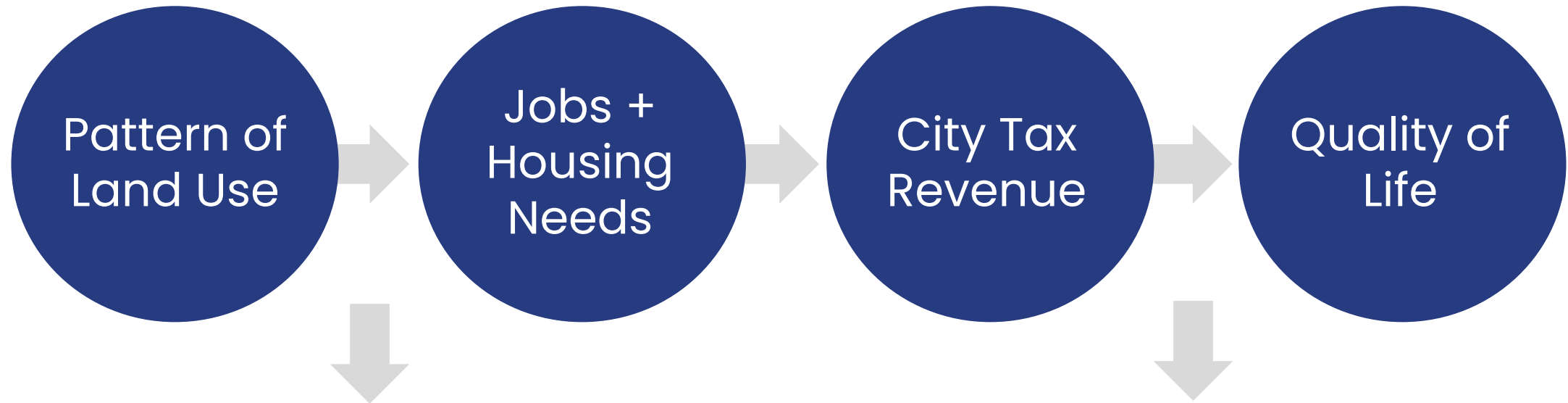
Sustainability



Wellbeing



How Does Land Use Impact Me?



- Where, how far and by what mode we travel
- Physical activity and health
- Air pollution and climate pollution

- School enrollment
- Public services
- Public infrastructure
- Public parks and open spaces

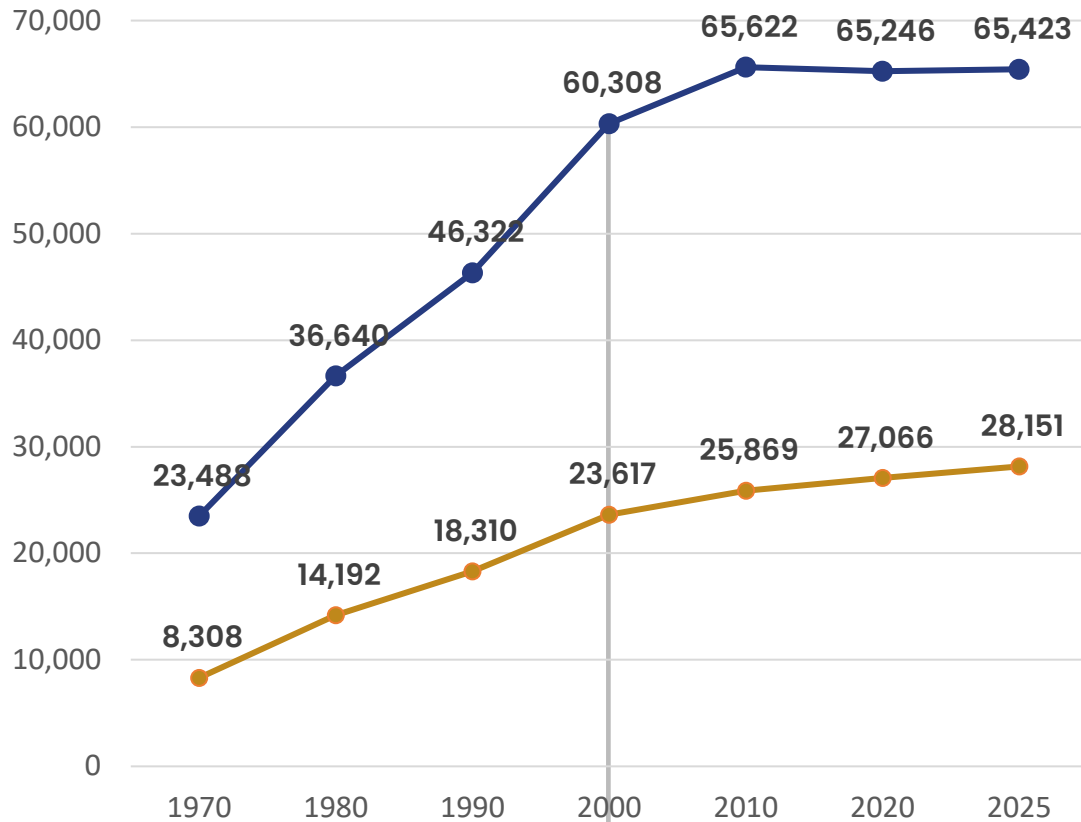


Key Trends and Land Use Background



Population and Housing Trends

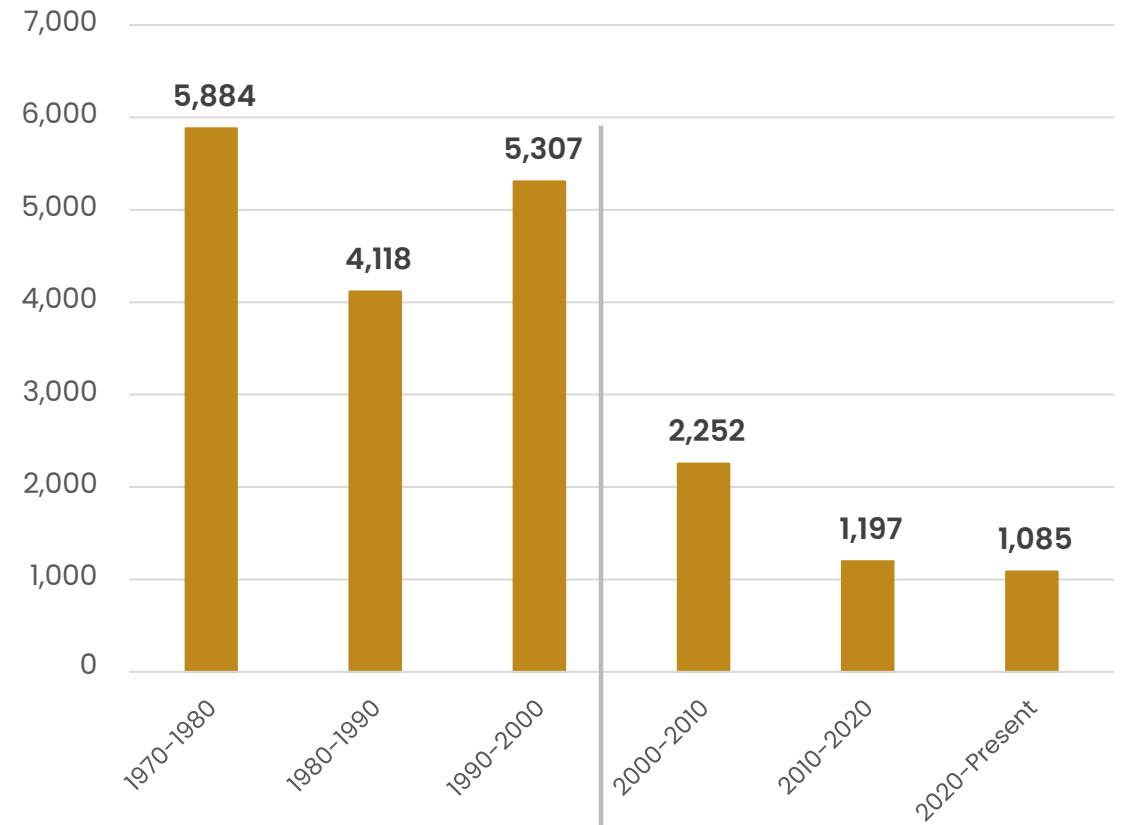
Total Population & Housing Units by Decade



