



# Land Use Existing Conditions Report

**FINAL DRAFT**

AUGUST 28, 2025

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# SUMMARY OF KEY FINDINGS

The following are key findings from the Land Use Existing Conditions analysis that will be further analyzed and explored in later phases of the General Plan Update.

- **Jobs/housing balance.** Davis has more employed residents than available jobs, leading to significant commuting outside of Davis. This is reflected in the limited amount of land used or zoned as commercial, industrial and/or mixed-use in the city. Given the existing jobs/housing imbalance and future housing need, the General Plan Update's land use policies may consider encouraging new commercial development within or outside the city limits.
- **Limited vacant sites within city limits.** The State requires cities to plan for an increased amount of housing units to address the current statewide housing shortage. The General Plan Update needs to consider where and how to accommodate those new housing units in the city. There are only a handful of vacant sites within City limits. Many of the vacant sites have planned developments on them or are 6<sup>th</sup> Cycle Housing Element rezone sites. The General Plan Update may consider the annexation of land outside the city limits to accommodate future housing needs and meet State requirements.
- **Development constraints outside city limits.** There are several constraints that may limit development outside the city limits. These include the voter approval requirement of Measure J/R/D, flood hazard zones, open space and agricultural easements and Davis's location at the border between two Counties, which further limits development that can occur south of the city. The General Plan Update should take these constraints into consideration.
- **Incremental development.** Low-density residential neighborhoods consisting of single-family homes cover most of Davis's land area. The General Plan Update may consider policies to encourage incremental growth within these neighborhoods, using State regulations for lot splits and ADUs.
- **Large parcels.** About two thirds of the total land area in Davis consists of large parcels, more than 10,000 square feet. These are typically commercial, industrial, or public/semi-public use parcels. Development on large parcels is more economically viable than on small parcels. Some of these larger parcels may present opportunities for redevelopment, particularly if they have existing low intensity uses on them, such as parking lots or underutilized commercial structures, or if they are owned by the city.
- **Pipeline development.** Recent and planned development projects include a mix of project types, including multi-family and mixed-use projects concentrated mostly in Downtown and South Davis, large subdivisions located in the northern portion of the city and commercial development within existing commercial areas, particularly along I-80. Recently completed and approved planned developments will add about 2,900 new housing units and about 580,000 square feet of non-residential space. Developments under review have the potential to add about 3,800 new units and 13,000 square feet of non-residential space.

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- **Access to amenities.** Davis's neighborhoods are generally well-served by retail, service and civic amenities at a comfortable walking distance. There are several less amenity-rich, more auto-oriented neighborhoods, particularly at the city's edges. Planned development outside the city limits may need to consider providing amenities to better serve those existing neighborhoods.

# INTRODUCTION

This report provides an analytical overview of existing land use and community character in the City of Davis, including current uses, zoning and General Plan designations and key characteristics of the built environment. It also summarizes key plans, policy documents and planned and/or ongoing projects that will inform the Davis General Plan Update. This report will serve as the baseline for the General Plan Update and environmental review, providing an important snapshot of where the community is now.

## Development History

### *Origins*

The City of Davis is located on land previously settled by the Patwin Native American Tribe. The Patwin tended and harvested the mix of grassland, oak woodlands and other native trees present in the Davis area, using a variety of sustainable land management practices.

In 1840, European settlers began to move into the area and cultivate the land. Growing conflicts and other causes led to a dramatic decline of the Patwin population in the area. However, descendants of the Patwin peoples are still represented in several California Native American Tribes today.

In 1848, gold was discovered in the foothills of the Sierra Nevada near Coloma, which led to a large influx of European settlers. Located at the confluence of two major water transportation routes, the Sacramento and American rivers, Sacramento rapidly grew as a hub of trade between the gold mines and ports to the west. In 1854, approximately 11 miles southwest of Sacramento, Joseph Chiles and his son-in-law Jerome Davis established a 12,000-acre ranch. A thriving farming community developed around the Davis ranch, marking the origins of the present-day City of Davis.

### *California Pacific Railroad*

In 1868, the California Pacific Railroad line between San Francisco and Sacramento was constructed with a stop and spur line to Woodland via the Davis ranch. The construction of the railroad and the Davis Junction increased the importance of the town (then known as Davisville) and spearheaded industrial development, particularly along the north-south portion of the railroad line, as well as commercial and residential growth further west (along present-day G and F streets).



## ***Early 20<sup>th</sup> Century***

In 1905, Davisville was selected as the location of a teaching farm for the University of California (currently UC Berkeley). The construction of the University Farm in 1907 spurred growth for the farm and the town, which was renamed to Davis the same year.

Following a devastating fire in 1916, Davis urgently formed a town government and the town was incorporated in 1917. In the next decade, Davis established local governance structures, such as commissions and a City Council and implemented many municipal improvements, including the construction of water and sewage systems and street beautification projects. During the late 1910s and 1920s, commercial and institutional development occurred to the north and west of downtown, while residential growth was concentrated further from downtown and near the area north of University Farm.

In the early 20<sup>th</sup> century, the railway was still the main mode of transportation to and from Davis. However, the automobile had started gaining in popularity and a few roadways were constructed at the time. The Lincoln Highway, America's first transcontinental highway, was completed in 1915. In 1916, the Yolo Causeway was built as a link between the Bay Area and Sacramento, State Route 6 was constructed through Davis and the Richards Boulevard underpass was built in 1917 connecting Davis to the State and Lincoln highways.

During the Great Depression and World War II, Davis saw little development, with only one residential subdivision occurring between 1930 and 1945.

## ***Post-War Era***

After the war, Davis saw an influx of returning veterans who enrolled at UC Davis and other populations seeking attainable homeownership opportunities near an employment center like Sacramento. The City of Davis planned for expansion through annexation of adjacent areas northwest and northeast of downtown as well as adjacent to UC Davis. During the 1950s, the footprint of Davis doubled. To address the housing shortage, the City's Planning Commission introduced zoning to encourage multiple-family and limit single-family development to certain neighborhoods.

## ***Modern Davis***

In 1959, UC Davis was designated a general campus of the University of California, which spurred a population and construction boom. During the 1960s, many new apartments and duplexes were constructed near the university and many new, large-scale residential subdivisions were planned and built around the city, which expanded the city's footprint in all directions. Many of the new neighborhoods incorporated various types of open space such as greenbelts, parks, water features and facilities for sports and recreation.



Owing to its flat land and mild climate throughout the year, bicycling has always been a popular mode of transportation in Davis. Due to the rapid growth of the university and the city in the 1960s, traffic conflicts between the increasing number of bikes and automobiles increased. In 1967, Davis became the first city in the nation to install dedicated bike lanes on city roadways.

Car-oriented infrastructure in and around Davis also increased during the 1960s. The Yolo Causeway was rebuilt in 1962 as an elevated concrete highway, with a new cloverleaf interchange at Richard Boulevard. Several streets in Davis were widened and/or realigned, new traffic signals were installed and a new Covell Boulevard overpass was approved to traverse the railroad tracks just east of F Street.

In the early 1970s, the slow-growth movement started to arise among Davis residents, who advocated for a balance between growth and environmental considerations. Growth control was one of the guiding principles of the City's 1973 General Plan. In 1975, a seventy-acre subdivision located in West Davis known as Village Homes attracted national and international attention, due to its innovative design around creating a sense of community and encouraging energy and natural resource conservation.

Since the 1970s, Davis has continued growing. Two large neighborhood developments, Mace Ranch (1989) and Wildhorse (1990), increased the city's land area from 8.6 square miles in 1990 to 9.9 square miles in 2000. In 2000, Measure J was introduced requiring approval by citizen vote for any conversion of agricultural, open space or urban reserve land to an urban land use (see Land Use, Regulatory and Planning Context section of this report for further information about Measure J).

## Regional Context

### *Location*

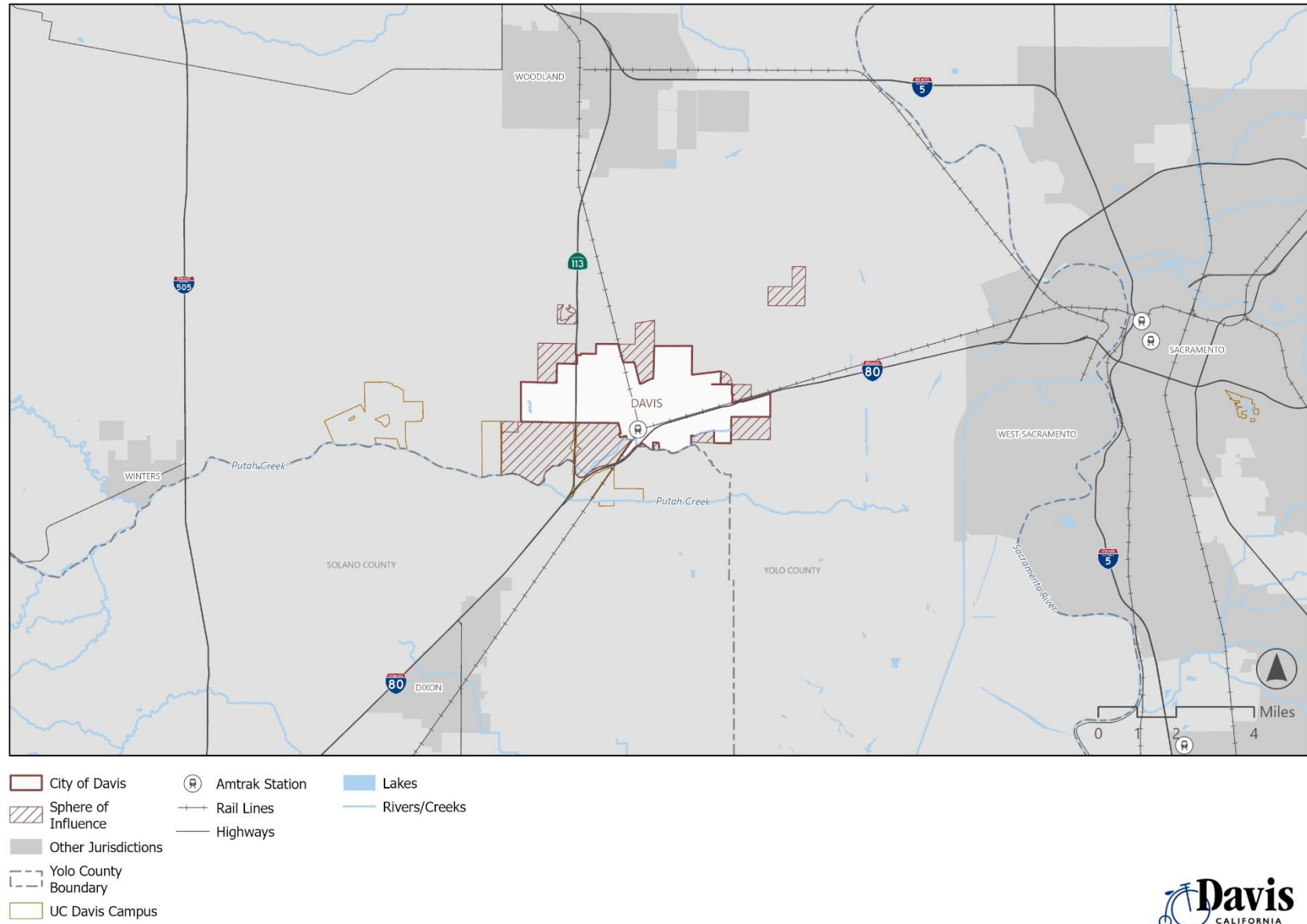
Davis is located in Yolo County in the Sacramento Valley, the northern portion of California's Central Valley (see Figure 1). About 11 miles to the east lies Sacramento, the California State Capital. Further east are the historic Gold Country of the Sierra Nevada foothills, Lake Tahoe and the Sierra Nevada Mountain range. To the west lies the San Francisco Bay Area, the Coast Ranges and the Pacific Coast. The Sacramento-San Joaquin Delta region lies to the south.

Interstate 80 (I-80) runs west to east through the city, linking Davis to Sacramento and the San Francisco Bay Area. State Route 113 (SR-113) runs in a north-south direction, providing connections to Woodland and other Yolo County towns. The Davis Amtrak Station connects residents to Sacramento and the Bay Area, providing a fixed-route transit option.

## ***Topography***

Davis sits in the eastern portion of the Putah Creek Plain. Putah Creek begins in the Mayacamas Mountains, a part of the Coast Range and flows through Napa County, eventually reaching the Sacramento River 70 miles from its origin. The official elevation level of Davis is 51 feet. Elevations range from 60 feet in western parts to 25 feet in eastern parts of the city.

Figure 1 Regional Context



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

# Planning Area

## *City Limits*

The Davis City Limits cover 10.04 square miles (see Figure 2). The city is bounded on the north by W Covell Boulevard, the northern boundary of the Bretton Woods Subdivision, the City-owned property north of Sutter Hospital, the northern boundaries of the North Davis Farms, Northstar and Cannery Subdivisions, E Covell Boulevard west of Wildhorse, the Wildhorse Greenbelt, E Covell Boulevard east of Wildhorse and I-80.

On the west, the city is bounded by the western boundaries of the Northstar, North Davis Farms, Bretton Woods and Stonegate neighborhoods and the eastern boundary of the UC Davis campus.

On the east, it is bounded by the eastern boundary of the Wildhorse neighborhood, Mace Boulevard and the eastern boundaries of the El Macero Estates, Rancho Macero and Willowbank neighborhoods.

Finally, the city is bounded on the south by Russell Boulevard and the northern UC Davis campus boundary, the Putah Creek west of the Royal Oaks mobile home park, Morris Way, the Putah Creek east of Royal Oaks, the northern boundary of the Old Willowbank neighborhood, Montgomery Avenue south of the Willowbank neighborhood and the northern boundary of the El Macero neighborhood.

## *Sphere of Influence*

The Davis Sphere of Influence (SOI) covers approximately 7.4 square miles (see Figure 3). The SOI includes the following properties:

- The 375-acre El Macero neighborhood, southeast of the city limits.
- Approximately 2,550 acres of the UC Davis campus, southwest of the city limits.
- The 18-acre Royal Oaks mobile home park.
- The 90-acre Old Willowbank neighborhood.
- A 5-acre property on 950 W Chiles Road.
- A 480-acre area northwest of the city limits, including agricultural land and about 40 acres in the Binning Tract neighborhood.
- A 570-acre area north of the city limits, between F street and Pole Line Road, including agricultural land and a 180-acre former City landfill.
- The 405-acre City of Davis Wastewater Treatment Plant area north of County Road 29.
- The 48-acre area west of the Mace Boulevard curve.
- The 118-acre area north of I-80 and east of Mace Boulevard.

## ***Planning Area Boundary***

The City of Davis Planning Area consists of approximately 150 square miles (see Figure 3). It is bounded on the north by County Road 27 and the City of Woodland planning area, on the east by the eastern boundary of Yolo Bypass, on the south by Tremont Road and the Pedrick Road/I-80 interchange in Solano County and on the west by an extension of County Road 93 to match the western boundaries of the General Plan areas of Dixon and Woodland.

