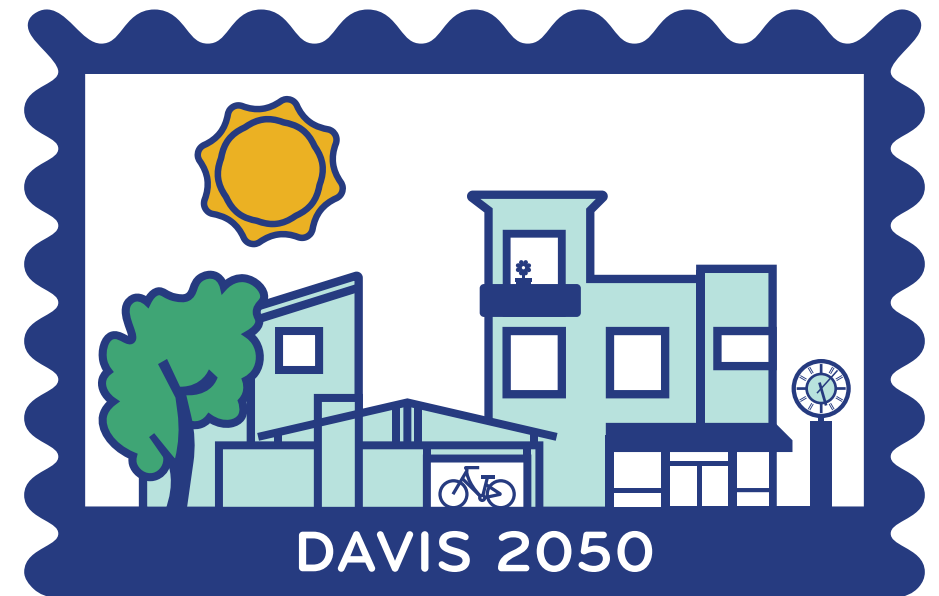


Commissiona- palooza #2: Land Use Concepts

April 13, 2026



General Plan Update



Meeting Purpose

Team to share:

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

Commissions to discuss:

- Draft land use concepts



General Plan Overview

1. General Plan process
2. Community engagement
3. Vision and project outcomes



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.



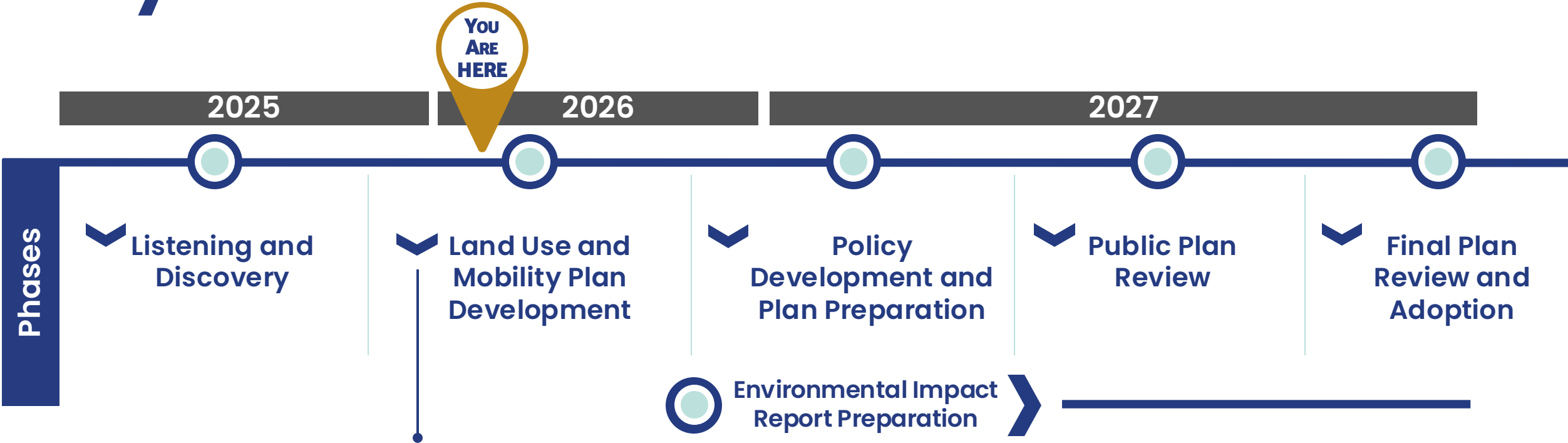
4

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



Land Use and Mobility Concepts

Revised GPU Map and Designations

Growth Projections



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 #1** (April 24, 2025)
- **City Council:** 3 meetings
- **Commissions:** 7 meetings on existing conditions, key issues, and strategies
- **Planning Commission Subcommittee:** 2 meetings on land use concepts