Measure J Passed

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

Housing Units Built by Decade



Measure J Passed

DAVIS 2050



Jobs Trends

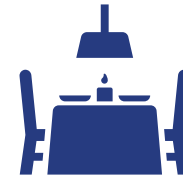
15,265
total jobs in
Q4 2024

+3,455
since 2010



+1,200

healthcare and social
assistance jobs



+900

accommodation and food
services jobs



+500

retail trade jobs

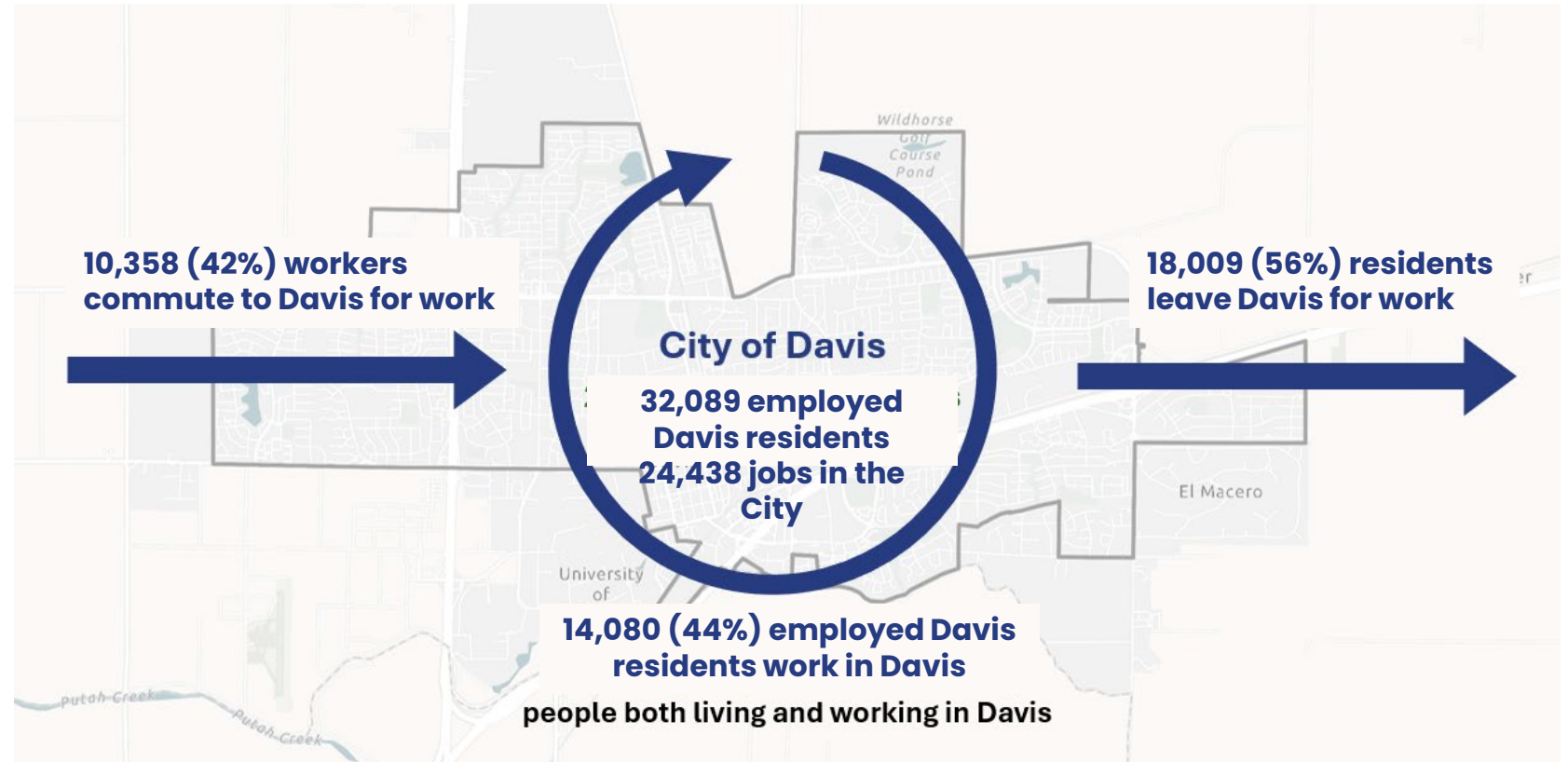


+855

other miscellaneous jobs

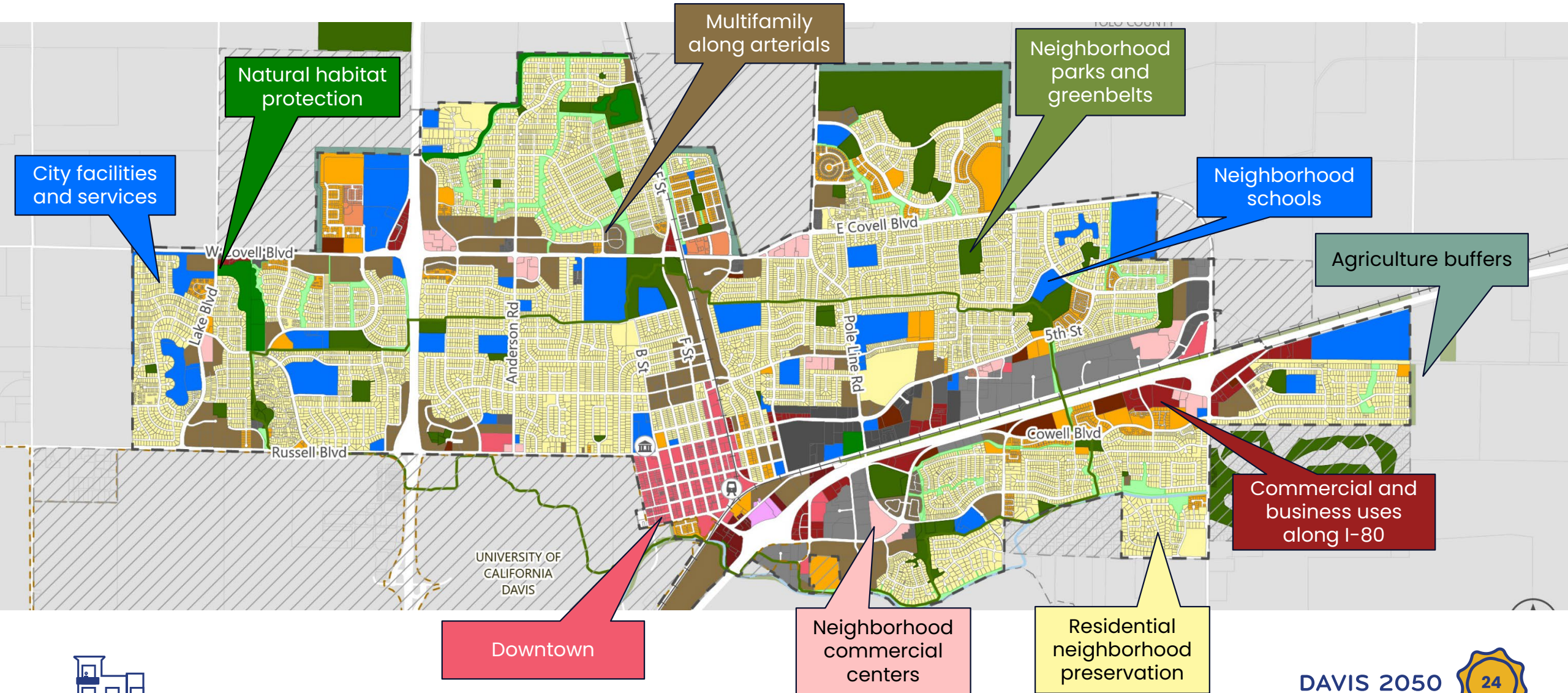
Jobs-Housing Mismatch

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



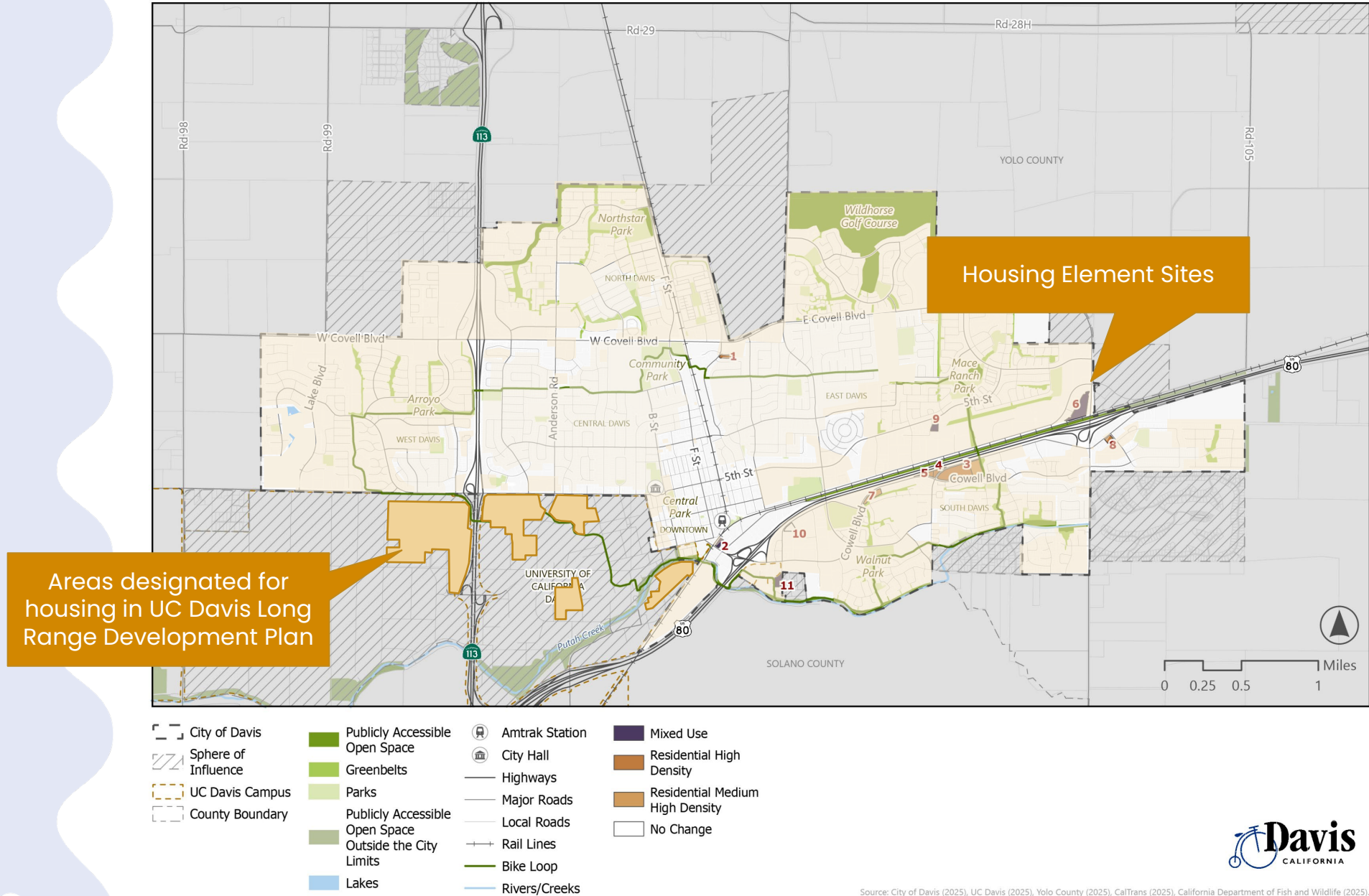
Sources: U.S. Census Bureau, American Community Survey 2019–2023 five-year sample period, Tables B08007, B08008 and B08604; BAE, 2023.