Figure 2 City Limits

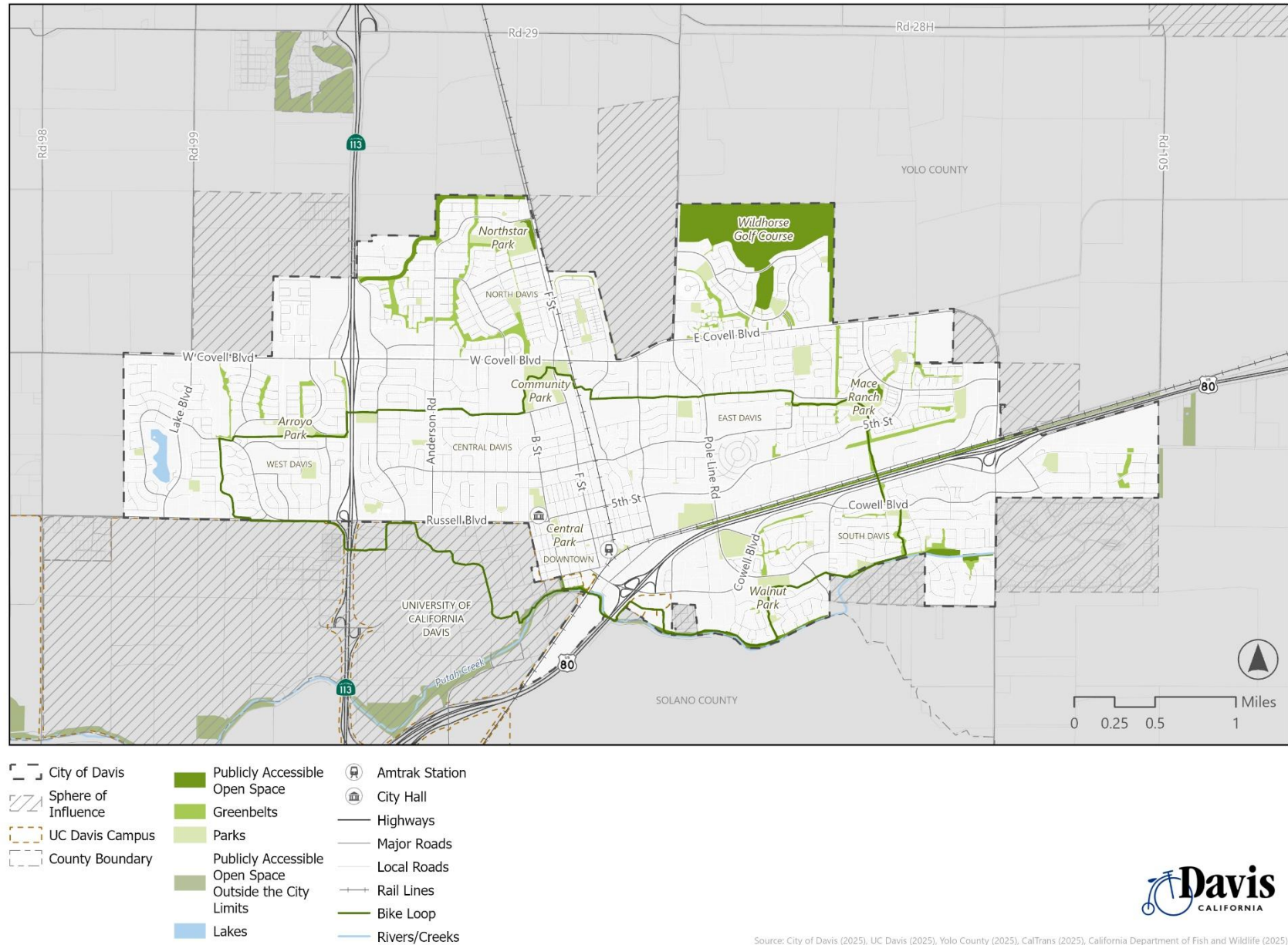
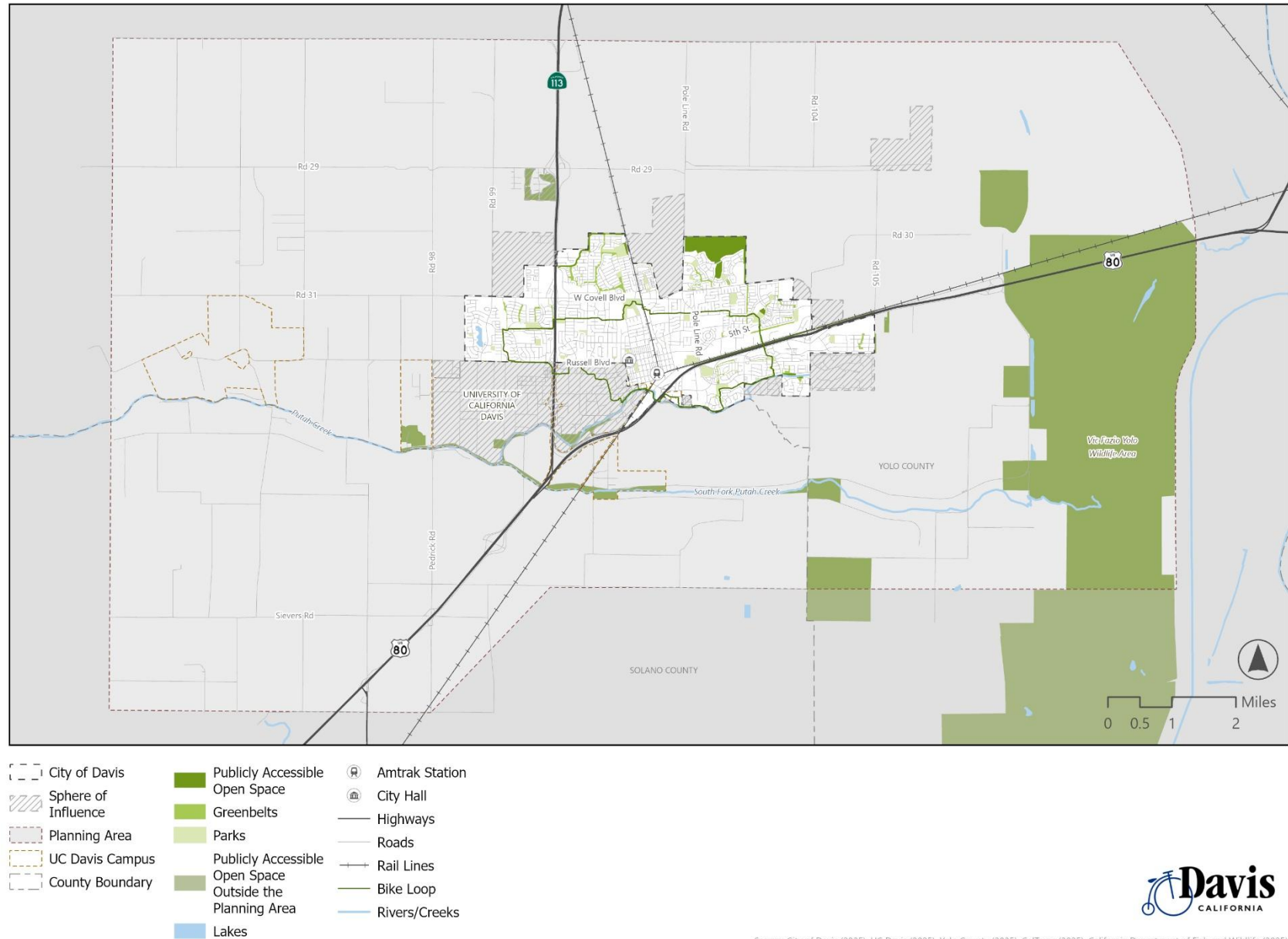




Figure 3 Planning Area and Sphere of Influence



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



## ***Davis Neighborhoods***

The City of Davis can be subdivided into six general sub-areas: West Davis, North Davis, Central Davis, Davis Downtown, East Davis and South Davis (see Figure 4). Within these sub-areas there are several residential neighborhoods, many of which were planned and developed as residential subdivisions that were annexed by the city over time.

### **WEST DAVIS**

West Davis includes neighborhoods such as:

- Stonegate, a 299-acre residential subdivision planned in 1968 and built around Stonegate Lake. The community is anchored by a 2.3-acre private country club providing recreational amenities for residents.
- Village Homes, a 70-acre residential subdivision planned and constructed in the 1970s and 1980s. Village Homes implemented many innovative ideas at the time particularly around resource conservation. The design included an extensive system of pedestrian and bike amenities, innovative rainwater management practices, shared open spaces and opportunities for community agriculture.
- Other West Davis neighborhoods include West Davis Manor, Aspen, Evergreen, Evergreen Meadows and the Bretton Woods residential subdivision annexed by voter approval in 2018.

### **CENTRAL DAVIS**

Central Davis includes Old North Davis, one of the oldest neighborhoods in the city. Old North Davis is a ten-block extension of the original street grid of Davisville north of present-day 5<sup>th</sup> Street. The neighborhood was originally named the “Bowers Addition” from C.W. Bowers, a Davis newcomer who initiated its construction in 1913.

Other Central Davis neighborhoods include Sycamore South and Oeste Manor.

### **NORTH DAVIS**

North Davis includes neighborhoods such as Senda Nueva, Covell Park, Grande, North Davis Farms, Northstar and more recently The Cannery. The Cannery includes a residential subdivision approved by City Council in 2013 and a mixed-use commercial district which received final City Council approval in 2018 and is pending construction.

### **DAVIS DOWNTOWN**

Downtown Davis includes the Downtown core area west of the railroad tracks, where Davisville was originally founded. The core area of Downtown Davis is located roughly between B Street and H Street, 1<sup>st</sup> Street and 5<sup>th</sup> Street. West of B Street lies the University

Avenue neighborhood, while South of 1<sup>st</sup> Street is the Aggie Village neighborhood, characterized by housing and institutional uses tied to UC Davis. The Downtown Davis area, excluding Aggie Village, is the subject of the Downtown Davis Specific Plan, adopted in 2022.

## EAST DAVIS

East Davis includes neighborhoods such as:

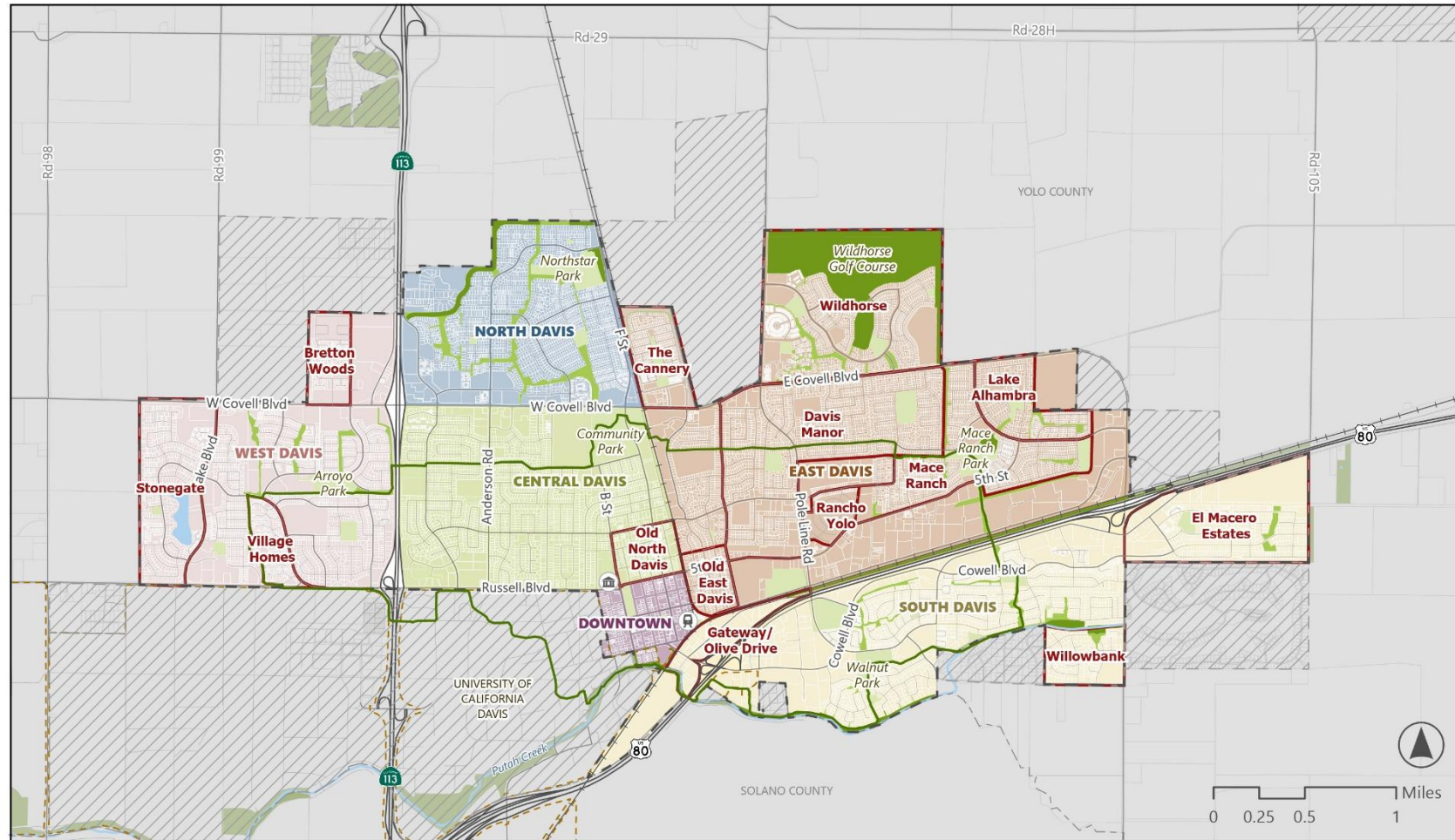
- Old East Davis, which was the part of original Davisville located northeast of the Davisville-Woodland railroad tracks.
- Mace Ranch, a large commercial and residential development built in the mid-1990s, anchored by Mace Ranch Park.
- Rancho Yolo, a mobile home park community for 55+ residents, built in 1989.
- Wildhorse, a large residential community built in the late 1990s, anchored by the Wildhorse Golf Course.
- Other East Davis neighborhoods include Davis Manor, Richmond American Homes, Slide Hill Park, Lake Alhambra, Green Meadows and Covell Farms.

## SOUTH DAVIS

South Davis includes the Gateway/Olive Drive area, bounded by I-80 and the Amtrak railroad. The area is connected to Downtown via the historic Richards Boulevard underpass. The neighborhood was the subject of the Gateway/Olive Drive Specific Plan, adopted in 1996.

South Davis also includes neighborhoods such as Willowbank and El Macero Estates, which are extensions (within the city limits) of the Old Willowbank and El Macero neighborhoods built in the post-war era and currently located in the County, within the city's Sphere of Influence. Other South Davis neighborhoods include Waggoner Ranch, Arbors at Oakshade, Rose Creek, Willowcreek, Woodbridge and Rancho Macero.

Figure 4 Davis Neighborhoods



- |                     |  |                |
|---------------------|--|----------------|
| City of Davis       | Publicly Accessible Open Space                         | Amtrak Station |
| Sphere of Influence | Greenbelts   | City Hall      |
| UC Davis Campus     | Parks  | Highways       |
| County Boundary     | Publicly Accessible Open Space Outside the City Limits | Major Roads    |
|                     | Lakes  | Local Roads    |
|                     |  | Rail Lines     |
|                     |  | Bike Loop      |
|                     |  | Rivers/Creeks  |



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

# LAND USE

The following section describes key local planning documents, State and local legislation related to land use and outlines the characteristics and distribution of existing land uses in Davis, existing General Plan Land Use designations and the City's Zoning Districts.

## Regulatory and Planning Context

### ***6<sup>th</sup> Cycle Housing Element***

The City's 6<sup>th</sup> Cycle Housing Element (2021 – 2029) reviews the achievements of the previous 2013–2021 Housing Element and includes a Housing Needs Assessment. The Sites Inventory identifies potential housing sites and sites under development that could be candidates for the General Plan Update (see the *Housing Need and Development* section of this report for further information about Housing Element sites). It also includes policies and programs to facilitate housing and evaluates the impact of Measure J/R/D, the City's 1% growth cap and other development standards.

The 6<sup>th</sup> Cycle Housing Element provides goals and an implementation framework for General Plan Update elements related to housing. It is consistent with most of the existing General Plan, though changes will eventually be needed in the General Plan Update for specific references to the Core Area Specific Plan, as the Housing Element is more closely aligned with the Downtown Davis Specific Plan.

### ***Measure J/R/D***

Measure J, first passed in 2000, requires citizen vote for General Plan Amendments that would convert any agricultural, open space, or urban reserve land to an urban land use designation. Measure J was renewed in 2010 as Measure R and was extended again in 2020 as Measure D. Measure D has a December 31, 2030 sunset date.

The Davis City Council may choose to put a proposed land use change on the ballot for voter approval. Measure D is codified in Chapter 41 of the City's Municipal Code.

### ***Downtown Davis Specific Plan***

The existing Downtown Davis Specific Plan updated the original Davis General Plan vision for Downtown, replacing the Core Area Specific Plan (CASP). The plan was adopted by City Council in 2022. The plan serves as both a policy and regulatory document providing the goals, policies, programs and guidelines for Downtown.

The Downtown Davis Specific Plan provides land use designations and policies for the Downtown Davis Plan Area.

## ***2030 Countywide General Plan***

The Yolo County 2030 Countywide General plan was adopted in 2009 and amended through 2024. The plan provides long-term land use and development policies for the County's unincorporated areas.

## ***State Regulations***

This section provides a summary of State legislation that must be considered in the land use recommendations of the General Plan Update.

**Senate Bill 330** – 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.

**Senate Bill 35** – Senate Bill 35 requires a streamlined, ministerial approval process for qualified multifamily infill projects in jurisdictions that are not on track to meet housing production goals. Eligible projects must provide a minimum share of affordable units and must meet objective development standards.

**Senate Bill 6** – Senate Bill 6 allows for streamlined approval of qualifying new multifamily residential development on commercially zoned properties without the need for rezoning. The residential development project must be located on a parcel 20 acres or less and it must meet or exceed the appropriate density to accommodate lower-income housing as identified in the RHNA.

**AB 2011** – Assembly Bill 2011 allows for ministerial, by-right approval for affordable housing on commercially-zoned lands and for mixed-income housing along commercial corridors. The projects must meet specified affordability, labor, and environmental criteria.

**Senate Bill 9** – Senate Bill 9 allows for single-family neighborhood infill. Duplexes are permitted on eligible single-family residential parcels. Up to 4 units per single-family parcel are permitted with a lot split.

**ADU Law (Assembly Bill 2221)** – Assembly Bill 2221 prevents local jurisdictions from imposing certain regulations that restrict ADU construction. The Bill allows ADUs up to 18 feet tall by right within a half-mile walking distance from major transit stops or on lots with existing multi-family, multi-story dwellings.

## Existing Land Use

Existing land use reflects how land is currently used. Existing land uses are sorted broadly in the following categories: Commercial/Office, Industrial, Mixed-Use, Public/Open Space, Residential, Vacant and Right-of-Way.