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, Existing Condition Reports

Visit:

DavisGeneralPlan.com

Upcoming Community Engagement

- **Commissionapalooza #2** (Today!)
- **Workshop #2** (April 30, 2026)
- **Pop-up events** (April-May 2026)
- **Survey #2** (April-June 2026)
- **General Plan Committee Meetings** (May/June 2026)
- **Topic-Specific Focus Groups** (Fall 2026)





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

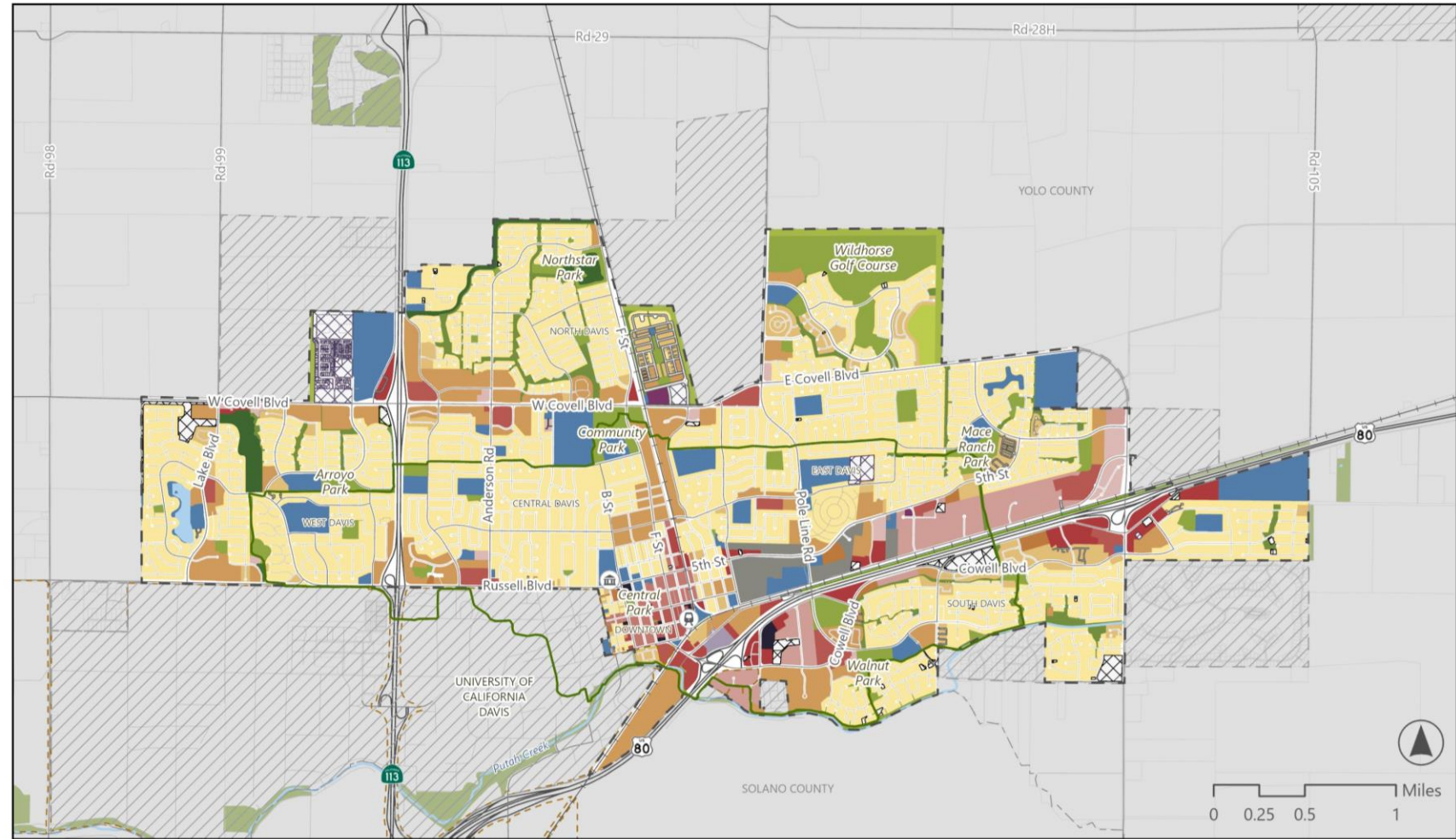


Public + Institutional



Existing Land Use

How the land is currently being used today (what is built on the ground)