Existing General Plan



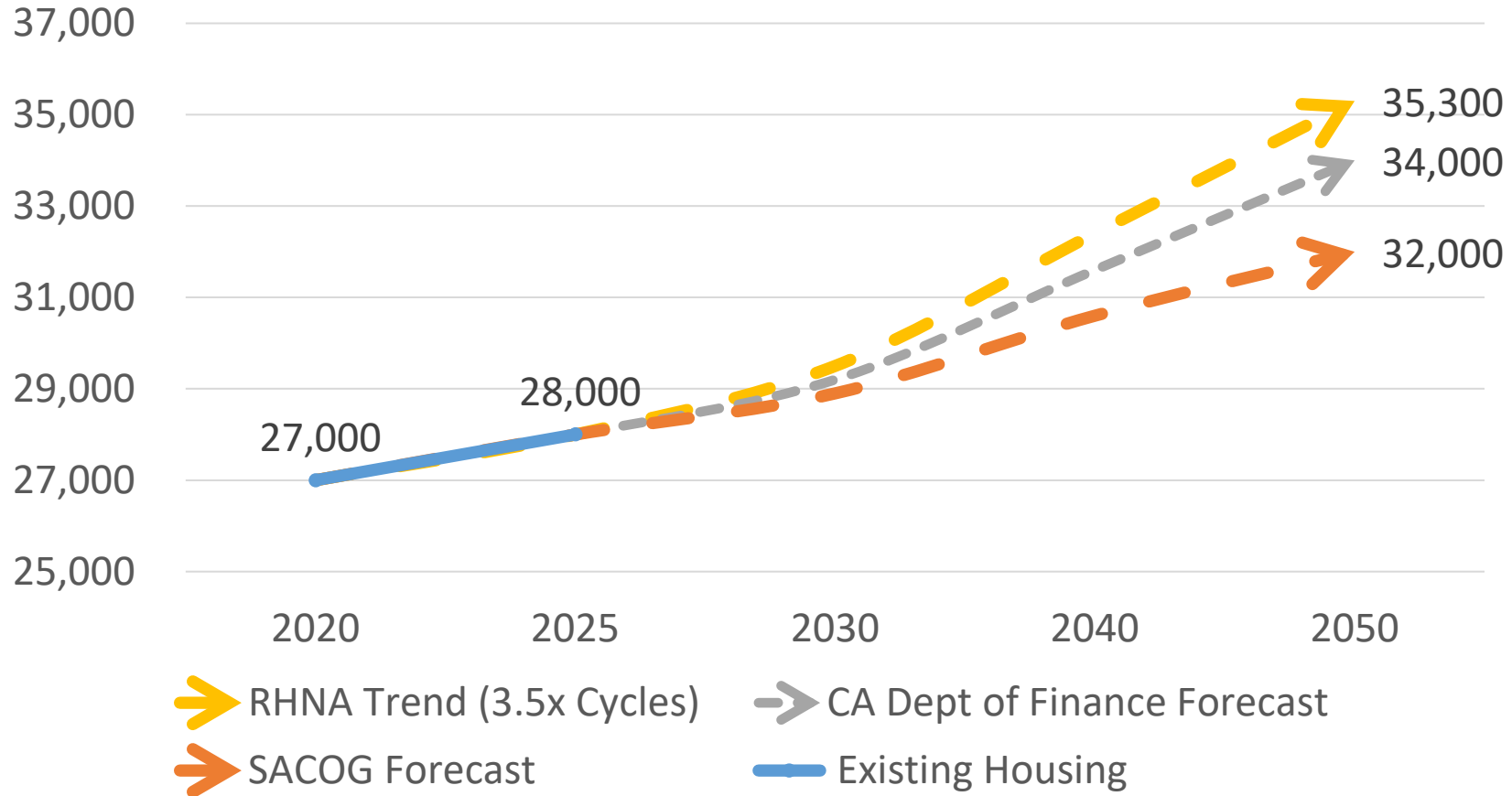
Existing Housing Initiatives

1. Housing Element Sites
2. Incremental infill, e.g., ADUs, SB 9
3. UC Davis Long Range Development Plan



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

What Are the Housing Needs?



65,000
current population

75,000 – 82,000
est. population in 2050



Economic Development Strategic Plan

- 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

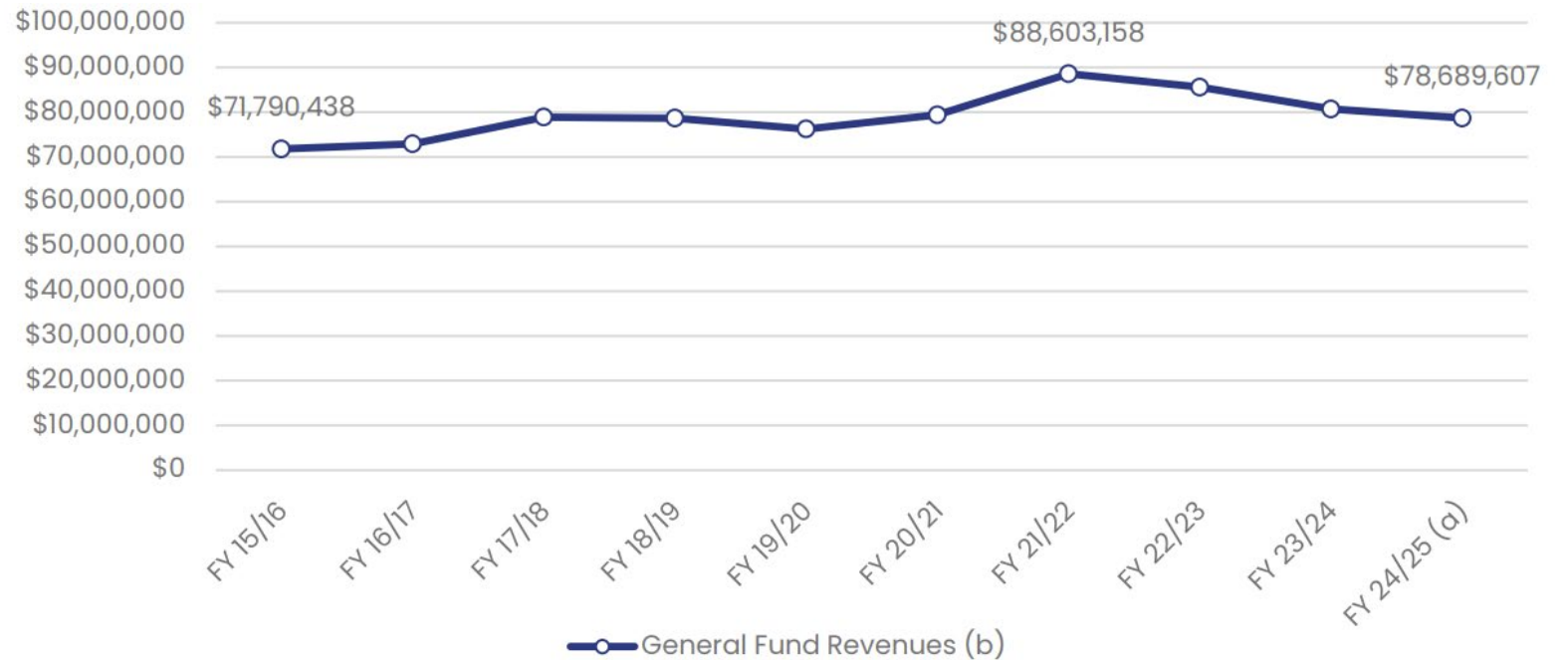
Sources: Economic Development Strategic Plan: 2026- 2031; Presentation to City Council on March 3, 2026



**ADVANCE STRATEGIC
DEVELOPMENT &
INFRASTRUCTURE**

Revenue Trends

- **Structural deficit**, meaning expenditures exceed revenues
- **Property tax revenue and sales tax** revenue account for nearly two-thirds of the total General Fund Revenues
- 2024 Sales Tax and Davis Collection should increase revenues



Fiscal Year 2025–2026 Adopted Budget*

General Fund Revenue: **\$95.0 Million**

General Fund Expenditures: **\$97.9 Million**

Data sources: City of Davis, FY 2018/2019, 2020/2021, 2022/2023 & 2024/2025 Budgets; US Bureau of Labor Statistics; BAE 2025.

*City of Davis Budget in Brief FY2025–2026 Adopted Budget

**What have we
heard so far?**



What We Heard – Workshop #1

“Our #1 economic asset is: Talent. We need to house our own workforce. Too many workers are commuting in.”

“More multi-use buildings that allow residents to live close to or in commercial areas- upzoning.”

“More public transportation and calmer streets- fewer cars!”

“We need more affordable housing to bring in young families and more diversity. Otherwise, we all lose when our schools close.”

“Expand City limits for housing.”



Takeaways from Community Meetings, Commission, and Council

- Need for housing, particularly affordable housing
- Need for spaces for new businesses of all sizes
- Desire to maintain service quality
- Desire to improve infrastructure and increase recreation programming
- Concern about single family zoning as an exclusionary practice / concern about eliminating single family zoning
- Concern about Measures J/R/D
- Desire for more local jobs and businesses, but not business-friendly