Table 1 summarizes the acreages of each land use within the city limits. Existing land uses are illustrated in Figure 5.

### ***Commercial/Office***

Commercial and office uses make up about 10 percent of the total parcel acreage in Davis. Commercial uses include about 100 acres of general commercial use, 27 acres of service commercial, 114 acres of retail and 38 acres of retail mixed with offices. Office uses include 177 acres of business park use and 56 acres of office use.

Commercial and office uses are mostly concentrated along I-80 and in the Downtown core area. Commercial uses are also clustered around various intersections along W and E Covell Boulevard, including with Lake Boulevard, State Route 113, F Street and the railroad tracks and Pole Line Boulevard.

### ***Industrial***

Industrial uses comprise only about 2 percent of the total parcel acreage within the city limits. Industrial uses are concentrated north of I-80 and south of 5<sup>th</sup> street, within the blocks between L street and Pena Drive.

### ***Mixed-Use***

Mixed-use covers about 1 percent of the total parcel acreage in Davis. Mixed-use includes 11 acres of general mixed-use, 9 acres of neighborhood mixed-use and the 8-acre East Olive Drive Multi Use area.

General mixed-use is concentrated in Downtown Davis. One exception is the ongoing mixed-use project at 1770 Research Park Drive, including four stories of housing over ground floor R&D spaces. There are three neighborhood mixed-use parcels: the approved Bretton Woods Activity & Wellness Center in the Bretton Woods subdivision (currently under construction), the Cannery Marketplace West Block within the Cannery neighborhood in North Davis and the Del Rio Live-Work Lofts at the corner of Pena Drive and 5<sup>th</sup> Street. The East Olive Multi-Use area includes the Lexington Apartments complex co-located with neighborhood-serving commercial uses.



## Public/Open Space

Public and open space uses cover about 23 percent of the total parcel acreage within the city limits. Public uses include 494 acres of public and semi-public use parcels, public schools, public facilities, parks and recreation facilities, hospitals and churches. Open space uses include 63 acres of natural habitat areas, 2 acres of community greenbelts, 157 acres of neighborhood greenbelts, 396 acres of parks, and 62 acres of urban agricultural transition areas (see *Parks and Public Facilities* section of this report for further details about public and open space uses in Davis).

## Residential

Residential uses cover about 60 percent of the total parcel acreage within the city limits. Residential low-density use (less than 5.99 units/acre) is the most common land use in Davis, covering 2,344 acres, which is almost half (46%) of the total parcel acreage in the city. Residential uses also include about 297 acres of residential medium density (between 6 and 13.99 units/acre), 556 acres of residential medium-high density (between 14 and 24.99 units/acre) and 28 acres of residential high density (between 25 and 49.99 units/acre).<sup>1</sup>

Most Davis neighborhoods have low density housing types. However, there is a fair amount of medium and medium-high density housing. Residential medium and medium-high density uses cover about 17 percent of Davis's total parcel acreage and are concentrated along major corridors such as F Street, W Covell Boulevard, Lake Boulevard, Russell Boulevard, 5<sup>th</sup> Street, E 8<sup>th</sup> Street and Cowell Boulevard. Clusters of medium- and medium high density residential uses are also located north of W Covell Boulevard within the Cannery and Wildhorse neighborhoods and in areas close to the Downtown core, such as the Aggie Village, East Olive Drive and Old East Davis neighborhoods. There are a few residential high-density uses in Davis. Most are located north and south of I-80, between 5<sup>th</sup> Street and Cowell Boulevard.

## Vacant

Davis is about 99 percent built out, with only about 1 percent of the total parcel acreage being vacant.

Significantly sized (more than 1 acre) vacant parcels include:

- A 1-acre parcel at 1100 Kennedy Place.<sup>2</sup>
- Two contiguous parcels owned by Kaiser Permanente, located behind their medical offices at the corner of Cowell Boulevard and Drew Avenue, covering about 6 acres.

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<sup>1</sup> Residential density ranges are defined in the existing General Plan, see *General Plan Land Use* section of this report for further information.



- A 1.2-acre parcel at 2401 2nd Street in East Davis.<sup>2</sup>
- A 1.4-acre parcel at 2932 Spafford St in East Davis.<sup>2</sup>
- A 1.2-acre city-owned parcel at 3015 Cowell Boulevard in South Davis.<sup>2</sup>
- Two parcels owned by the same owner located at 3425 Chiles Road and 3501 Cowell Boulevard and covering a total of approximately 16 acres.<sup>2</sup>
- A 1-acre parcel at 4920 Chiles Road.<sup>2</sup>
- A 10.6-acre parcel owned by the Roman Catholic Church of Sacramento, located at the intersection of Montgomery Avenue and Mace Boulevard.<sup>2</sup>

## Right-of-Way

About 1 percent of the total parcel acreage in the city is dedicated right-of-way. These are mostly parcels within residential subdivisions.

**Table 1 Existing Land Use within City Limits**

Existing Land Use	Area in Acres	Percent Total
<b>Commercial/Office</b>	<b>511</b>	<b>10%</b>
General Commercial	99	2%
Commercial Service	27	1%
Retail	114	2%
Retail with Offices	38	1%
Business Park	177	3%
Office	56	1%
<b>Industrial</b>	<b>77</b>	<b>2%</b>
Industrial	77	2%
<b>Mixed-Use</b>	<b>28</b>	<b>1%</b>
Mixed Use	11	<1%
Neighborhood Mixed-Use	9	<1%
East Olive Drive Multi-Use	8	<1%

<sup>2</sup> 6<sup>th</sup> Cycle Housing Element Rezone Site (see *Housing Need and Development* section of this report for further details about the Housing Element sites)

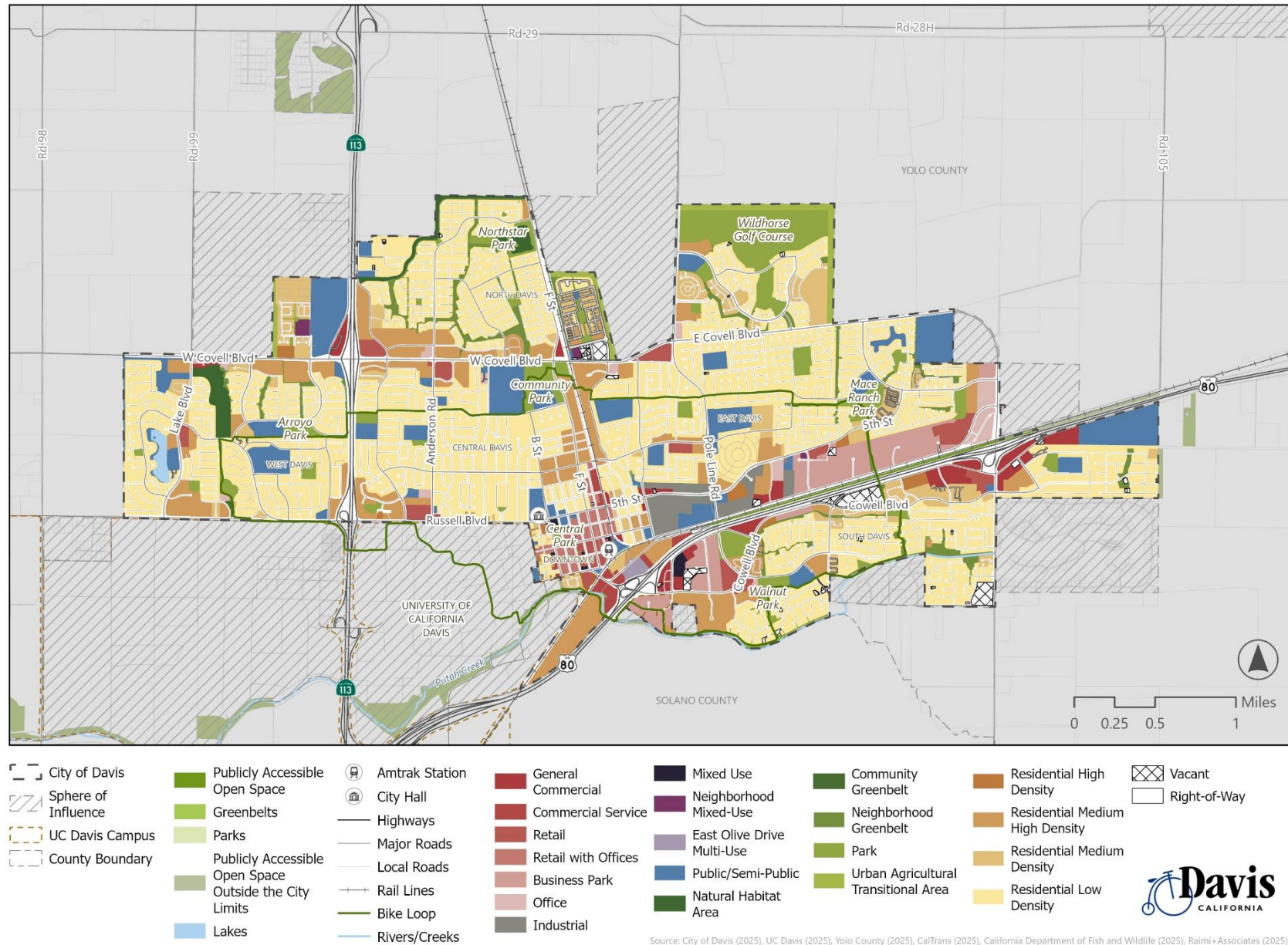
## Land Use Existing Conditions Report

Existing Land Use	Area in Acres	Percent Total
<b>Public/Open Space</b>	<b>1,174</b>	<b>23%</b>
Public/Semi-Public	494	10%
Natural Habitat Area	63	1%
Community Greenbelt	2	<1%
Neighborhood Greenbelt	157	3%
Park	396	8%
Urban Agricultural Transitional Area	62	1%
<b>Residential</b>	<b>3,140</b>	<b>63%</b>
Residential Low Density	2,344	46%
Residential Medium Density	297	6%
Residential Medium High Density	556	11%
Residential High Density	28	%
<b>Vacant</b>	<b>57</b>	<b>1%</b>
Vacant	57	1%
<b>Right-of-Way</b>	<b>40</b>	<b>1%</b>
Right-of-Way	40	1%
<b>Total Parcel Area</b>	<b>5,113</b>	<b>100%</b>

Sources: City of Davis GIS Data and Raimi + Associates, 2025

## Land Use Existing Conditions Report

Figure 5 Existing Land Use



## General Plan Land Use

The existing General Plan regulates land uses within Davis and for a few parcels within the city's Planning Area. The plan outlines the intent, allowed land uses, densities and other regulations for each land use category.

The existing Davis General Plan includes land use designations for parcels outside the city limits (Figure 7). The Yolo County's 2030 Countywide General Plan has its own land use designations for these areas. Until these areas are annexed into the city's boundaries, the controlling land use designations for purposes of development are those of the County.

## Commercial/Office

Commercial land use categories include General Commercial, Commercial Service, General Retail, Community Retail and Neighborhood Retail. Office use categories include Business Park and Office. Commercial and office designations cover approximately 439 acres, which is about 8 percent of the total parcel acreage within the city limits.

Table 2 summarizes the intent and maximum Floor Area Ratio (FAR) of various commercial and office use categories, as outlined in the existing General Plan.

**Table 2 General Plan Intent and Maximum Floor Area Ratio for Commercial and Office Land Use Categories**

Commercial/Office Land Use Designation	Intent	Floor Area Ratio (FAR)	Additional Floor Area Ratio (FAR)
General Commercial	Broad range of commercial service uses	0.5 (all uses, except public storage, warehouse, other low intensity uses)	None
		1.0 (public storage, warehouse, other low intensity uses)	
Commercial Service*	Auto-oriented uses, less reliant on pedestrian traffic or trade	0.5	None
		1.35 (hotel conference facility between West Olive Drive and I-80)	

## Land Use Existing Conditions Report

Commercial/Office Land Use Designation	Intent	Floor Area Ratio (FAR)	Additional Floor Area Ratio (FAR)
General Retail	Retail stores and centers favoring retail uses that are not currently adequately available and not likely to be able to locate in the downtown area	0.5	0.1 (for shared parking facilities) 0.15 (for housing in mixed-use development)
Community Retail	Moderate-sized retail stores in existing retail clusters	0.5	0.1 (for shared parking facilities) 0.15 (for housing in mixed-use development)
Neighborhood Retail	Shopping opportunities to meet residents’ daily needs in areas conveniently located in each neighborhood.	0.5	0.15 (for housing in mixed-use development)
Office	Small offices in centrally located areas near the downtown and/or residential neighborhoods	0.5	0.15 (for housing in mixed-use development)
		1.0 (Hotel)	
Business Park	Offices, light manufacturing and ancillary warehouse facilities in mixed-use environments with freeway and airport access	0.5	0.15 (for housing in mixed-use development)
		1.0 (Hotel)	
*The Commercial Service land use category is described in the Gateway/Olive Drive Specific Plan.			

Sources: City of Davis General Plan, 2025

## ***Industrial***

The General Plan designates approximately 81 acres or 2 percent of the total parcel area within the city limits as Industrial. The maximum FAR for industrial uses is 50%.

The 19-acre Teichert construction yard lot southeast of the State Route 113 and County Road 29 intersection, within the city's Planning Area, is designated as Industrial in the Davis and Yolo County General Plan.

## ***Mixed-Use***

Mixed-use categories include Mixed Use, Neighborhood Mixed-Use and the East Olive Drive Multi-Use. Mixed-use designations cover about 152 acres or 3 percent of the total parcel area within the city limits.

The General Plan's Mixed-Use category applies primarily to the Downtown area and a few Planned Development zoning districts, which regulate the specific types and densities of uses within those areas. The Neighborhood Mixed Use category is intended to encourage a mix of non-residential and residential uses in areas conveniently located to neighborhoods. The maximum FAR is 50%, with a potential total FAR of 80% if housing and/or off-street parking is provided. The East Olive Drive Multi-Use category is described in the Gateway/Olive Drive Specific Plan as a mixed-use district that is intended to form a link between existing and new development. The plan regulates the specific types and densities of uses within this area.

## ***Public/Open Space***

Public and Open Space categories include Public/Semi-Public, Natural Habitat Area, Community Greenbelt, Neighborhood Greenbelt, Park, and Urban Agricultural Transitional Area. Public and Open Space designations cover about 1,166 acres, which is approximately 23 percent of the total parcel acreage within the city limits.

About 1,536 acres of land within the Davis Planning Area are designated as Public/Semi-Public, including the former City landfill site west of Pole Line Road, the City's wastewater treatment facility and County recycling facility north of County Road 29 and the City-owned Putah Creek South Fork Preserve. The former City landfill site and the Putah Creek South Fork Preserve have an Agriculture designation in the County General Plan. About 518 acres of land outside the city limits are designated as an open space land use category, including the open spaces of the El Macero and North Davis Meadows neighborhoods.

## ***Residential***

Residential land use designations include Residential Low Density, Residential Medium Density, Residential Medium High Density and Residential High Density. Residential land use

designations cover 3,246 acres or approximately 63 percent of the total parcel acreage within the city limits.

The 16-acre Royal Oaks mobile home park located outside the city limits has a designated Residential Medium Density use, both in the Davis and Yolo County General Plan. The existing General Plan defines minimum and maximum densities by residential land use category, summarized in Table 3.

**Table 3 General Plan Minimum and Maximum Densities for Residential Land Use Categories**

<b>Residential Land Use Designation</b>	<b>Gross Density<sup>1</sup> (units per acre)</b>	<b>Net Density<sup>1,2</sup> (units per acre)</b>
Residential Low Density	3.00 – 5.99	3.60 – 7.19
Residential Medium Density	6.00 – 13.99	7.20 – 16.79
Residential Medium High Density	14.00 – 24.99	16.80 – 29.99
Residential High Density	25.00 – 49.99	30.00 – 59.99
Residential Very High Density <sup>3</sup>	50.00 – 70.00	60.00 – 84.00
<sup>1</sup> Assumed density with 25% density bonus <sup>2</sup> Net density assumed to be 120% of gross density <sup>3</sup> The Very High Density designation is restricted to properties on the north side of Russell Boulevard between State Route 113 and Sycamore Lane and requires a general plan amendment to apply it to the parcel		

Sources: City of Davis General Plan, 2025

Tables 4 and 5 summarize the acreages of each General Plan Land Use designation within and outside the city limits. General Plan Land Use designations within and outside the city limits are illustrated in Figures 6 and 7.