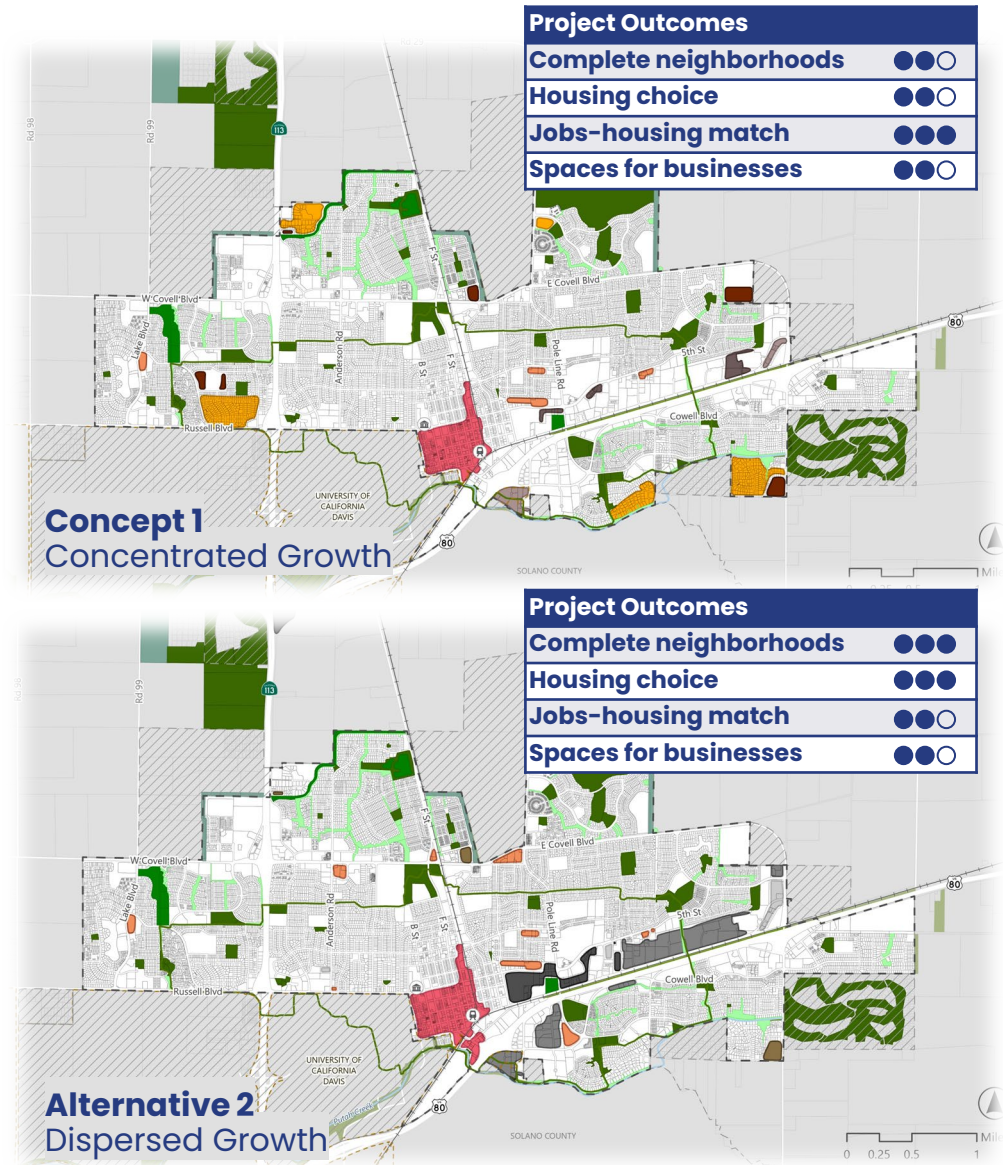
Draft Land Use Concepts

1. What are land use concepts?
2. Concepts inside city limits
3. Concepts outside city limits



What is the Purpose?

- Test different land use and urban design patterns
- Understand trade-offs
- Contemplate informed choices about the future
- Adjust policies needed to make these happen

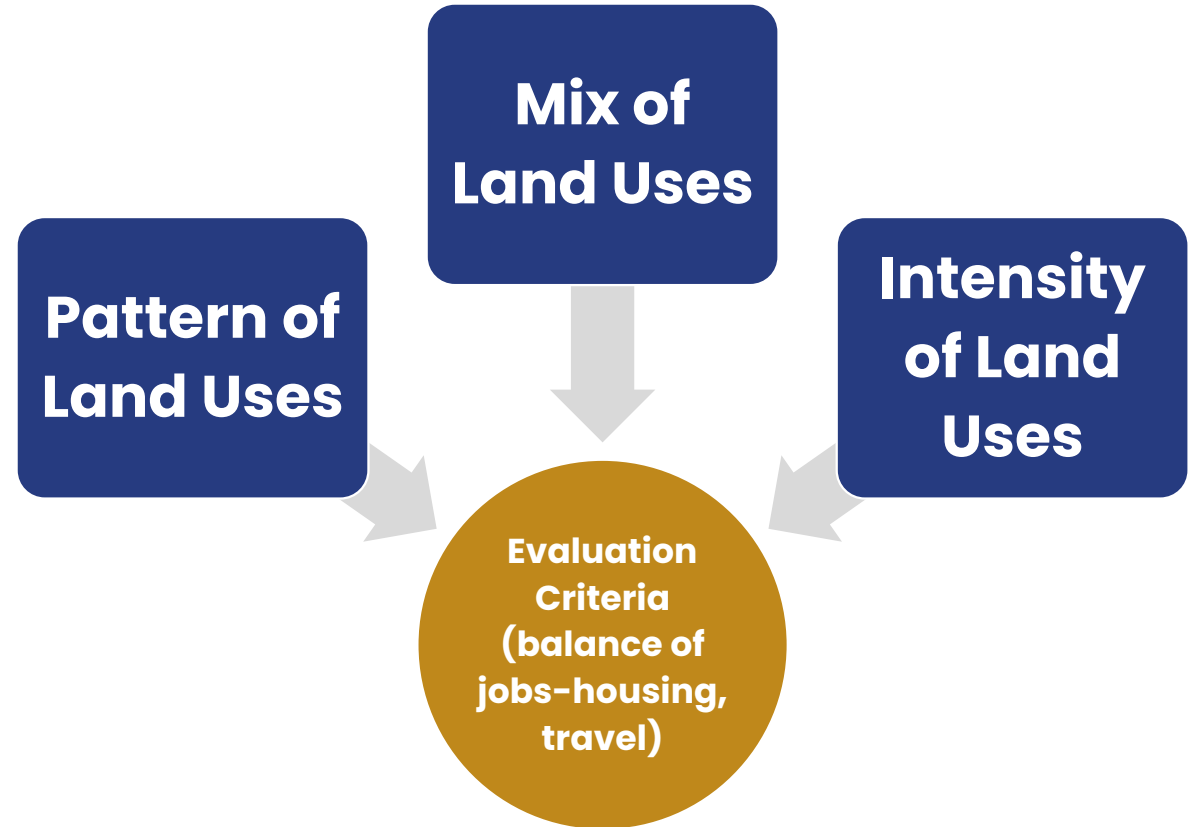


What Do the Concepts Test?

Land Use Concepts

- Land use strategies
- Mobility and open space strategies

Evolve the land use policies within and outside city limits



Examples of Trade-Offs and Key Considerations

- 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



Draft Concepts Inside City Limits

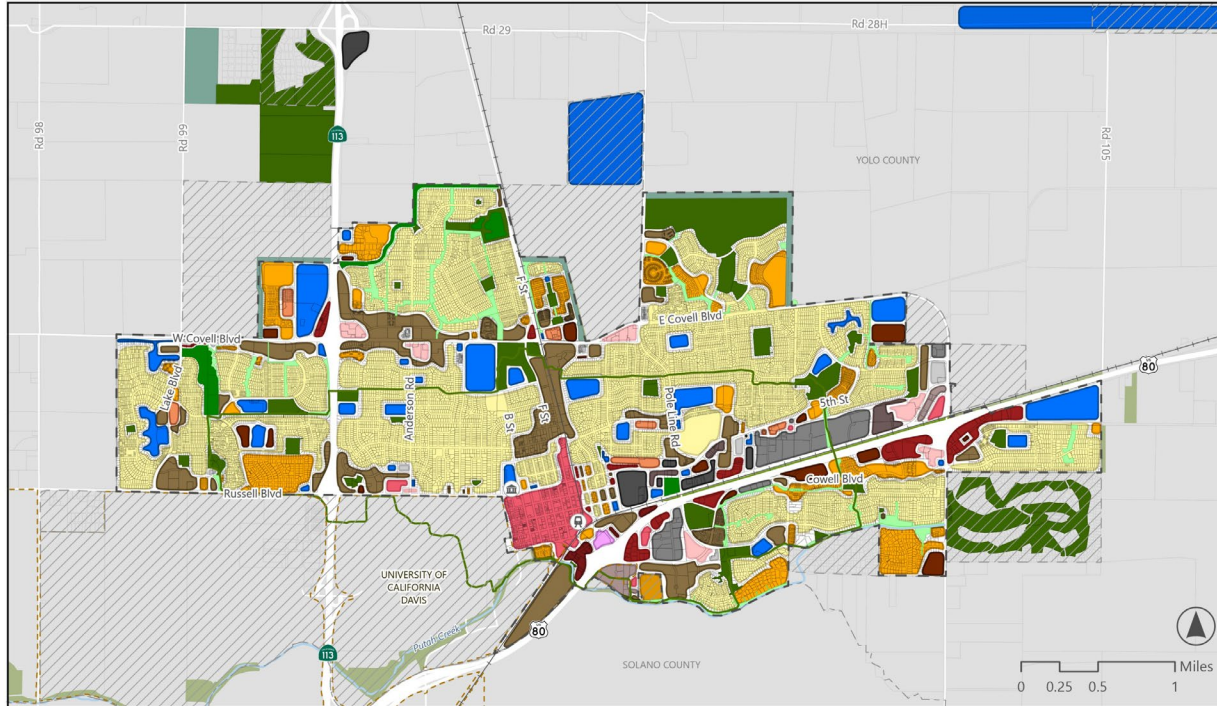


Overview of the Concepts

- 3 preliminary ideas working towards meet future housing and jobs needs
- Purpose is to **modify, combine and refine** into one preferred land use alternative
- None of the 3 concepts meet the estimated housing and jobs (inside City Limits alone)



Concept 1: Concentrated Growth



Concentrate growth in select areas

Downtown maximize mixed-use development potential

Opportunity sites accommodate significant density

1. Intensify Downtown



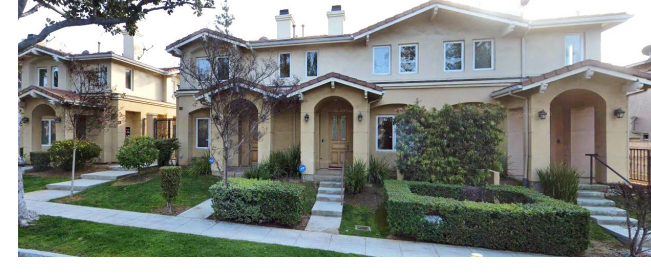
2. Mix uses on select non-residential parcels



3. Intensify select employment areas



4. Intensify low density residential areas in select areas



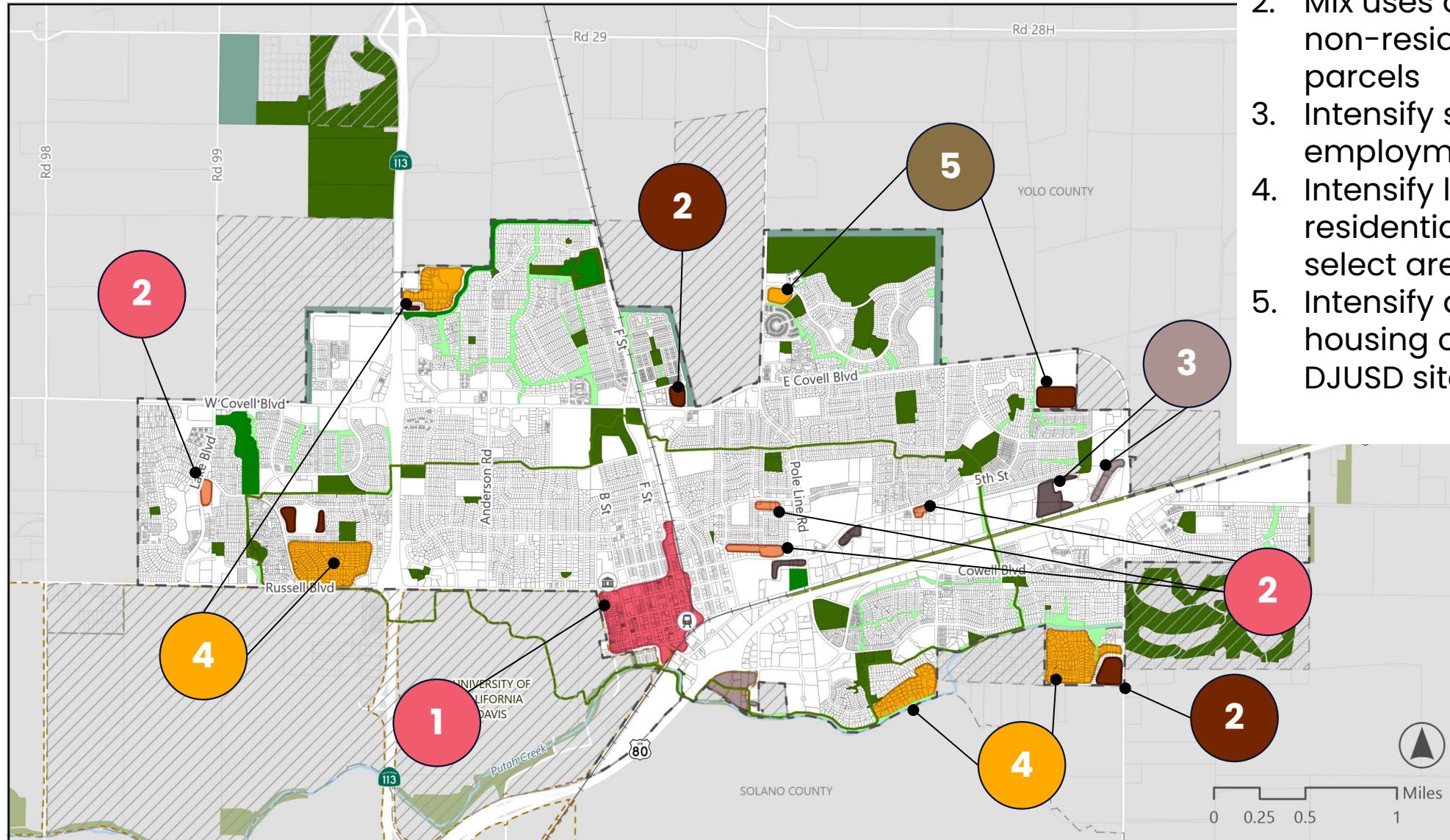
5. Intensify allowed housing on select DJUSD sites



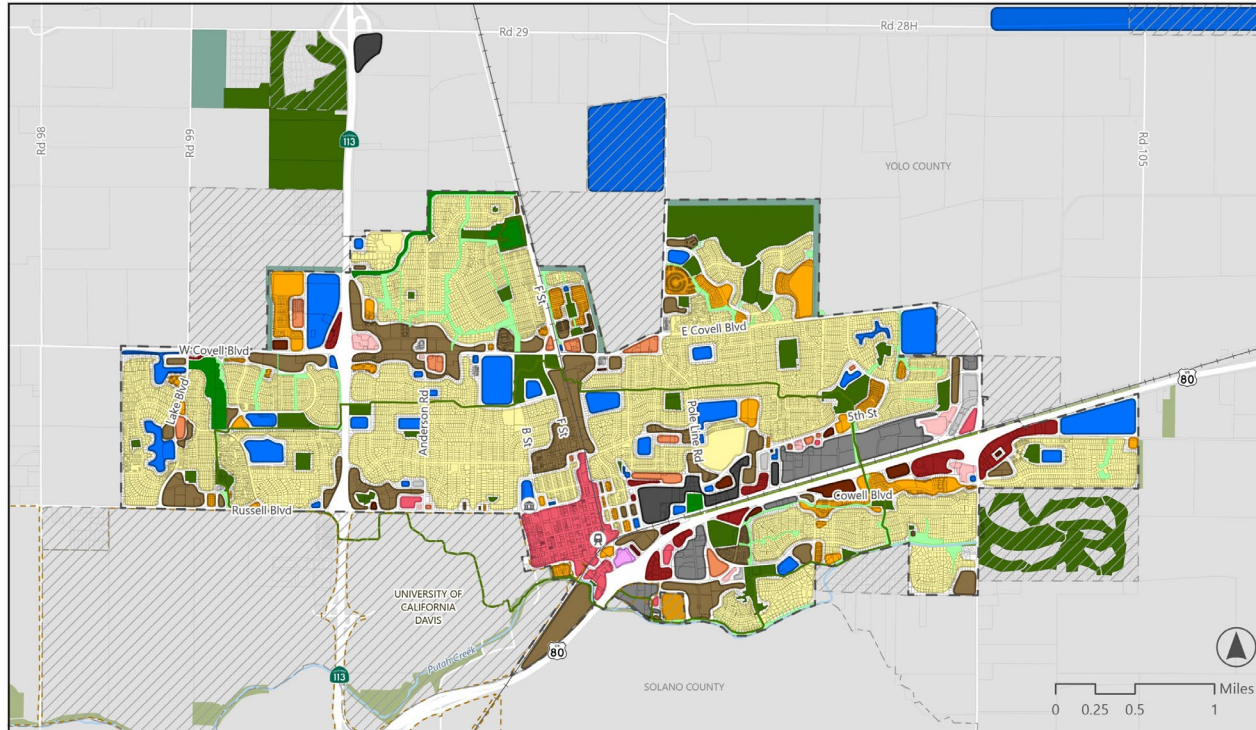
Concept 1: Concentrated Growth

Strategies

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



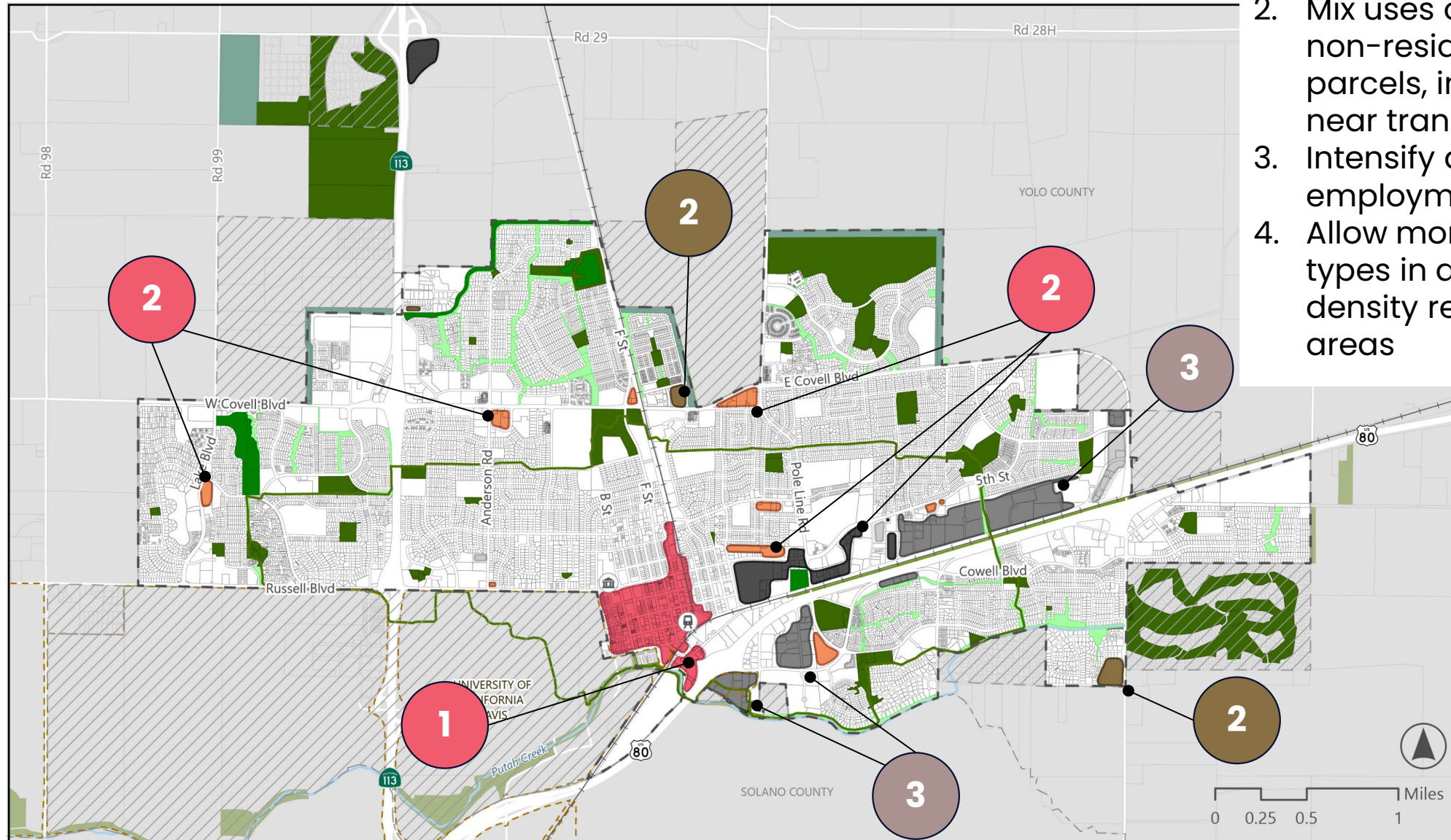
4. Variety of housing types in all low density residential areas