**Table 4 General Plan Land Use Designations within City Limits**

General Plan Land Use Designation	Area in Acres	Percent Total
<b>Commercial/Office</b>	<b>439</b>	<b>9%</b>
General Commercial	105	2%
Commercial Service	19	<1%
General Retail	19	<1%
Community Retail	8	<1%
Neighborhood Retail	60	1%
Business Park	180	4%
Office	48	1%
<b>Industrial</b>	<b>81</b>	<b>2%</b>
Industrial	81	2%
<b>Mixed-Use</b>	<b>152</b>	<b>3%</b>
Mixed Use	119	2%
Neighborhood Mixed-Use	24	<1%
East Olive Drive Multi-Use	8	<1%
<b>Public/Open Space</b>	<b>1,143</b>	<b>23%</b>
Public/Semi-Public	473	9%
Natural Habitat Area	69	1%
Community Greenbelt	2	<1%
Neighborhood Greenbelt	158	3%
Park	379	7%
Urban Agricultural Transitional Area	62	1%
<b>Residential</b>	<b>3,246</b>	<b>63%</b>
Residential Low Density	2,352	46%
Residential Medium Density	300	5%
Residential Medium High Density	556	11%

## Land Use Existing Conditions Report

General Plan Land Use Designation	Area in Acres	Percent Total
Residential High Density	39	1%
<b>No Designation</b>	<b>51</b>	<b>1%</b>
Right-of-Way	39	1%
Greenbelt	10	<1%
UC Davis	2	<1%
<b>Total Parcel Area</b>	<b>5,113</b>	<b>100%</b>

Sources: City of Davis, 2025

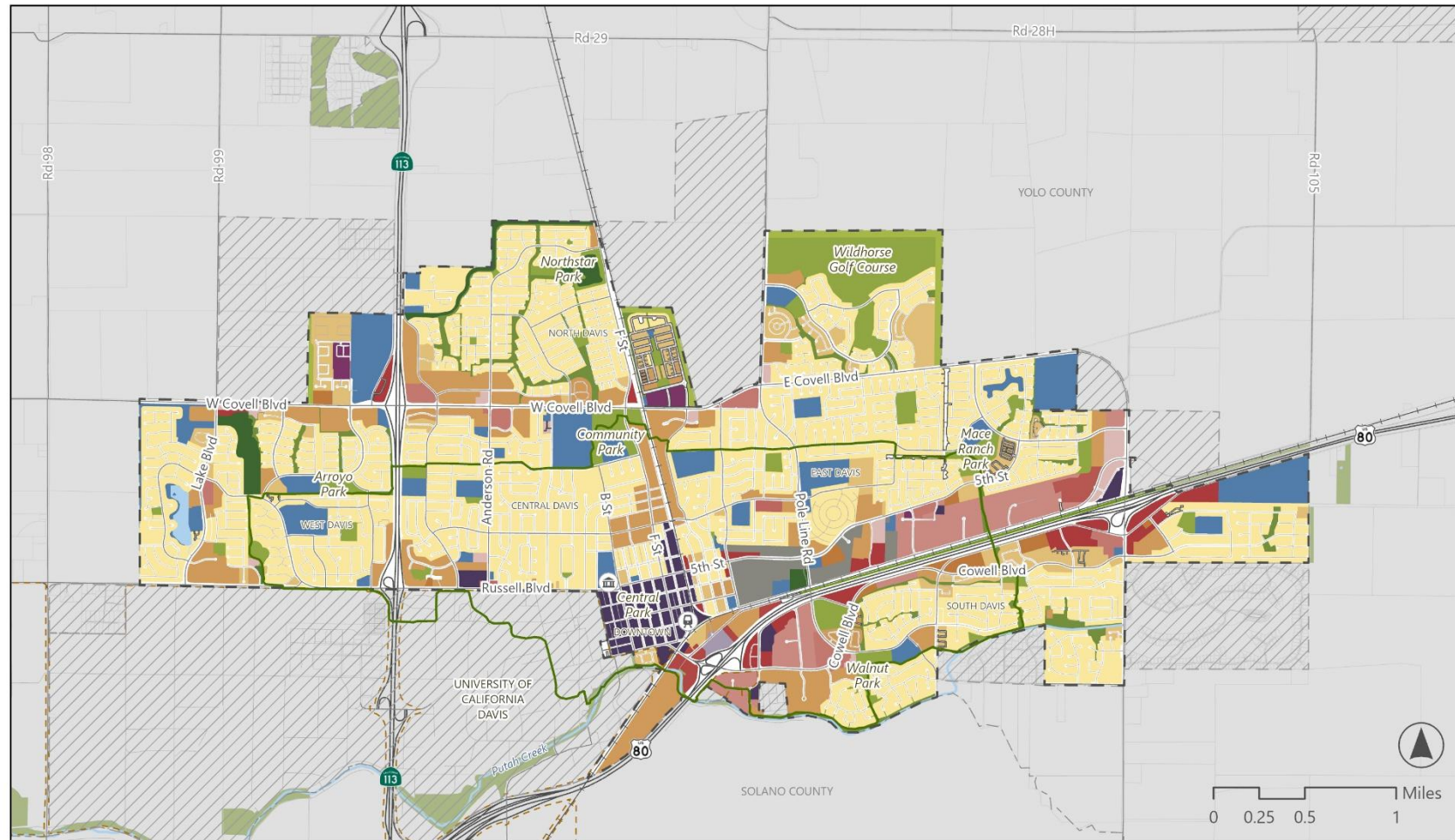
**Table 5 General Plan Land Use Designations Outside City limits**

General Plan Land Use Designation	Area in Acres	Percent Total
<b>Industrial</b>	<b>19</b>	<b>1%</b>
Industrial	19	1%
<b>Public/Open Space</b>	<b>2,054</b>	<b>98%</b>
Public/Semi-Public	1536	74%
Neighborhood Greenbelt	3	<1%
Park	439	21%
Urban Agricultural Transitional Area	76	4%
<b>Residential</b>	<b>16</b>	<b>1%</b>
Residential Medium Density	16	1%
<b>Total</b>	<b>2,089</b>	<b>100%</b>

Sources: City of Davis GIS Data, 2025

## Land Use Existing Conditions Report

Figure 6 General Plan Land Use within City Limits

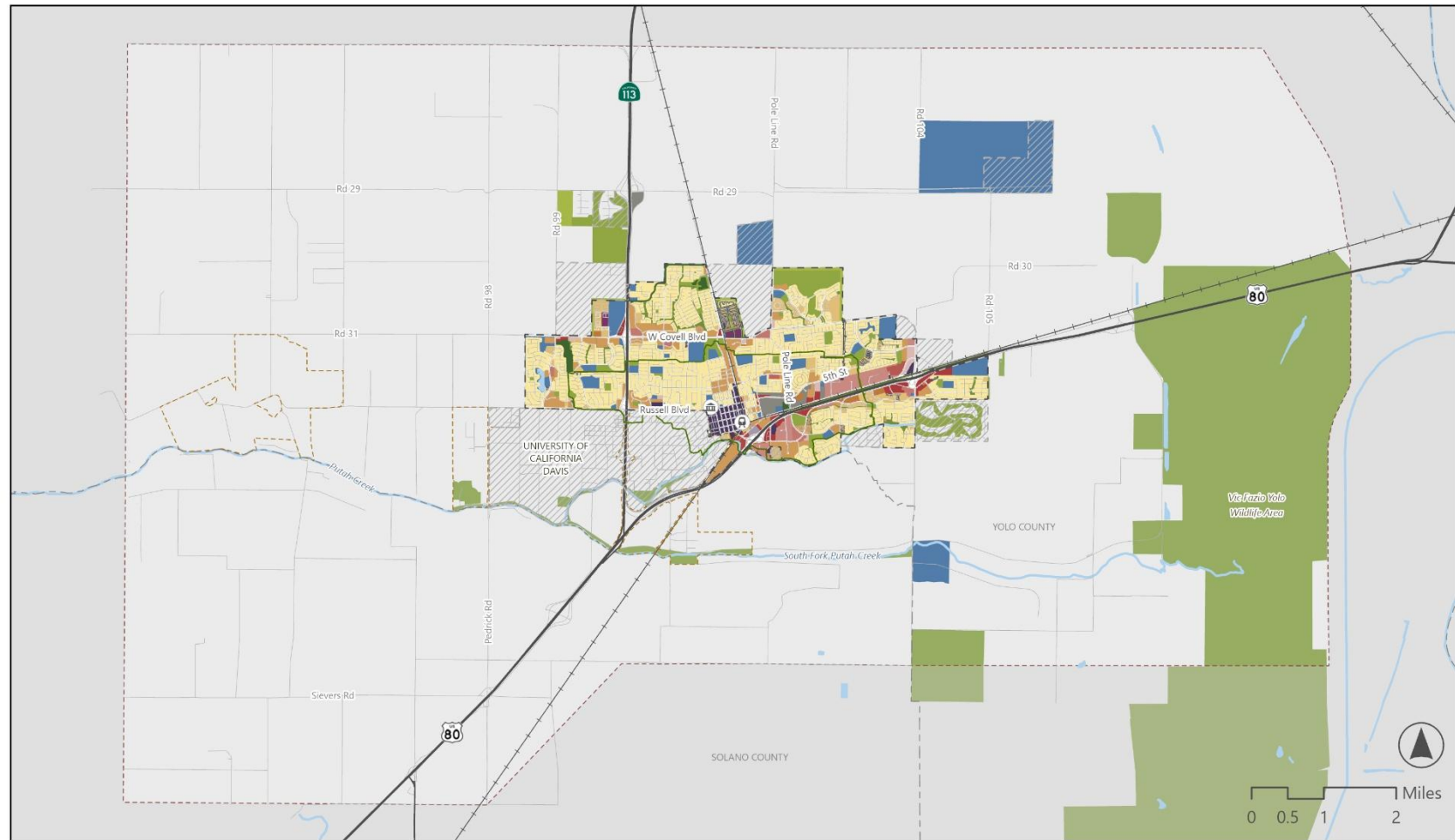


Source: City of Davis (2025), UC Davis (2025), Yolo County (2025), CalTrans (2025), California Department of Fish and Wildlife (2025), Raimi+Associates (2025).



## Land Use Existing Conditions Report

**Figure 7 General Plan Land Use Outside City Limits**



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



## Zoning Districts

Davis's Zoning Ordinance includes 22 main zoning districts that regulate permitted uses, heights, setbacks and other development standards for parcels within the city.

Table 6 provides a summary of development standards within Davis's zoning districts. Table 7 summarizes the acreages of each zoning district. Zoning districts are illustrated in Figure 8.

### ***Commercial***

There are two commercial zoning districts in Davis: Community Retail (C-R) and Commercial Service (C-S). The two commercial zones apply to about 1 percent of the total parcel acreage within the city limits.

### ***Industrial***

Industrial districts include the Industrial (I), Industrial Admin/Research (I-R) and Auto Center (A-C) zones. These districts apply to about 1 percent of the total parcel area within Davis.

### ***Mixed-Use***

Mixed-use zoning districts include the Commercial Mixed Use (C-MU) zones, the zones of the Downtown Davis Specific Plan area (Main Street-Large Zone, Main Street-Medium Zone, Neighborhood-Large Zone, Neighborhood-Medium Zone) and the Gateway/Olive Drive Specific Plan area (Gateway/Olive Dr Specific Plan). The Downtown Davis Specific Plan zones allow for a range of heights from 35 feet, applicable closer to the edges of the plan area, up to a maximum of 85 feet in the core area of Downtown. The Gateway/Olive Drive Specific Plan outlines the zoning for the Gateway/Olive Drive neighborhood. Mixed-use zones apply to about 3 percent of the total parcel acreage within the city limits.

### ***Public/Open Space***

Public and Open Space zoning districts include the Public/Semi-Public (P-SP) and the Agricultural (A) zone. These zones apply to about 2 percent of the total parcel area within the city limits.

### ***Residential***

There are six main residential use zoning districts in Davis: Residential High Density Apt (R-HD), Residential Transitional (R-T), Residential Garden Apt (R-3), Residential Restricted (R-R), Residential One/Two-Family (R-2) and Residential One-Family (R-1). Residential zoning districts apply to approximately one third of the total parcel area within Davis.



The R-HD and R-T districts allow for higher-density development with a maximum allowable height of 100 feet and a maximum Floor Area Ratio (FAR) of 2.0. The R-3 district allows for a maximum height of 35 feet, while the R-R, R-2 and R-1 districts allow for a maximum height of 30 feet and a maximum FAR of 0.4.

## Planned Development

Approximately 60 percent of the total parcel acreage within the city is zoned as Planned Development. The purpose of the Planned Development district is to allow for flexibility as opposed to the rigidity of conventional zoning. Project developers may apply for a planned development district on parcels of any size, as long as the proposed development complies with the regulations and provisions of the General Plan and any applicable Specific Plan.

**Table 6 Maximum Allowable FAR, Height and Lot Coverage by Zoning District**

Zoning District	Floor Area Ratio	Height	Lot Coverage
<b>Commercial</b>			
Community Retail (C-R)	None	<ul style="list-style-type: none"> <li>• 55'</li> <li>• 30' within 25' of an R-1 or an R-2 district</li> </ul>	None
Commercial Service (C-S)	None	35'	None
<b>Industrial</b>			
Industrial (I)	None	<ul style="list-style-type: none"> <li>• None</li> <li>• 50' within 200' of an R or A district</li> </ul>	None
Industrial Admin/Research (I-R)	None	50'	None
Auto Center (A-C)	None	35'	40%
<b>Mixed-Use</b>			
Commercial Mixed Use (C-MU)	None	35'	25%
Main Street-Large Zone (MS-L (7))	None	85'	95%
Main Street-Large Zone (MS-L)	None	75'	95%

## Land Use Existing Conditions Report

Zoning District	Floor Area Ratio	Height	Lot Coverage
Main Street-Medium Zone (MS-M (5))	None	65'	95%
Main Street-Medium Zone (MS-M)	None	75'	95%
Neighborhood-Large Zone (N-L)	None	65'	80%
Neighborhood-Medium Zone (N-M)	None	55'	70%
Neighborhood-Medium Zone (N-M (3))	None	35'	70%
<b>Public/Open Space</b>			
Public/Semi-Public (P-SP)	None	50'	None
Agricultural (A)	None	30'	None
<b>Residential</b>			
Residential High Density Apt (R-HD)	2.0	100'	50%
Residential Transitional (R-T)	2.0	100'	50%
Residential Garden Apt (R-3)	None	35'	40%
Residential Restricted (R-R)	0.4	30'	40%
Residential One/Two-Family (R-2)	0.4	30'	40%
Residential One-Family (R-1)	0.4	30'	40%
<b>Planned Development</b>			
Planned Development (PD)	None	Flexible	Flexible

Sources: City of Davis Zoning Ordinance, 2025



Table 7 Zoning Districts within City Limits

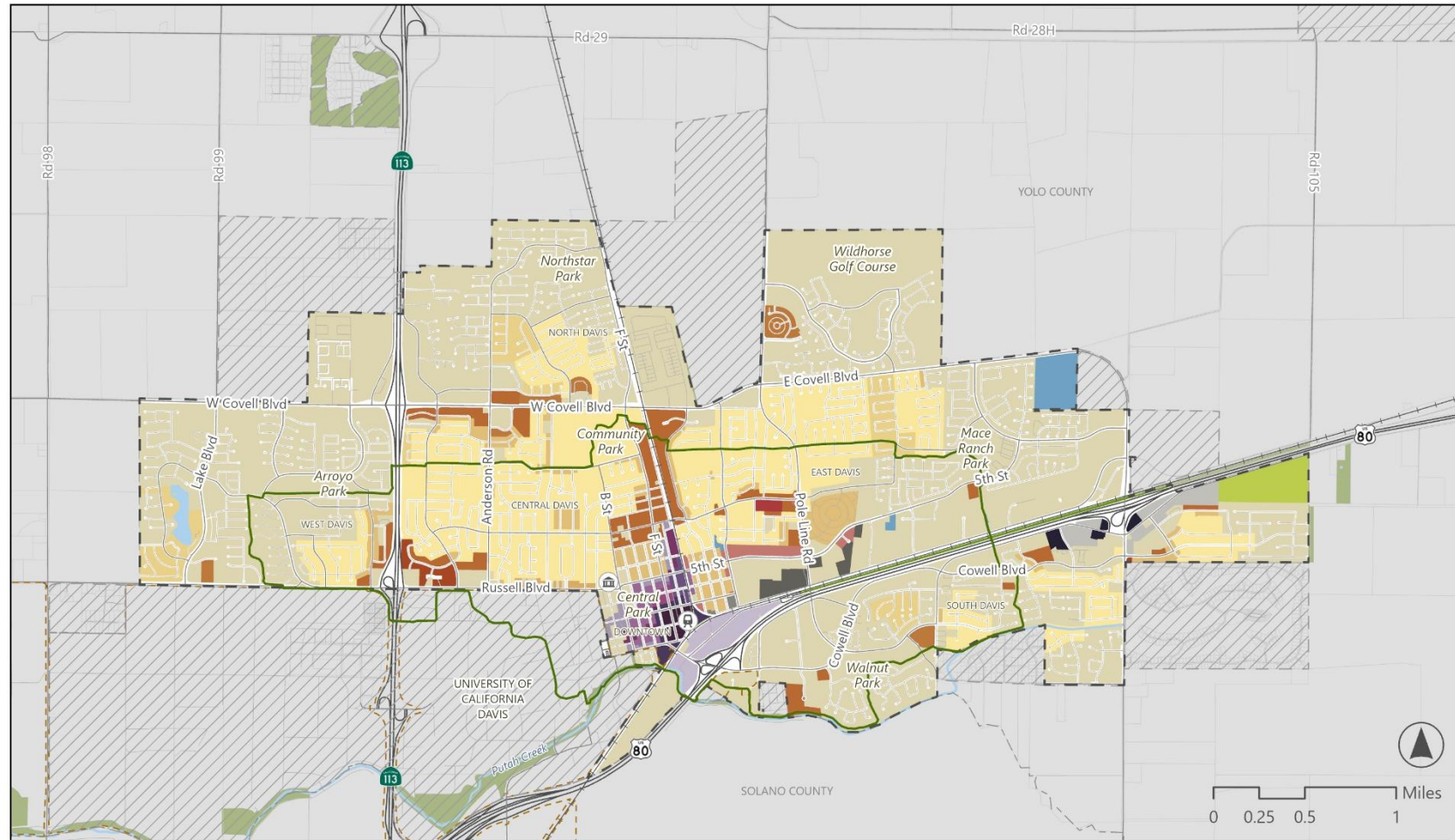
Zoning District	Area in Acres	Percent Total
<b>Commercial</b>	<b>29</b>	<b>1%</b>
Community Retail (C-R)	6	<1%
Commercial Service (C-S)	24	<1%
<b>Industrial</b>	<b>76</b>	<b>1%</b>
Industrial (I)	28	1%
Industrial Admin/Research (I-R)	3	<1%
Auto Center (A-C)	45	1%
<b>Mixed-Use</b>	<b>138</b>	<b>3%</b>
Commercial Mixed Use (C-MU)	12	<1%
Main Street-Large Zone (MS-L (7))	12	<1%
Main Street-Large Zone (MS-L)	13	<1%
Main Street-Medium Zone (MS-M (5))	7	<1%
Main Street-Medium Zone (MS-M)	9	<1%
Neighborhood-Large Zone (N-L)	4	<1%
Neighborhood-Medium Zone (N-M)	18	<1%
Neighborhood-Medium Zone (N-M (3))	13	<1%
Gateway/Olive Drive Specific Plan (Gateway SP)	50	1%
<b>Public/Open Space</b>	<b>108</b>	<b>2%</b>
Public/Semi-Public (P-SP)	48	1%
Agricultural (A)	60	1%
<b>Residential</b>	<b>1,676</b>	<b>33%</b>
Residential High Density Apt (R-HD)	16	<1%
Residential Transitional (R-T)	<1	<1%
Residential Garden Apt (R-3)	174	3%
PD Residential Garden Apt (PD R-3-L)	44	1%