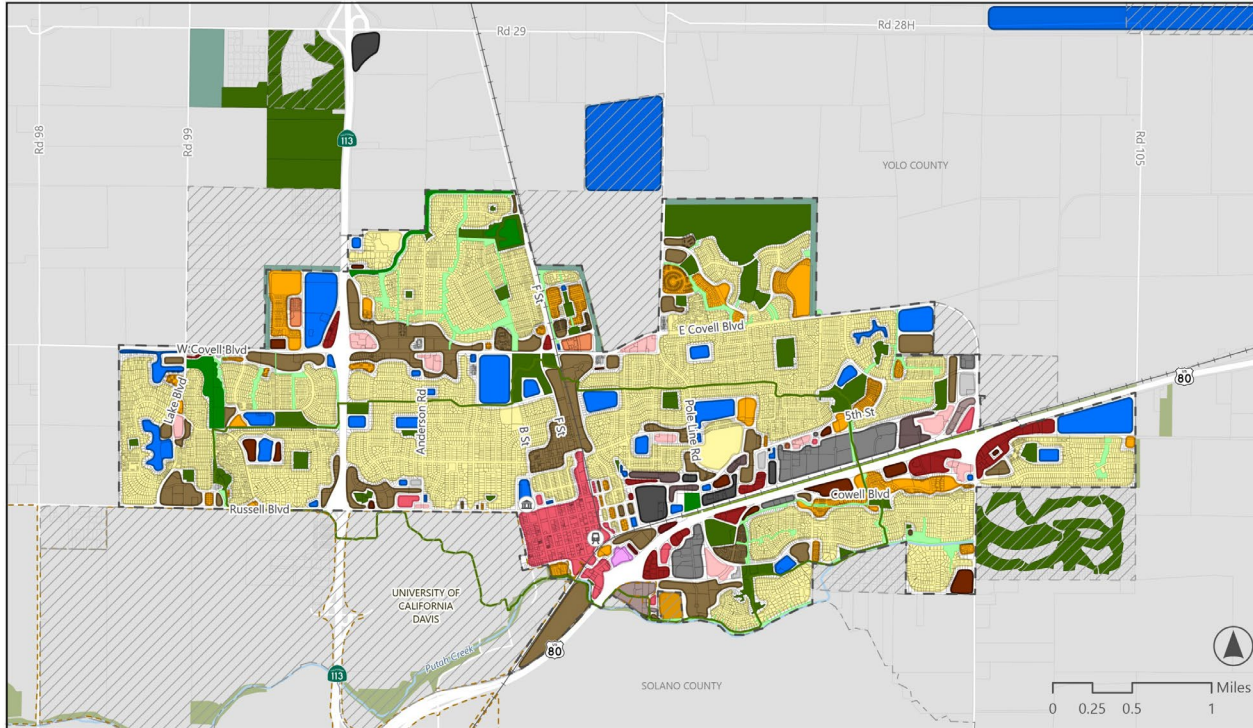
Concept 2: Dispersed Infill

Strategies

1. Expand Downtown
2. Mix uses on more non-residential parcels, including near transit
3. Intensify all employment areas
4. Allow more 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



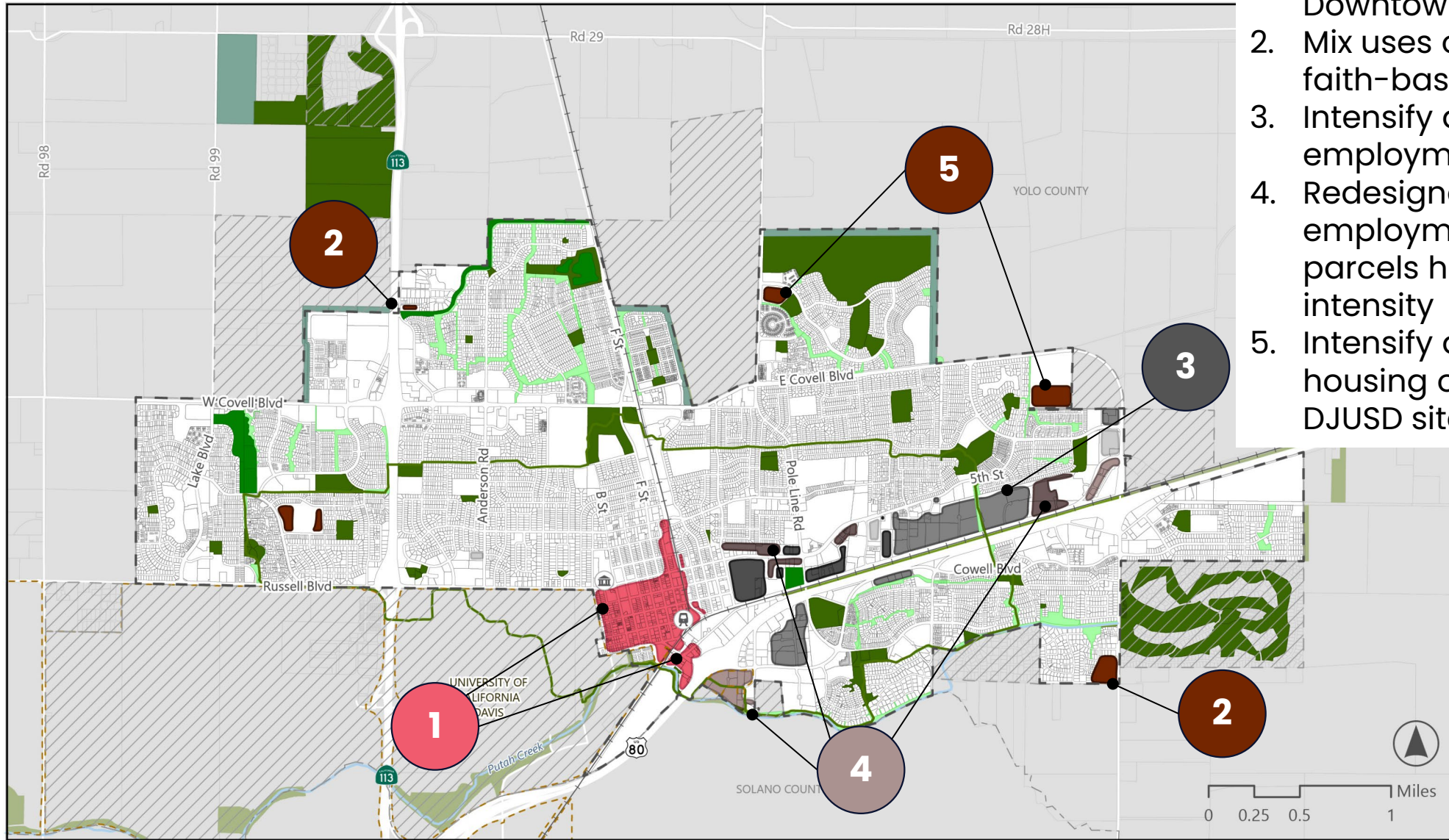
4. Redesignate select employment parcels higher intensity



5. Intensify allowed housing on select DJUSD sites



Concept 3: Employment Focus

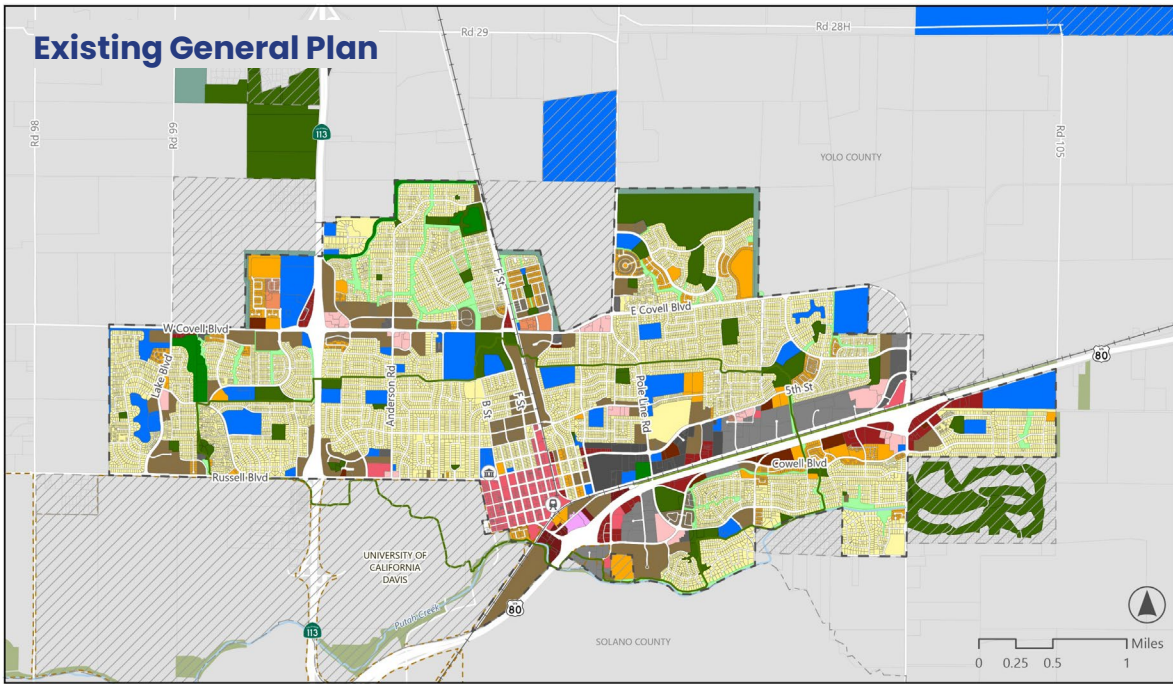


Strategies

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

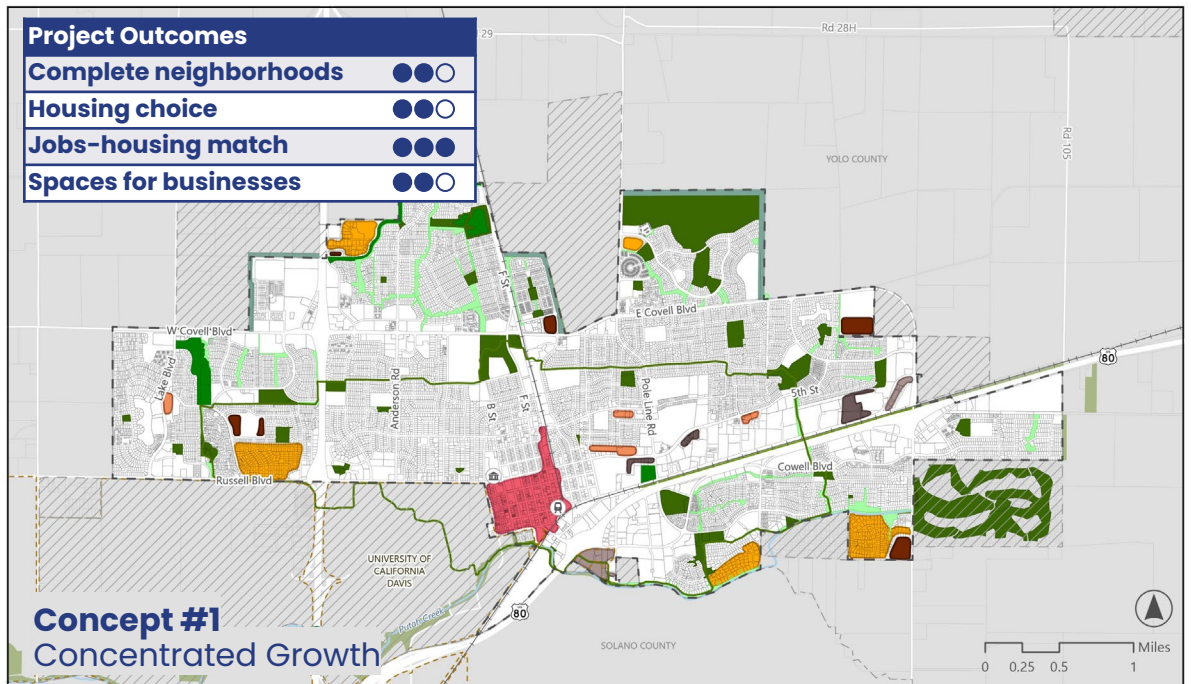


Existing General Plan



Project Outcomes

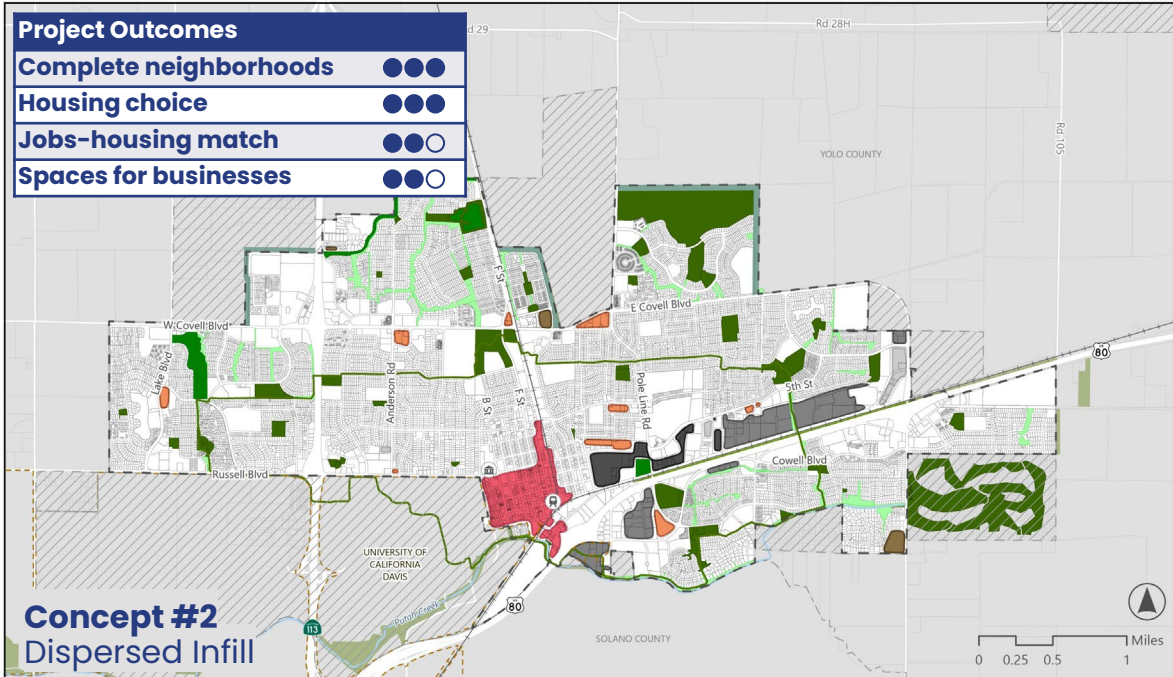
Complete neighborhoods	●●○
Housing choice	●●○
Jobs-housing match	●●●
Spaces for businesses	●●○



Concept #1 Concentrated Growth

Project Outcomes

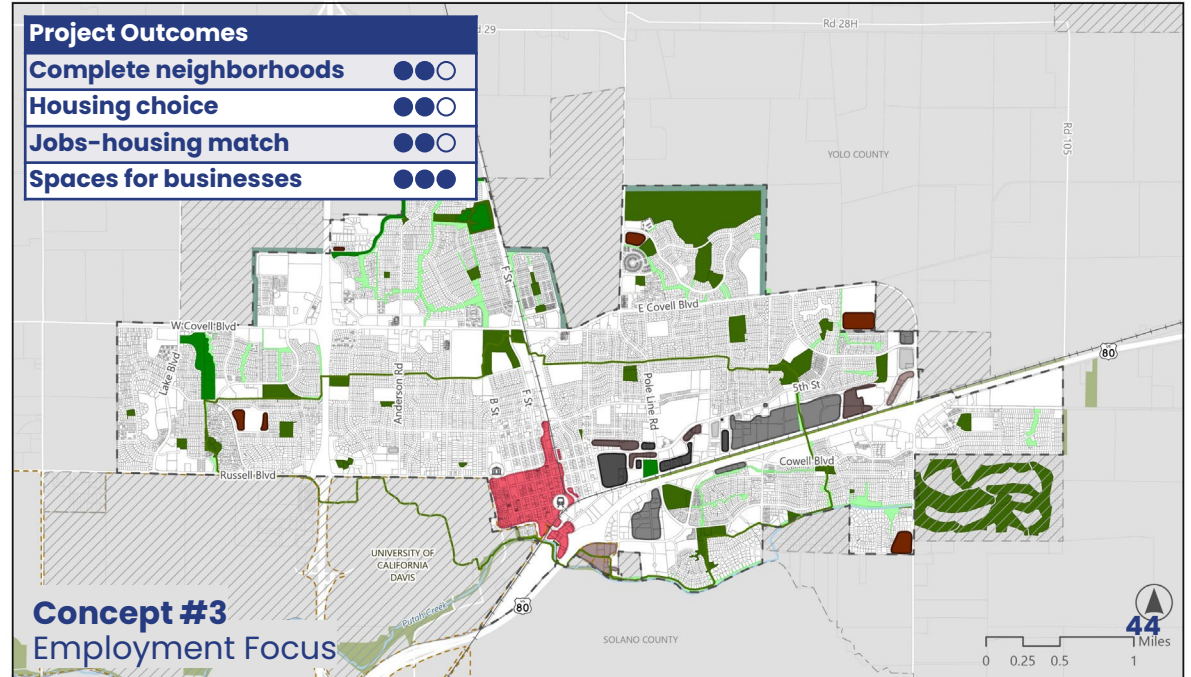
Complete neighborhoods	●●●
Housing choice	●●●
Jobs-housing match	●●○
Spaces for businesses	●●○



Concept #2 Dispersed Infill

Project Outcomes

Complete neighborhoods	●●○
Housing choice	●●○
Jobs-housing match	●●○
Spaces for businesses	●●●



Concept #3 Employment Focus

Comparison of the Concepts

The City anticipates future housing and jobs growth (not associated with the proposed land use concepts) from the following sources:

- 2021-2029 Housing Element sites
- Downtown Davis Specific Plan
- Approved development projects that have yet to be built

	Concept #1	Concept #2	Concept #3
New Housing Units	3,000 – 4,000	1,500 – 2,500	2,000 – 3,000
New Jobs	1,000 – 1,500	500 – 1,000	1,500 – 2,000
% of housing units within a 5-min walk from a parks	55%	45%	35%
% of housing units within a 5-min walk of a transit stop	80%	90%	85%
% of jobs within a 5-min walk of a transit stop	25%	80%	50%