## Land Use Existing Conditions Report

Zoning District	Area in Acres	Percent Total
Residential Restricted (R-R)	8	<1%
Residential One/Two-Family (R-2)	160	3%
PD Residential One-Family (PD R-1-6)	158	3%
Residential One-Family (R-1)	1116	22%
<b>Planned Development</b>	<b>3,080</b>	<b>60%</b>
Planned Development (PD)	3,080	60%
<b>No Zoning District</b>	<b>5</b>	<b>&lt;1%</b>
Right-of-Way	3	<1%
UC Davis	2	<1%
<b>Total Parcel Area</b>	<b>5,113</b>	<b>100%</b>

Sources: City of Davis GIS Data, 2025

Figure 8 Zoning Districts



# URBAN FORM AND STRUCTURE

The following section examines Davis's existing community design. The section analyzes elements of the city's form and structure, including parcel sizes, building footprints and types, activity centers and neighborhood access to retail, service and other civic and community amenities.

## Urban Form

### *Parcel Size*

The size of parcels is an important driver of the types of development that can occur on them. A typical residential development parcel size is usually around 5,000 to 6,000 square feet. Larger parcels are typically more appropriate for multi-family and commercial development. Parcel size is also an indicator of a place's scale and character. Smaller parcels are associated with historic development patterns and walkable neighborhood centers. Large parcels may indicate auto-oriented suburban types of residential development, commercial nodes, or industrial districts.

About 80 percent of parcels within the city of Davis are smaller than 10,000 square feet (see Figures 9 and 10). These smaller parcels form a series of walkable neighborhoods in different locations across the city. In addition to the neighborhoods, smaller parcels are also concentrated in and around Downtown, indicating the historic pattern of development in Downtown and areas like Old North Davis, Aggie Village, University Avenue and Old East Davis. Certain neighborhoods, particularly at the edges of the city, feature larger parcels (more than 10,000 square feet), which may suggest more auto-oriented, suburban development.

**Figure 9 Percentage of Total Number of Parcels and Total Parcel Area by Parcel Size**

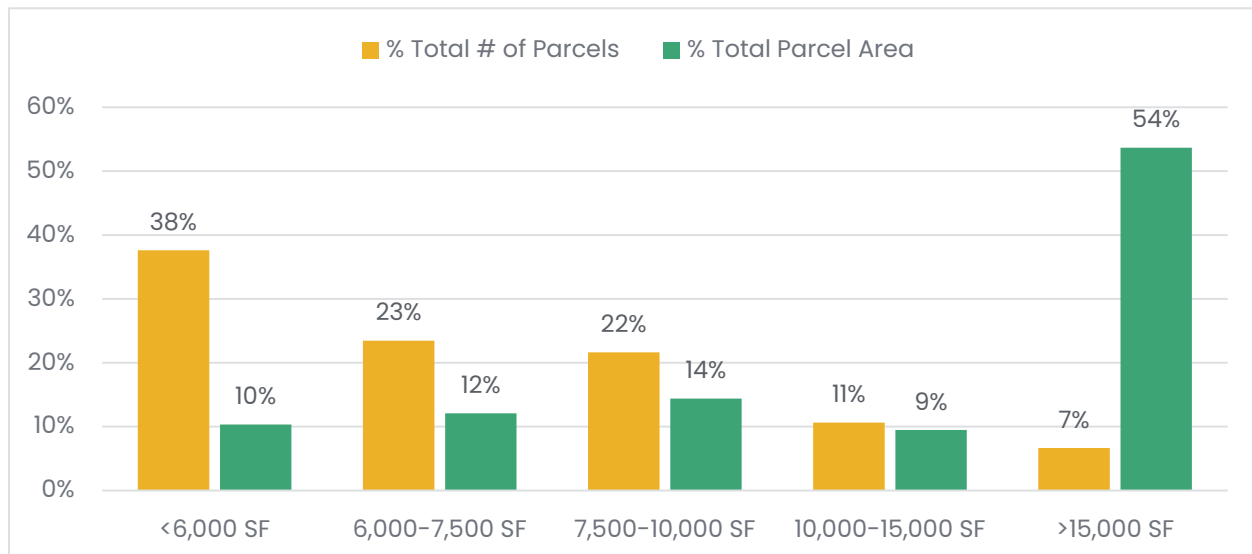
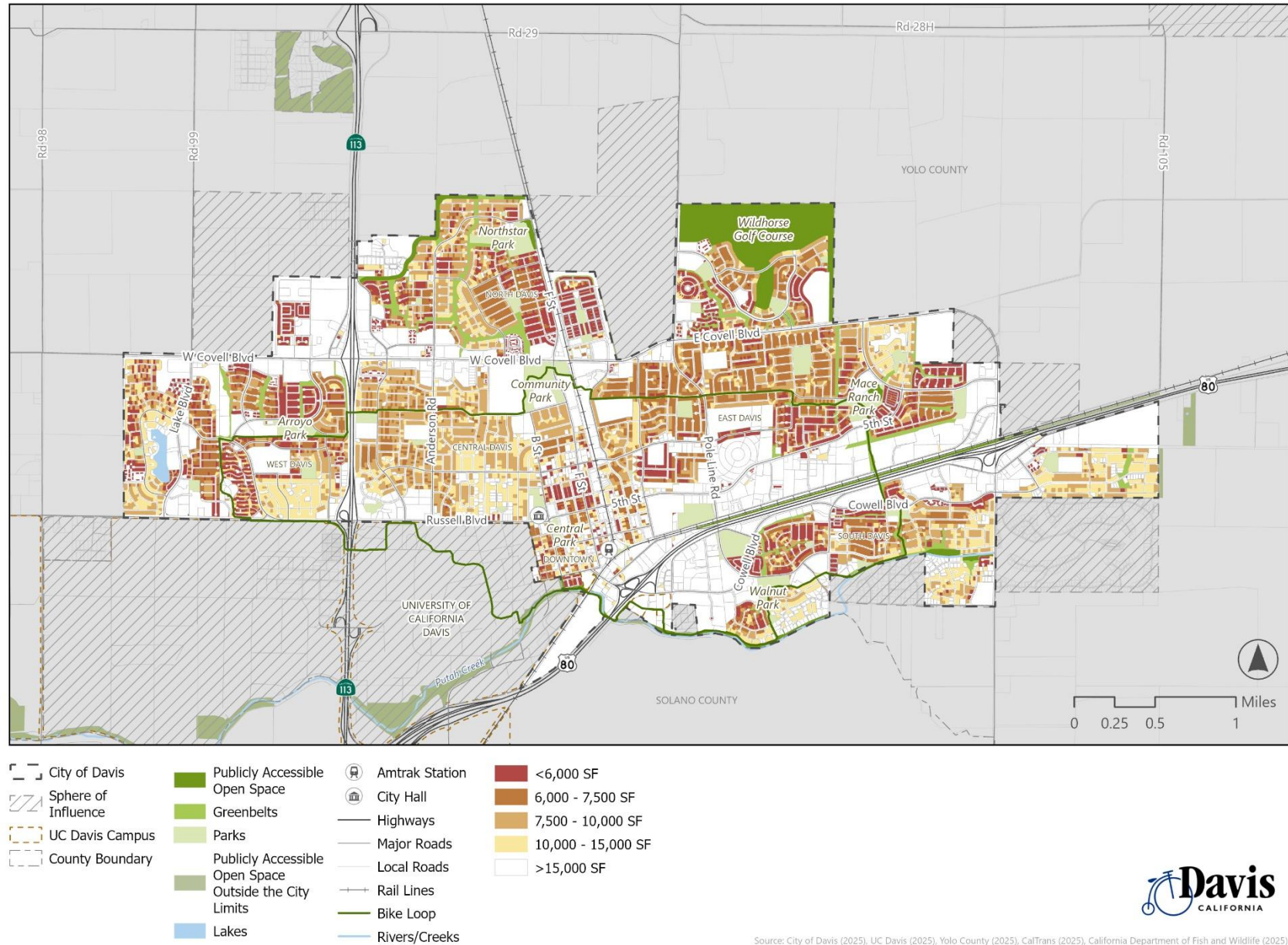




Figure 10 Parcel Size



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

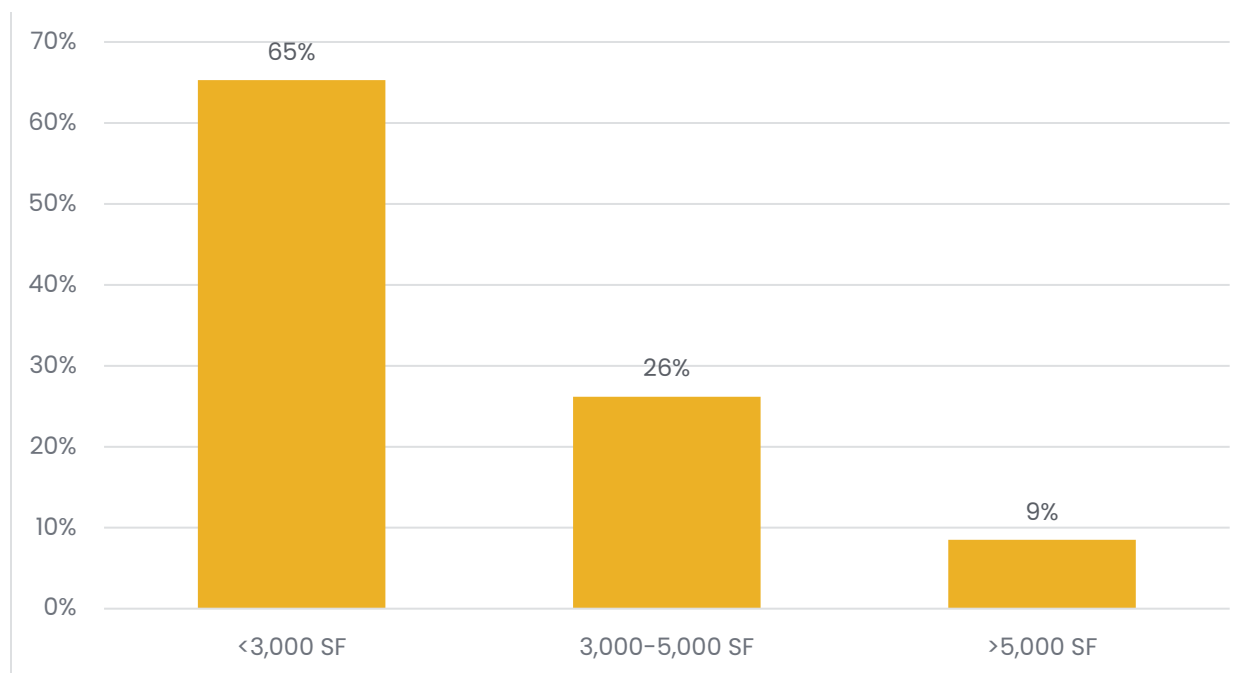
Parcels larger than 10,000 square feet cover about 63 percent of the total parcel area in the city. These are typically commercial, industrial, or public/semi-public use parcels that form important job and activity centers for Davis residents.

## Building Footprint

Building footprints provide additional insight into the city's scale and character (See Figure 14). Most Davis neighborhoods have a tight configuration of house-type buildings built next to one another on relatively small parcels and with minimal side setbacks. Commercial and institutional buildings in Davis have larger footprints, but the configuration of buildings and open spaces is sparser with standalone buildings surrounded by large parking lots. The only exception is Downtown, where non-residential uses have a denser pattern due to the character of development with zero lot lines. Parking in Downtown is accommodated on unbuilt parcels, in parking garage structures and on-street.

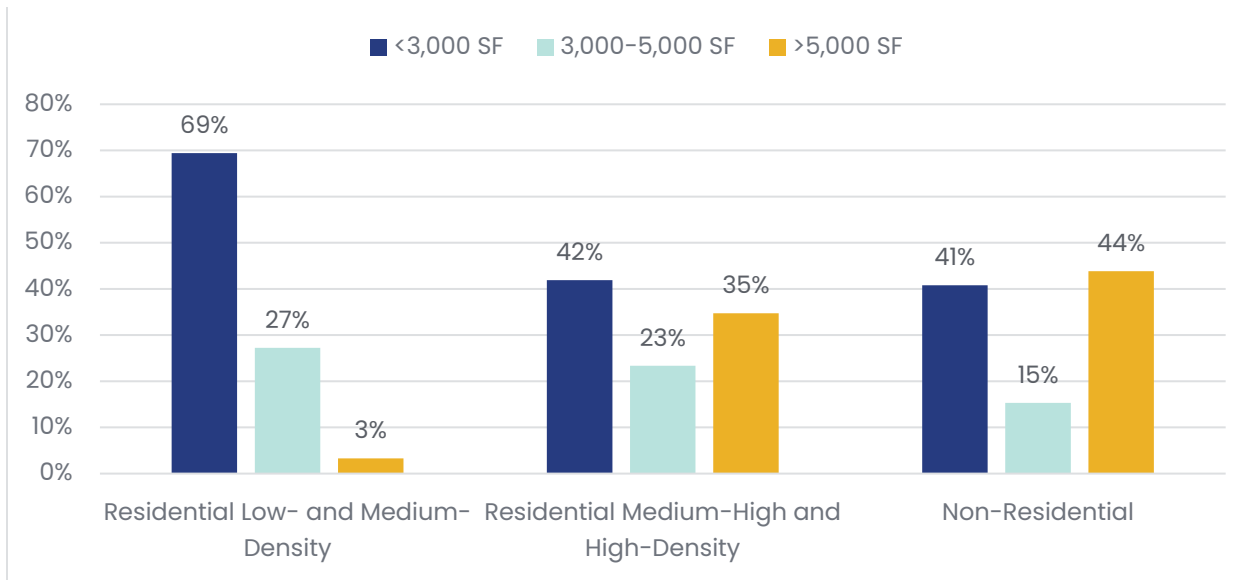
About two thirds of buildings in Davis have a footprint of less than 3,000 square feet, which is close to the size of a typical single-family home or a typical "main street" storefront. About a quarter of buildings have a footprint between 3,000 and 5,000 square feet. This middle range includes larger homes and a few mid-sized non-residential buildings. Non-residential building footprints between 3,000 and 5,000 square feet only make up about 15 percent of the total number of non-residential buildings in Davis, suggesting a lack of mid-sized commercial footprints. About 10 percent of buildings in Davis have a footprint of more than 5,000 square feet, including mostly non-residential and some medium-high to high-density residential buildings (see Figures 11 and 12).

**Figure 11 Percentage of Total Number of Buildings by Building Footprint**





**Figure 12 Percentage of Total Number of Different Building Types by Building Footprint**



Approximately 85 percent of buildings in the city are low- and medium-density residential buildings (see Figures 13 and 15). Low- and medium-density residential buildings have an average footprint of about 2,700 square feet. Medium-high and high-density residential buildings make up about 9 percent of buildings in the city, with an average footprint of about 4,900 square feet. Non-residential buildings make up the remaining 6 percent of buildings in Davis. The average footprint of non-residential buildings in Davis is about 8,900 square feet.

**Figure 13 Percentage of Total Number of Buildings by Building Type**

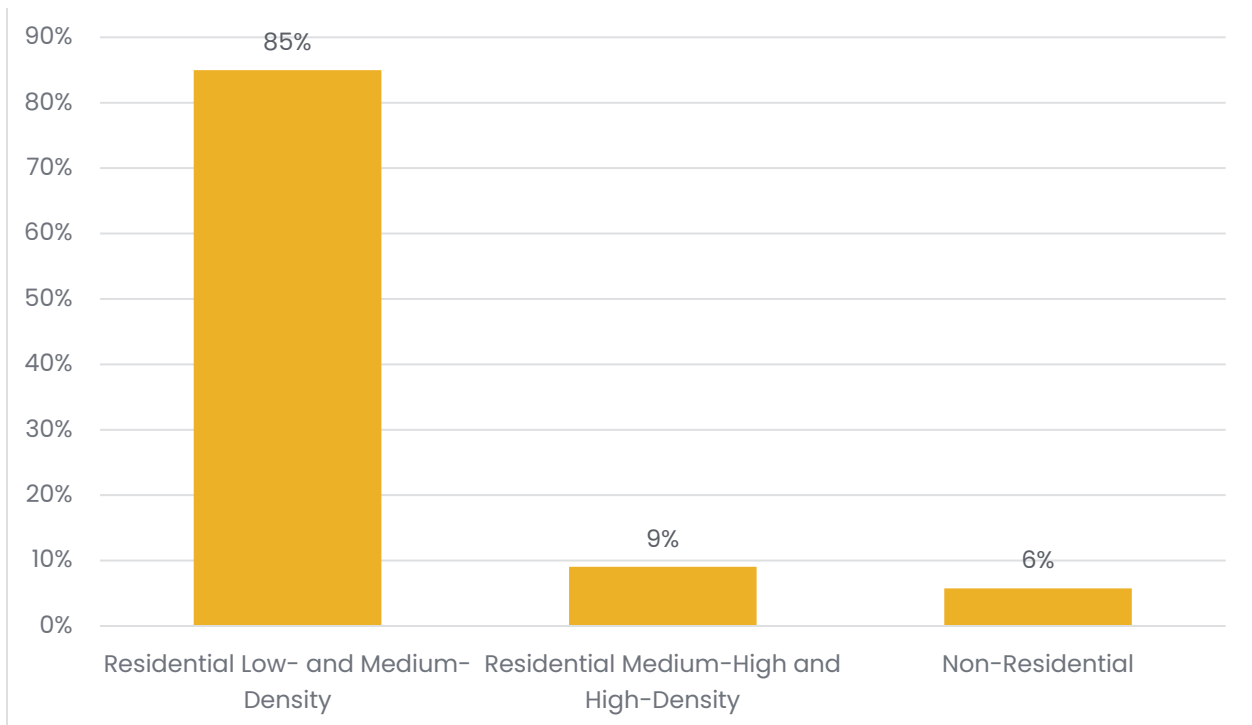
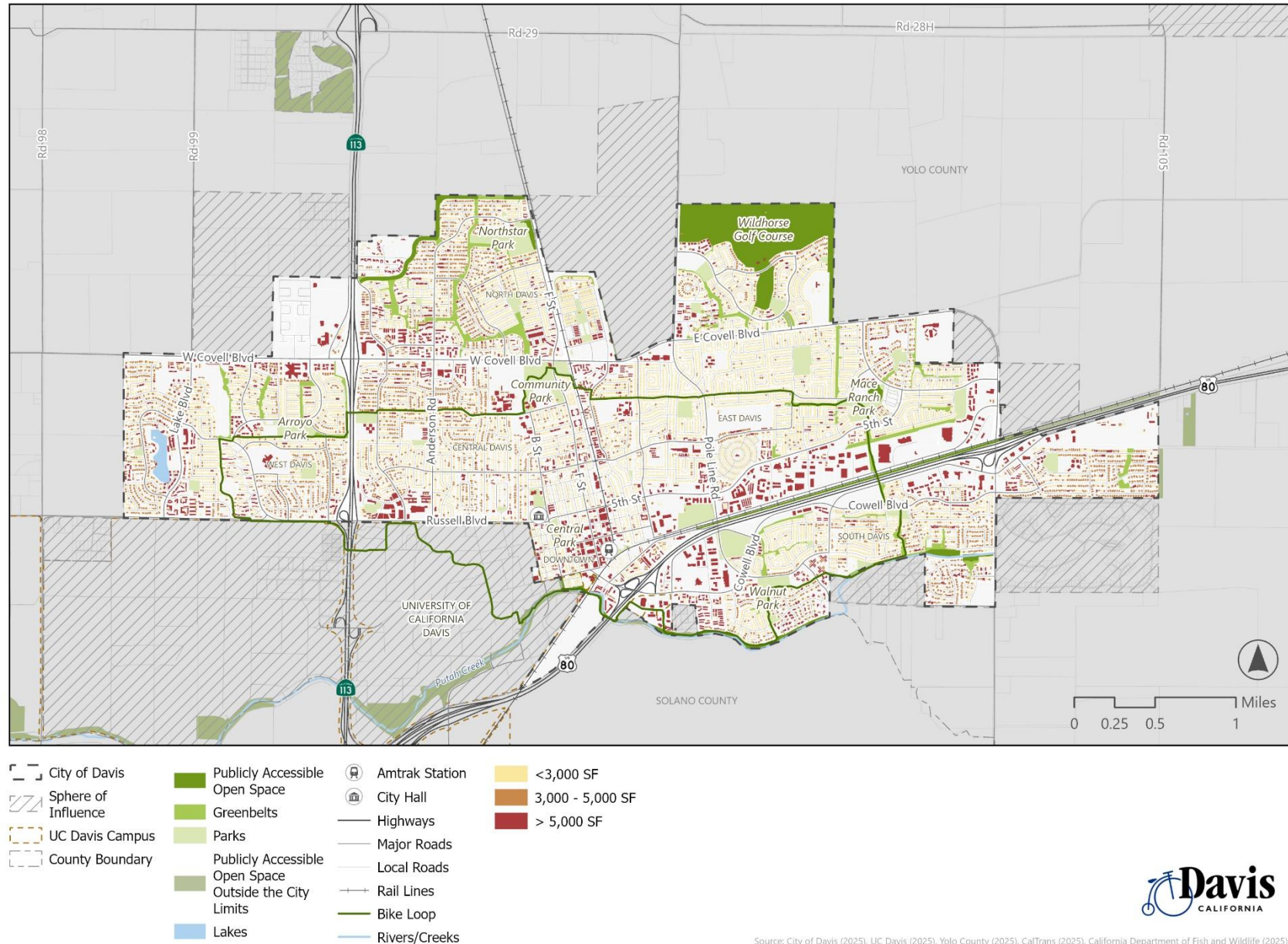
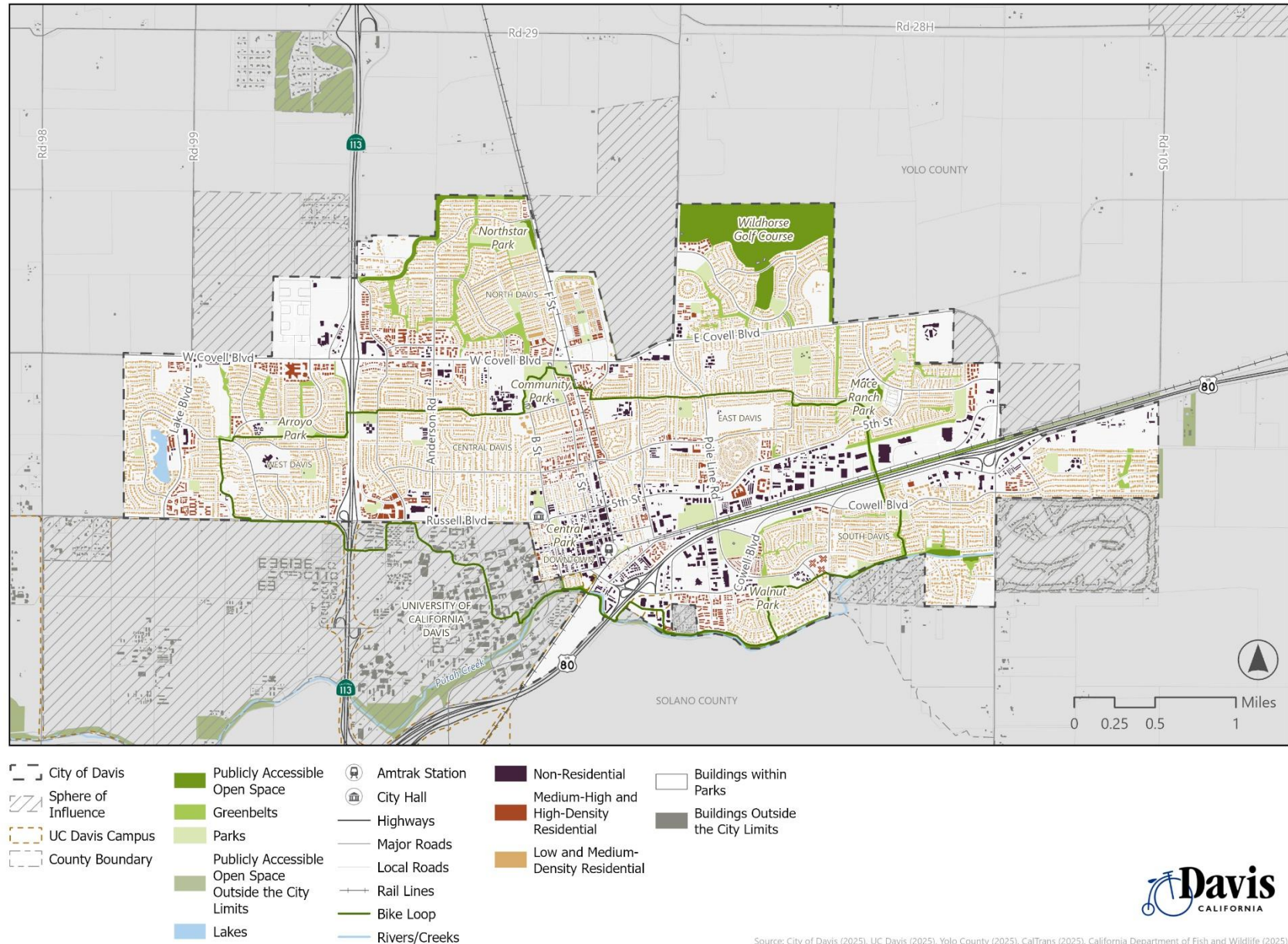


Figure 14 Building Footprints



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

Figure 15 Building Types





# Urban Structure

## Activity Centers

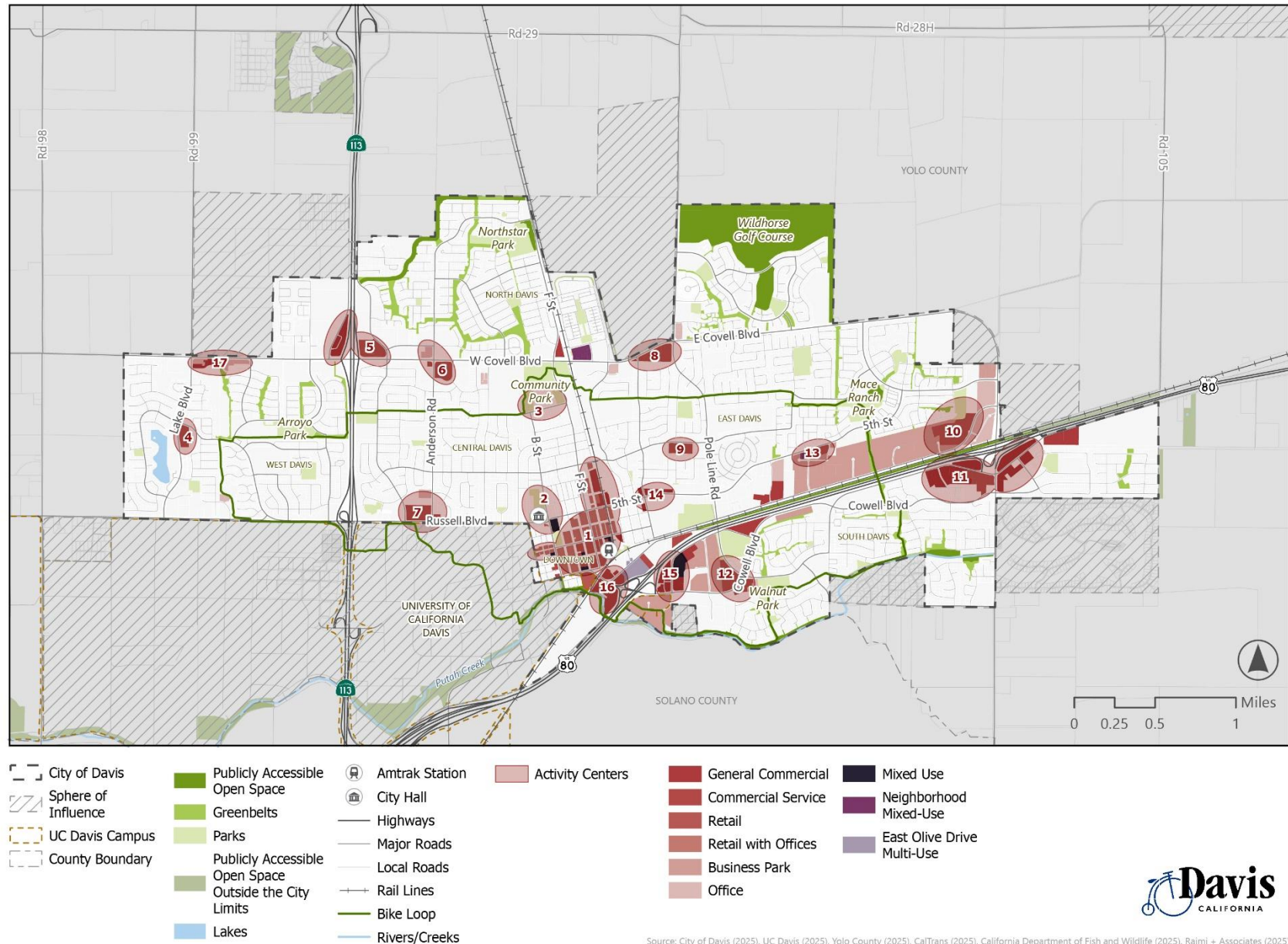
Activity centers are places in the city where people and activities are clustered. Activity centers can take the form of main streets, shopping centers, street corners and civic hubs and can serve as the social heart of neighborhoods. Davis has 17 activity centers, illustrated in Figure 16. Major activity centers in Davis include:

1. The mixed-use core of the Downtown area.
2. The City Hall and Central Park civic cluster
3. The Mary L. Stephens Library and Veterans Memorial Center civic cluster in Central Davis.
4. The Westlake Plaza on Lake Boulevard in West Davis.
5. The Marketplace mall, at the intersection of I13 and W Covell Boulevard.
6. Anderson Plaza, at the intersection of W Covell Boulevard and Anderson Road.
7. The Davis Collection, at the intersection of Russell Boulevard and Anderson Road.
8. Oak Tree Plaza, at the intersection of E Covell Boulevard and Pole Line Road.
9. The Davis Manor Center on E 8<sup>th</sup> Street in the Davis Manor neighborhood.
10. The shopping center anchored by Target, north of the I-80 interchange at Mace Boulevard.
11. The El Macero Center mall, at the intersection of Chiles Road and Mace Boulevard.
12. The Oakshade Town Center plaza, at the intersection of Cowell Boulevard and Pole Line Road in South Davis.

Smaller activity centers include other locations with retail and service uses:

13. The 5<sup>th</sup> Street Plaza, at the intersection of 5<sup>th</sup> and Spafford streets.
14. The intersection of 5<sup>th</sup> and L streets.
15. The intersection of Richards Boulevard and Research Park Drive.
16. The intersection of Richards Boulevard and Olive Drive, just southeast of the Richards Boulevard underpass.
17. The intersection of W Covell Boulevard and Lake Boulevard.

Figure 16 Activity Centers



## Neighborhood Amenity Mix

The concept of the 20-minute neighborhood aims to create places where residents have easy, convenient access to their daily needs within a 20-minute walk. This approach encourages walking, cycling and taking transit and reduces car dependence, promoting sustainability, health and community cohesion. A complete neighborhood should include a mix of diverse amenities, including food retail, community-serving retail, services and civic and community facilities within convenient walking distance.<sup>3</sup>

### WALK ACCESS TO RETAIL AND SERVICES

Davis's neighborhoods have good access to retail and services and are generally located within a 20-minute walk from commercial centers (see Figure 17). Downtown, Old North Davis, Old East Davis and areas of Central Davis in particular, are located within a 5- to 10-minute walk from retail and service amenities. Areas with less convenient access to retail and services, sometimes more than a 20-minute walk, include:

- Portions of the West Davis Manor neighborhood in West Davis,
- The Northstar and Grande neighborhoods in North Davis,
- The northeast portion of the Wildhorse neighborhood, and
- Willowbank and the eastern portion of the El Macero Estates neighborhood in South Davis.