Draft Concepts Outside City Limits

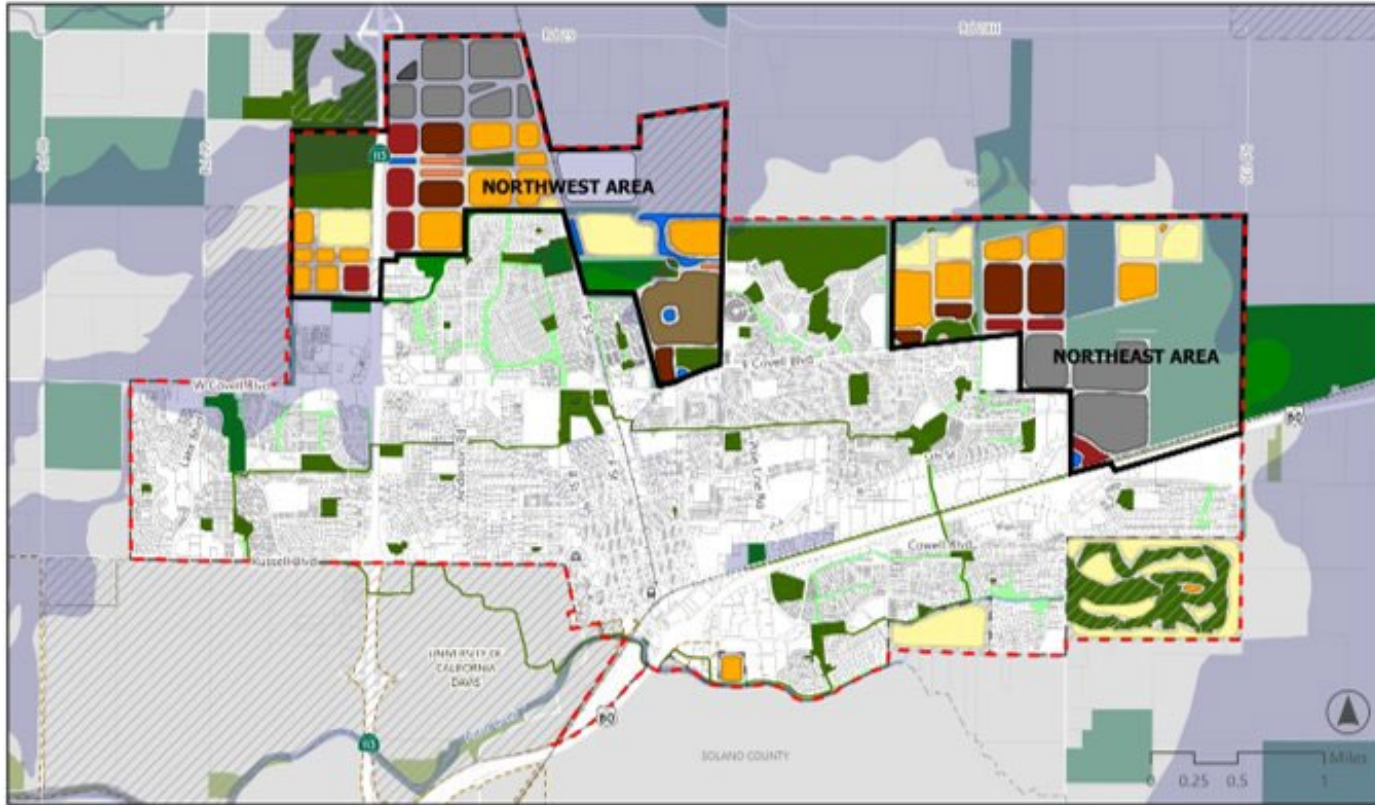


Areas Outside City Limits

- Areas outside City Limits are treated differently
- Existing considerations for this area
 - Natural Hazards, agricultural and conservation land
 - Measure J/R/D
 - Existing unbuilt, approved projects



Concept: Outside City Limits



Create hubs for employment and housing

Preserve open spaces

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



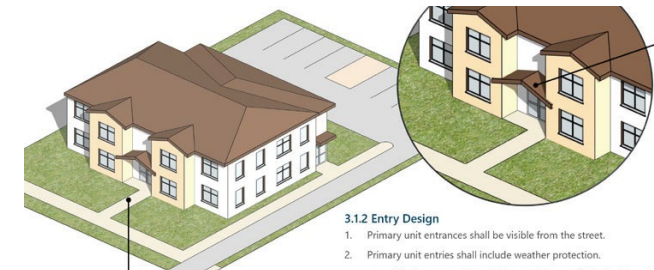
1. Establish an urban limit line



2. Designate open spaces



3. Create design guidelines for new neighborhoods



4. Assign land uses and complementary mobility network

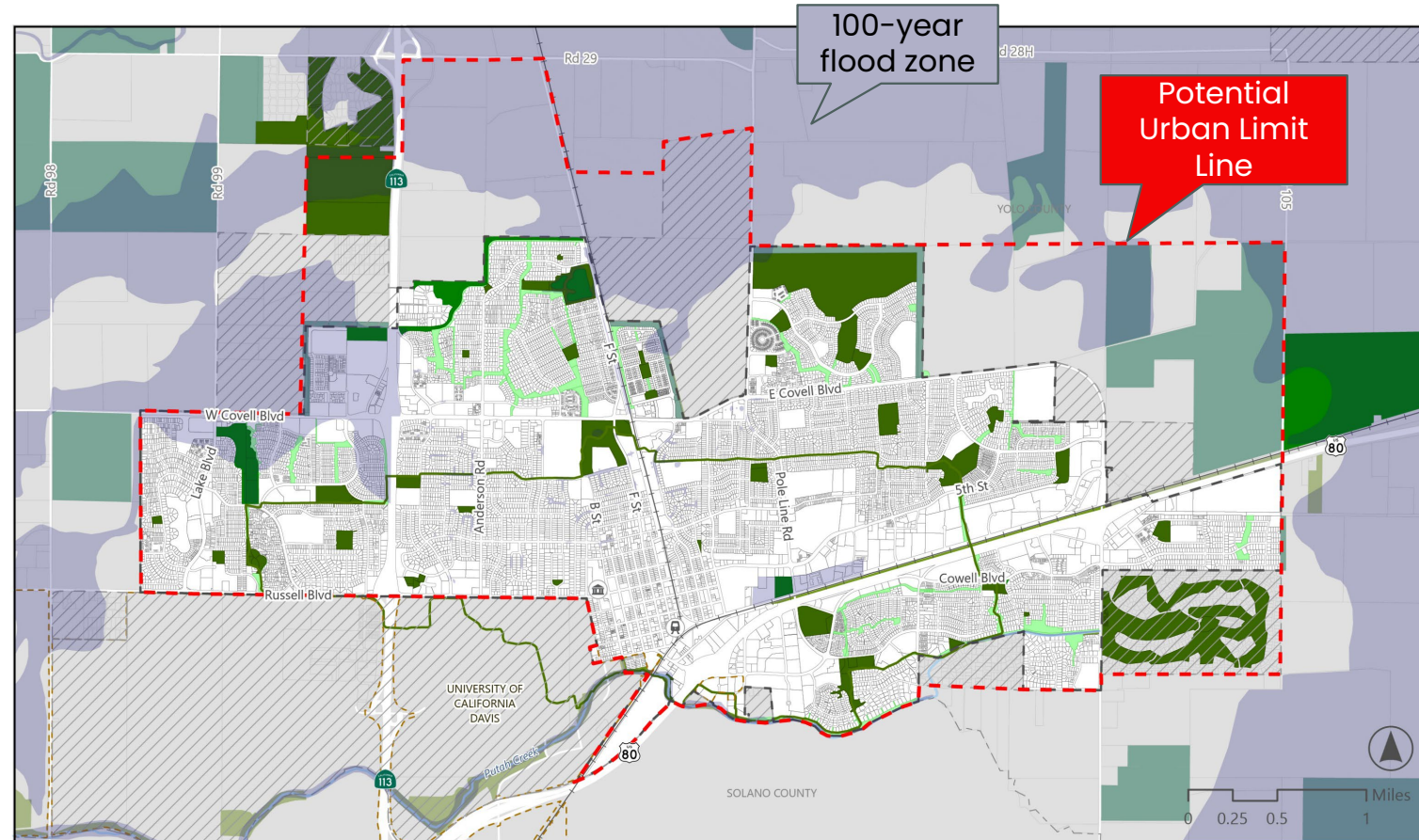


5. Consider annexation of existing residential areas



What is an Urban Limit Line?

- A planning tool that restricts development within a defined area to limit urban sprawl
- Urban Limit Lines are not required and can be adjusted in the future



Workshop Stations and the Online Survey



Online Survey #2

Workshop Stations correspond to Online Survey #2 Questions

- You can respond directly on workshop boards **OR** respond to the online survey using your cell phone.
- The order of the workshop stations corresponds to the survey questions.



Scan the Code above on your cell phone camera to visit the Online Survey
(in English)



Workshop Stations

STATION 1

Start Here



- General Plan Background
- Current General Plan Land Use Map
- Land Use Designations
- Key Issues and Strategies
- Overview of Survey #2

STATION 2

Concepts Overview



- Overview of 3 land use concepts
- Comparison maps

STATION 3

Downtown Davis



- Online survey questions 1-2



Workshop Stations

STATION 4
Spaces for Businesses to Flourish
↓

- Online survey questions 3-4

STATION 5
Housing Choice
↓

- Online survey questions 5-9

STATION 6
Additional Areas to Meet Housing, Business, and Community Needs
↓

- Online survey questions 10-16

STATION 7
Kids Activity
↓

- Drawing activity

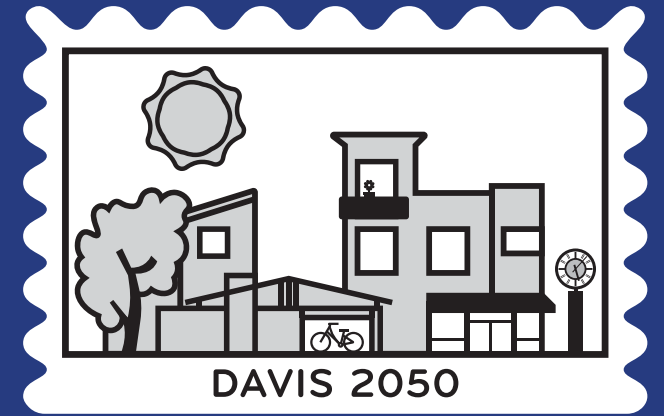


What's Next

Refine the Land Use Concepts and collect public feedback through a series of engagement events:

- **April–June 2026** – Pop-up Events and Survey #2
- **Fall 2026** – “Preferred Land Use Alternative” community review and feedback (workshop, online survey, pop-up events)
- **Spring 2027** – General Plan policy topics and ideas (workshop, online survey, pop-up events)





General Plan Update

Thank you!

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