### WALK ACCESS TO CIVIC AND COMMUNITY FACILITIES

Davis's neighborhoods have excellent access to civic and community facilities generally located within a less than a 15-minute walk from civic and community hubs (see Figure 18). Areas with less convenient access to civic and community facilities, although still within a 15-minute walk, include:

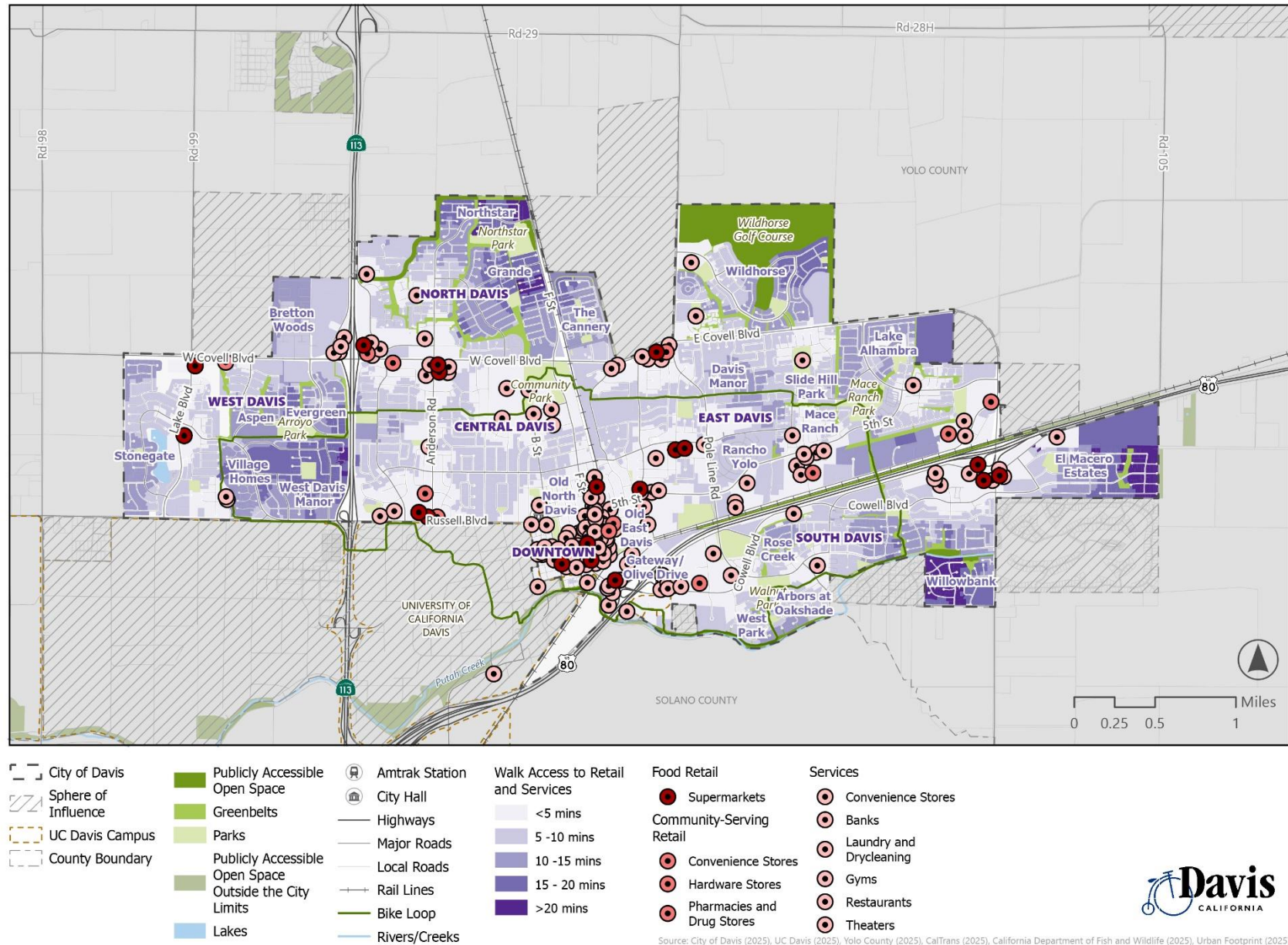
- The Grande neighborhood in North Davis,
- The eastern portion of the Gateway/East Olive Drive neighborhood,
- The Rose Creek neighborhood in South Davis, and
- Willowbank and portions of the El Macero Estates neighborhood

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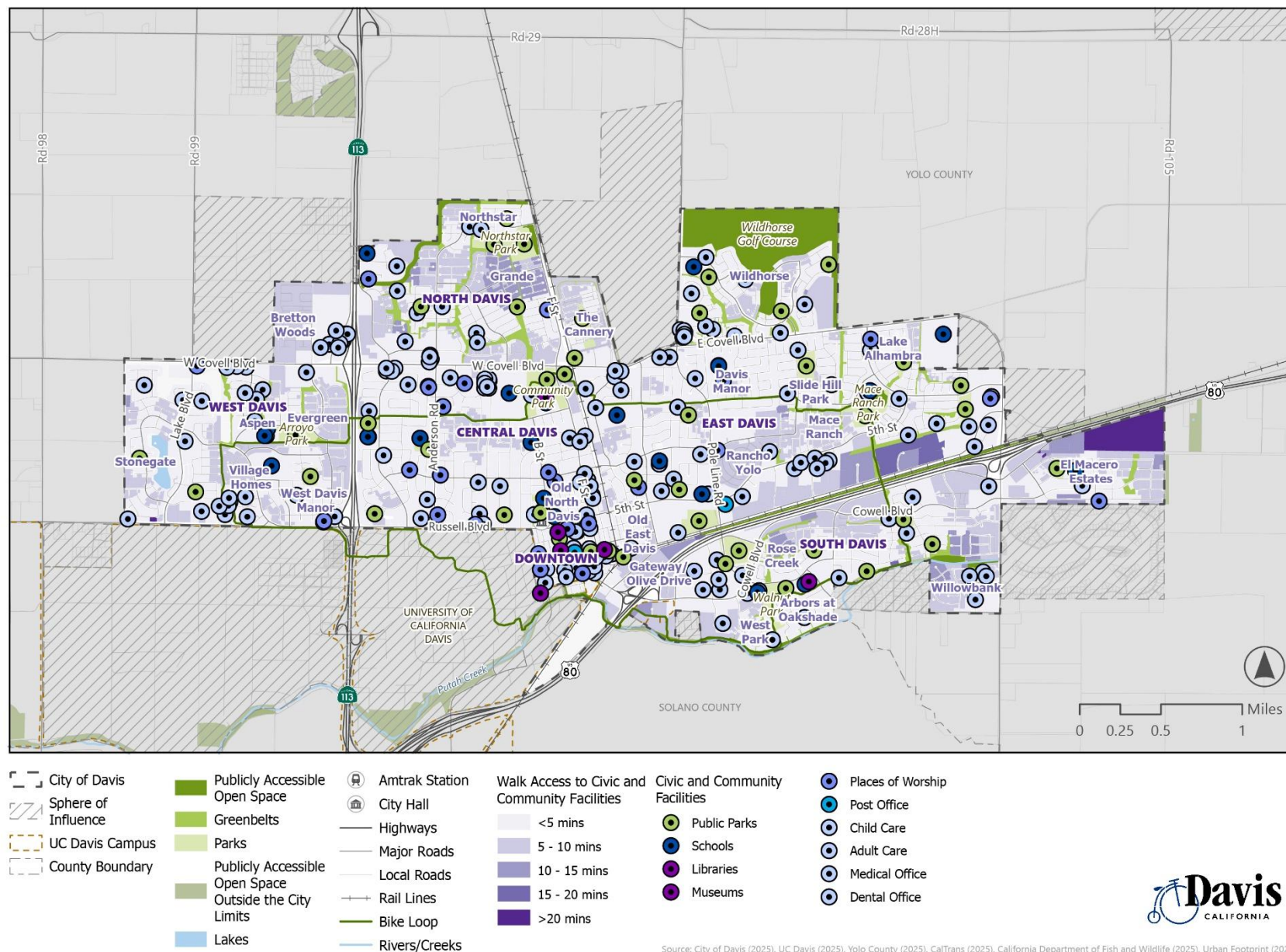
<sup>3</sup> Use categories are derived from the LEED ND: Plan, Mixed-Use Neighborhoods credit, Appendix 1: <https://www.usgbc.org/credits/new-construction-existing-buildings-commercial-interiors-core-and-shell-schools-new-constr-2>



Figure 17 Walk Access to Retail and Services



### Figure 18 Walk Access to Civic and Community Facilities





# HOUSING NEED AND DEVELOPMENT

The following section examines projected growth, housing need and development in Davis. The section summarizes the projections in the existing General Plan, current regional growth projections for Davis, the City's Regional Housing Needs Allocation requirements and identified Housing Element capacity to meet those requirements. It also includes a summary of recent and planned development projects in Davis. Finally, it identifies potential opportunities and constraints for future development and redevelopment within and outside the city limits.

## Growth Projections and Housing Need

### *General Plan Projections*

The 2001 General Plan projected that the City's population would reach 62,182 by 2010, which was a projected increase of about 3.1% compared to the City's population of 60,032 in 2000 (2000 U.S. Census). Actual growth realized by 2010 was 5.7% higher than the 2000 General Plan projection. Davis's population was estimated at 65,622 in 2010 (2010 U.S. Census) and at 66,850 in 2020 (2020 U.S. Census). The 2001 General Plan's land use policies allowed for a projected total buildout of approximately 26,000 housing units and about 8,300,000 square feet of non-residential use.

### *Regional Growth Projections*

The Sacramento Area Council of Governments (SACOG) 2025 Blueprint forecasts Davis's housing stock to increase by 3,080 units by 2035 and 4,300 units by 2050. SACOG's Blueprint also projects a job growth of 1,100 jobs by 2035 and 2,200 jobs by 2050.

### *6<sup>th</sup> Cycle Housing Element Sites*

The 5<sup>th</sup> Cycle (2013–2021) Regional Housing Needs Allocation (RHNA) required the City of Davis to plan to accommodate a total of 1,066 units. The 6<sup>th</sup> Cycle RHNA requirement for Davis is 2,075 units. Due to the housing crisis, recent changes to State law increased RHNA requirements statewide, which led to a significant increase in Davis's RHNA compared to the 2013–2021 projection period.<sup>4</sup>

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<sup>4</sup> See the Sacramento Area Council of Governments' (SACOG) [2021–2029 Final Regional Housing Needs Plan](#) for further details about the California Department of Housing and Community Development (HCD) Regional RHNA Determination methodology.

## Land Use Existing Conditions Report

The 6<sup>th</sup> Cycle Housing Element identified residential sites that have sufficient capacity to meet the RHNA. These include planned and approved projects within the RHNA projection period (2021–2029), 12 vacant and underutilized sites (see Table 8) and Accessory Dwelling Unit (ADU) projections, amounting to 2,543 units.

To meet the need for 496 additional lower-income units, the Housing Element includes a Program that requires the City to rezone sites at a density between 20 and 30 units/acre within three years of the Housing Element adoption. The City identified 16 sites, 13 of which have been rezoned (see Table 9). The proposed General Plan Land Use of Housing Element rezone sites is illustrated in Figure 19.

**Table 8 6<sup>th</sup> Cycle Housing Element Vacant and Underutilized Sites**

ID	Address	Acres	Vacant/Non-Vacant	Potential Units
1	220 E Street	0.77	Non-Vacant	53
	217 F Street	0.20		
	232 E Street	0.14		
	239 F Street	0.28		
	609 2nd Street	0.35		
	617 2nd Street	0.35		
	604 3rd Street #2	0.08		
	610 3rd Street	0.06		
2	802 2nd Street	0.40	Non-Vacant	10
3	240 G Street	0.70	Non-Vacant	126
4	413 E Street	0.14	Vacant	15
5	247 3rd Street	0.04	Non-Vacant	1
6	204 F Street	0.13	Non-Vacant	3
7	216 F Street	0.13	Non-Vacant	3
8	337 G Street	0.26	Non-Vacant	6
9	407 G Street #1	0.23	Non-Vacant	6
10	417 G Street	0.18	Non-Vacant	4

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ID	Address	Acres	Vacant/Non-Vacant	Potential Units
11	907 4th Street	0.53	Non-Vacant	13
12	1101 H Street	0.15	Non-Vacant	2
<b>Total Potential Units</b>				<b>242</b>

Sources: City of Davis 6<sup>th</sup> Cycle Housing Element, 2023.

**Table 9 6<sup>th</sup> Cycle Housing Element Sites to be Rezoned**

ID	Address	Acres	Existing GPLU	Proposed GPLU	Existing Zoning	Proposed Zoning	Potential Units
1	1100 Kennedy Place	1.01	Residential Low Density	Residential High Density	PD 11-82	PD (HD)	24
2	1021 Olive Drive	1.09	Commercial Service	Mixed Use	GODSP (C-S)	PD (HD Mixed)	16
3	3500 Chiles Road (3300 Chiles in HE)	14.56	Business Park	Residential High Density, Residential Medium High Density	PD 6-87	PD (HD)	240
4	3425 Chiles Road	1.04	Business Park	Residential High Density	PD 6-87	PD (HD)	24
5	3015 Cowell (2950 Chiles in HE)	1.1	Business Park	Residential High Density	PD 12-87	PD (HD)	26
6	4600 Fermi Place	6.98	Office	Mixed Use	PD 4-88	High Density Overlay Zone	70

## Land Use Existing Conditions Report

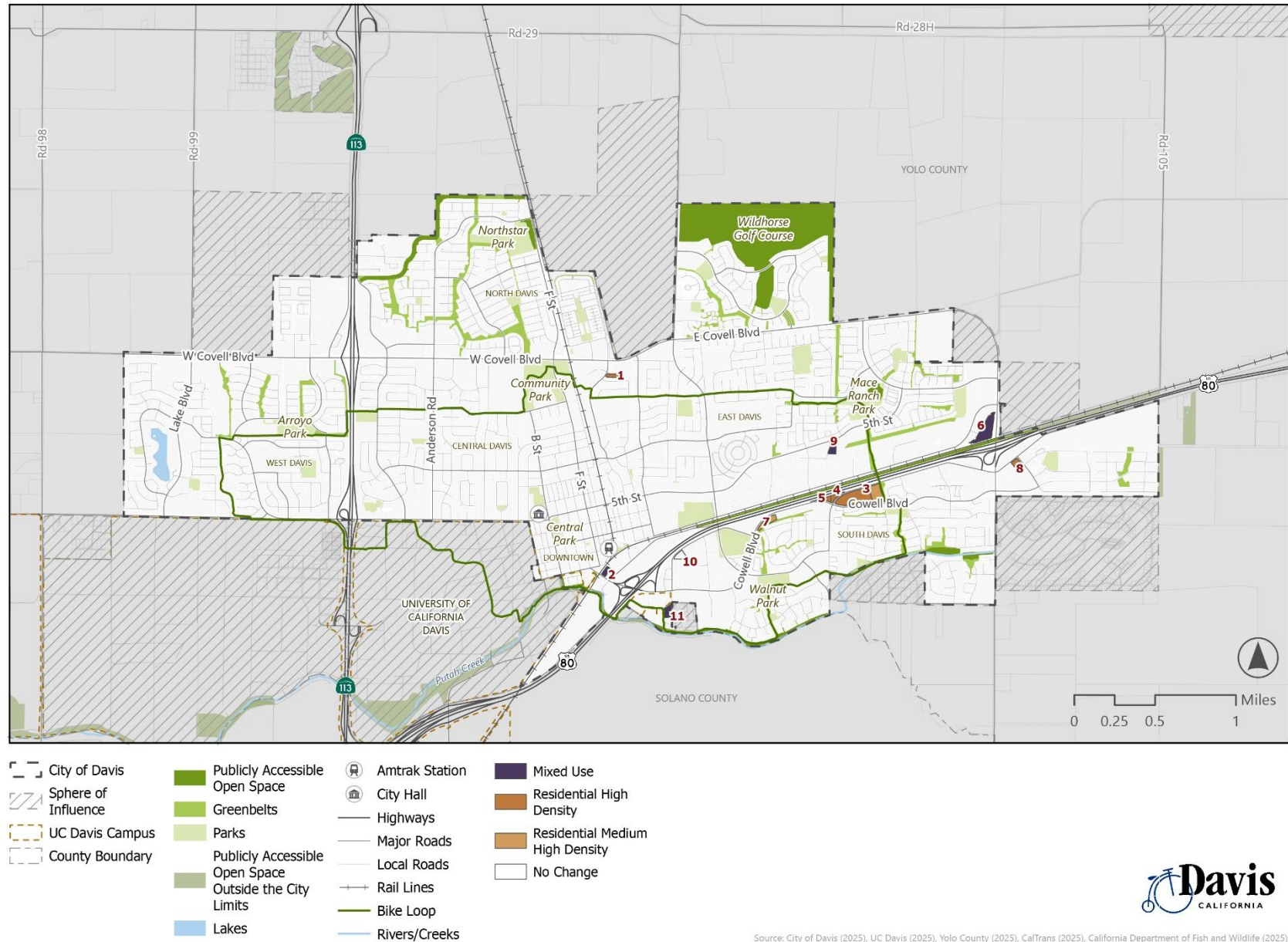
ID	Address	Acres	Existing GPLU	Proposed GPLU	Existing Zoning	Proposed Zoning	Potential Units
7	2740 Cowell Blvd	2.47	General Commercial	Residential High Density	PD 12- 87	PD (HD)	59
8	4920 Chiles Rd	1	General Commercial	Residential High Density	A-C	PD (HD)	24
9	2932 Spafford St.	1.51	Business Park	Mixed Use	PD 5- 94D	PD (HD Mixed)	30
10	1800 Research Park	1.74	Mixed Use	No Change	PD 3- 84A	PD (HD Mixed)	34
11	1616 Da Vinci Ct	2.06	Business Park	Mixed Use	PD 6-76	PD (HD Mixed)	41
<b>Total Potential Units</b>							<b>588</b>
<p>*Acres to rezone, total site is 10.61 acres.</p> <p>**Acres to rezone, total site is 9.73 acres.</p>							

Sources: City of Davis 6<sup>th</sup> Cycle Housing Element, 2023.



## Land Use Existing Conditions Report

Figure 19 6<sup>th</sup> Cycle Housing Element Sites to be Rezoned, Proposed General Plan Land Use



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

## Planned Developments

There are currently 25 planned developments in the city of Davis, 20 of which are either approved and pending construction or under construction, while 5 are currently under review by the City (see Table 10). Of the projects under review, two require approval by a Measure J/R/D citizen vote.

Planned development project types include 7 commercial developments, 9 multi-family developments, 3 mixed-use developments, and 6 residential subdivisions. Approved planned developments will add about 1,800 new housing units and 234,000 square feet of non-residential space. Projects under review have the potential to add about 3,400 new units and 13,000 square feet of non-residential space. Planned developments are illustrated in Figure 20.

**Table 10 Recent and Planned Developments**

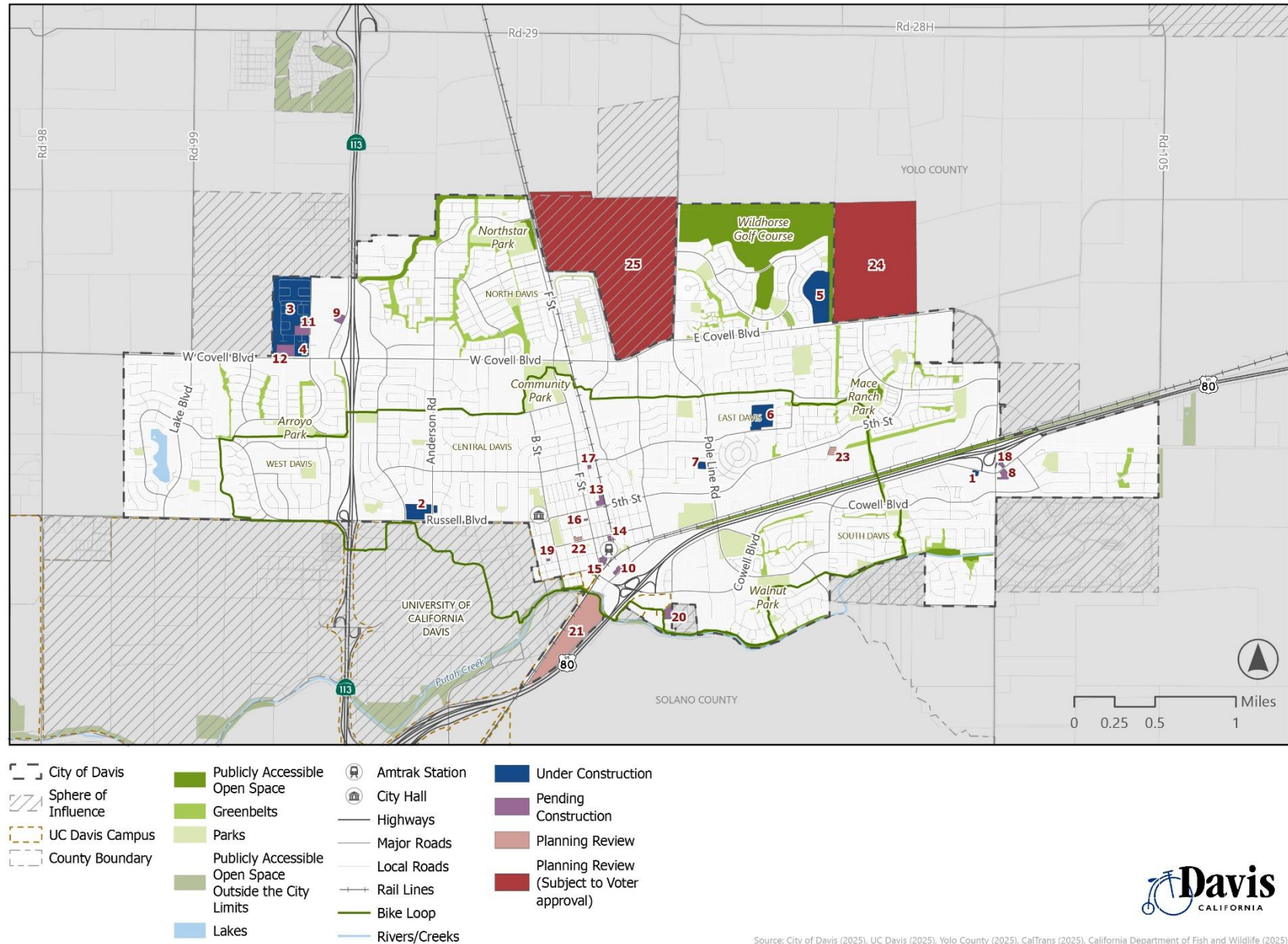
ID	Project Name	Use Type	Units	Non-Residential Sq. Ft.
<b>Under Construction</b>			<b>839</b>	<b>104,080</b>
1	ARCO Service Station AM-PM Store	Commercial		2,832
2	The Davis Collection (University Mall)	Commercial		101,246
3	Bretton Woods Subdivision	Subdivision	300	
4	Bretton Woods Univ. Retirement Community	Multi-Family	41	
5	Palomino Place	Subdivision	193	
6	Chiles Ranch Subdivision	Subdivision	96	
7	715 Pole Line Subdivision	Subdivision	30	
<b>Pending Construction</b>			<b>965</b>	<b>130,274</b>
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

## Land Use Existing Conditions Report

ID	Project Name	Use Type	Units	Non-Residential Sq. Ft.
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	
<b>Planning Review</b>			<b>3,408</b>	<b>13,000</b>
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	
<b>Total</b>			<b>5,212</b>	<b>247,354</b>
*Subject to Voter Approval				

Sources: City of Davis, 2025.

Figure 20 Planned Development Projects





# Development Opportunities

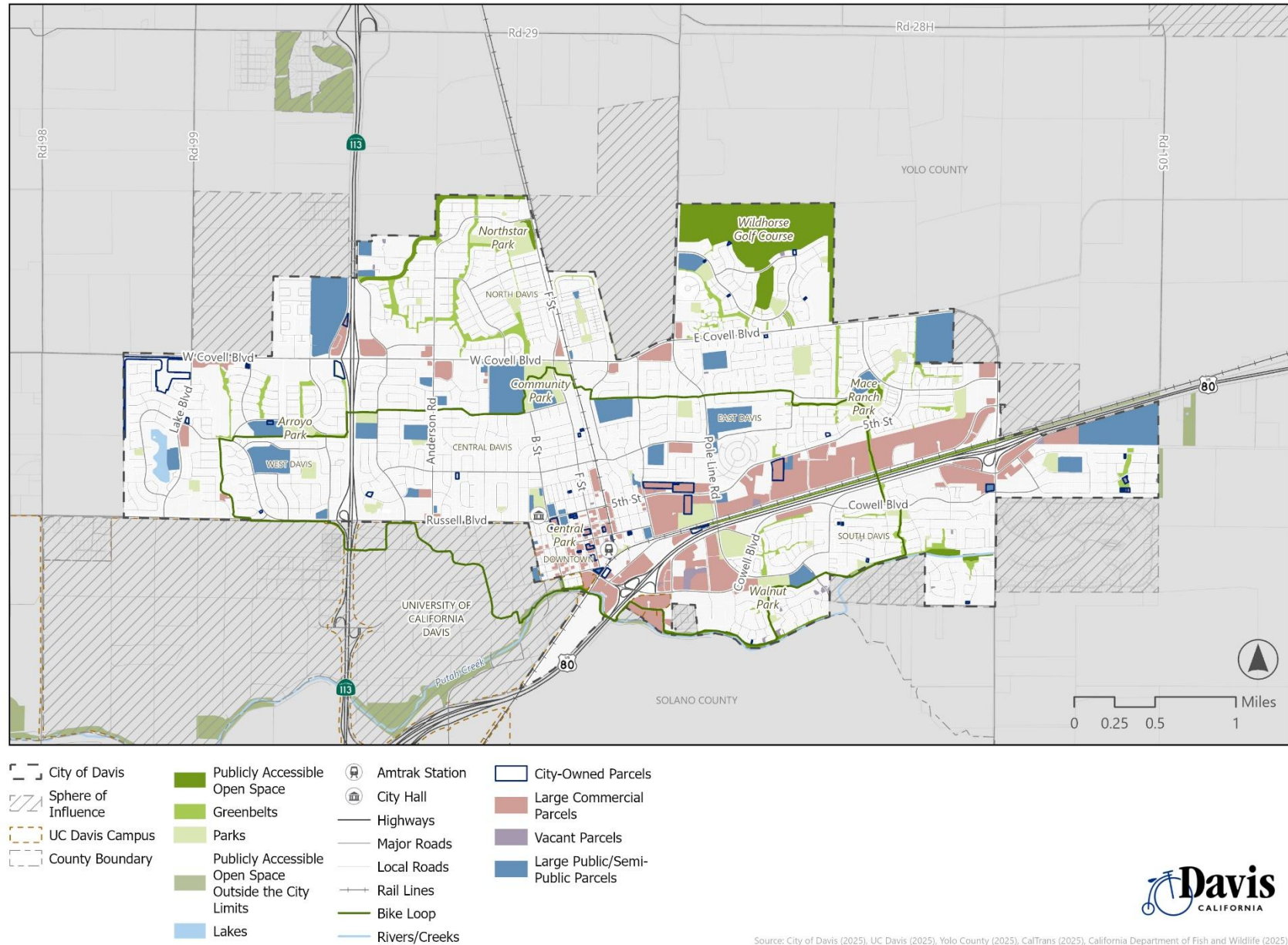
Potential development or redevelopment opportunities in Davis may include:

- **Vacant parcels.** These include vacant parcels without planned development projects on them and excluding Housing Element Rezone sites.
- **City-owned parcels.** These include City-owned parcels, excluding easements, parks and open spaces.
- **Large commercial/industrial parcels.** These include parcels larger than 15,000 square feet with existing commercial or industrial uses, excluding parcels with planned developments on them or Housing Element Rezone sites. Note that not all large commercial parcels are likely to be redeveloped. Some of these parcels may have existing high-intensity development, recent development, or established successful businesses on them. For example, most of the large commercial and industrial parcels along 2<sup>nd</sup> St have been recently developed or redeveloped.
- **Large public/semi-public parcels.** These include parcels larger than 15,000 square feet with existing public/semi-public uses, excluding parcels with planned developments on them or Housing Element Rezone sites. Note that many of these parcels have existing institutions, schools, or other public uses, which may not be likely to redevelop.
- **Incremental development.** Incremental development may occur within low-density residential neighborhoods. Example types of incremental development include Accessory Dwelling Units (ADUs) and lot splits.

Potential development or redevelopment opportunity sites are illustrated in Figure 21.

## Land Use Existing Conditions Report

**Figure 21 Development or Redevelopment Opportunities, excluding Planned Development and Housing Element Rezone Sites**



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

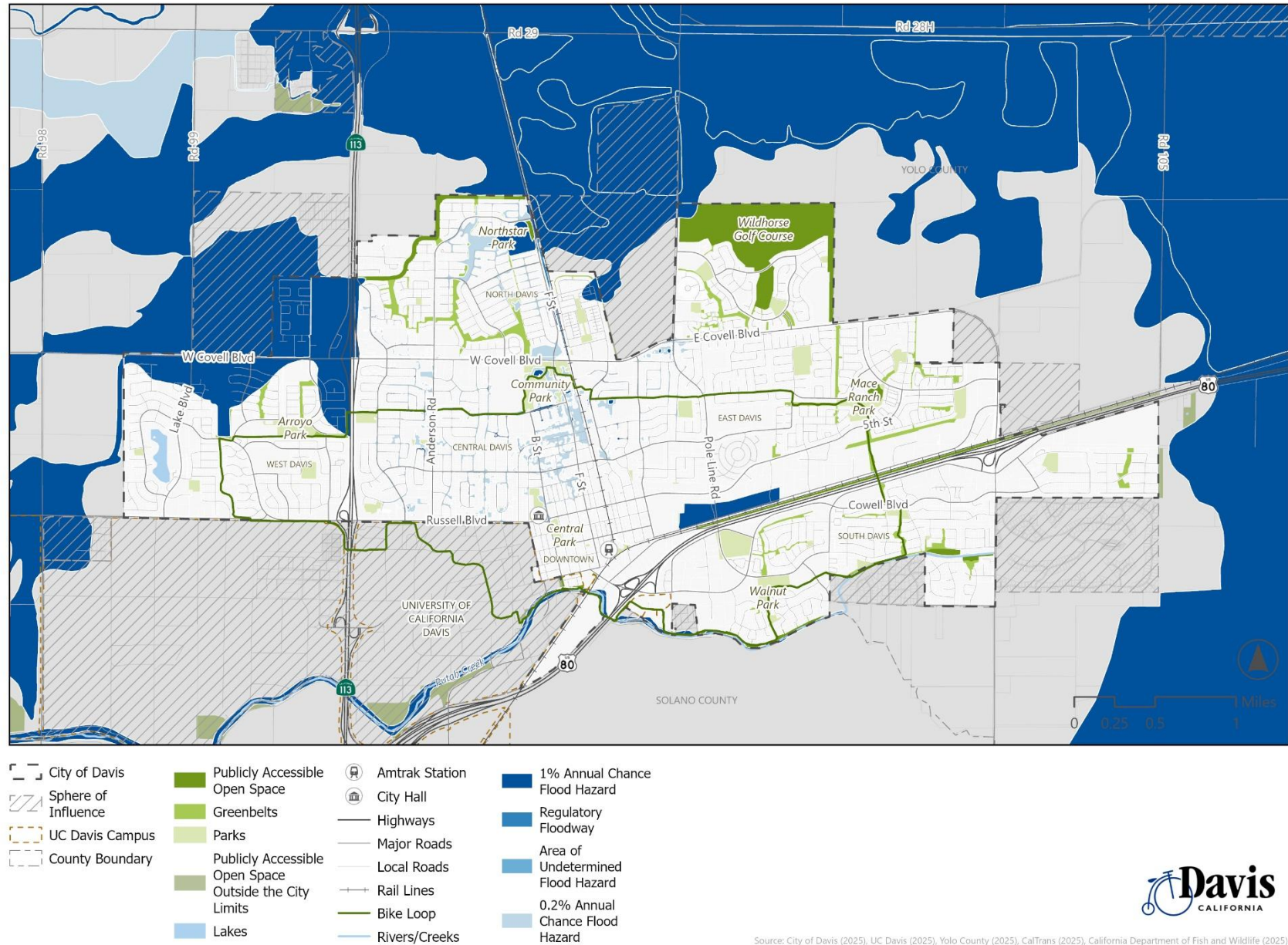


# Development Constraints

Future development in Davis, particularly outside the city limits, may be restricted by natural and policy constraints. Key development constraints in Davis include:

- **Flood hazard zones.** Development within flood hazard zones would require substantial investment to protect development from flooding (see Figure 22).
- **Easement and fee title lands.** Some of these parcels are protected open space, habitat, or agricultural land by the City of Davis.
- **Williamson Act lands.** A 10-year contract between local jurisdictions and the property owners restricts these parcels to agricultural or related open space uses (see Figure 23). A Williamson Act contract may be terminated by non-renewal or by cancellation. A cancellation is almost always done as part of a larger project that will change the use of the land. It requires the landowner to petition and the local government to approve the petition via a public hearing and make evidence-based findings.
- **Measure J/R/D.** Measure J/R/D limits development outside the City limits, by requiring voter approval of General Plan amendments for changing the land use from an agricultural, open space, or urban reserve to an urban designation, which is most likely to occur with the annexation of non-urban lands (see the *Land Use, Regulatory and Planning Context* section of this report for further details about Measure J/R/D).
- **Stormwater regulations.** State regulations require municipalities to ensure all development projects comply with development standards for stormwater treatment. These standards can pose development constraints, as they may require development projects to build expensive control measures for stormwater runoff.
- **Davis's location.** Davis is located at the southern boundary of Yolo County. South of the city is Solano County which makes it administratively challenging to annex and develop land outside the city limits in that area.

Figure 22 Flood Hazard Zones



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

### Figure 23 Williamson Act Land