General Plan Land Use

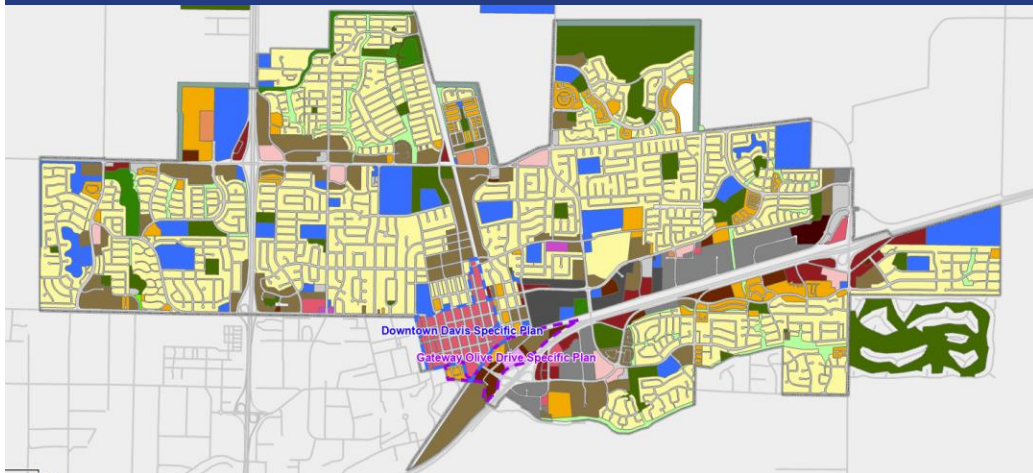
- Establishes **policy direction**
- Designations show the proposed distribution, location, and extent of **land uses** and **density** in the City
- Maps focus on **future growth** and physical development (*not necessarily what's on the ground now*)
- The map is **supported by other policies** (Citywide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



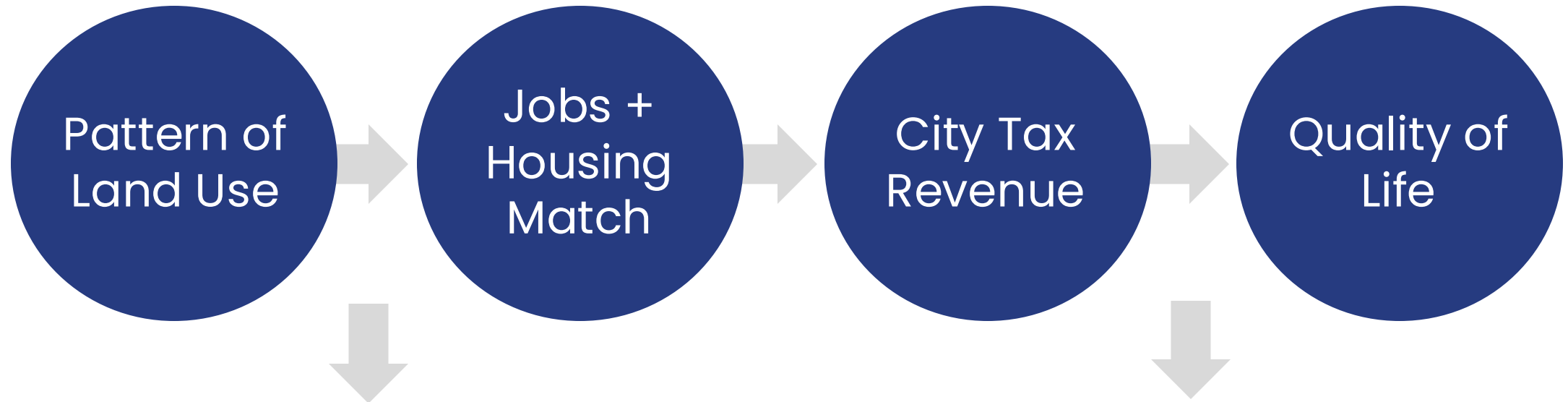
Sustainability



Wellbeing



How Does Land Use Impact Me?



Pattern of Land Use

Jobs +
Housing
Match

City Tax
Revenue

Quality of
Life

- 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

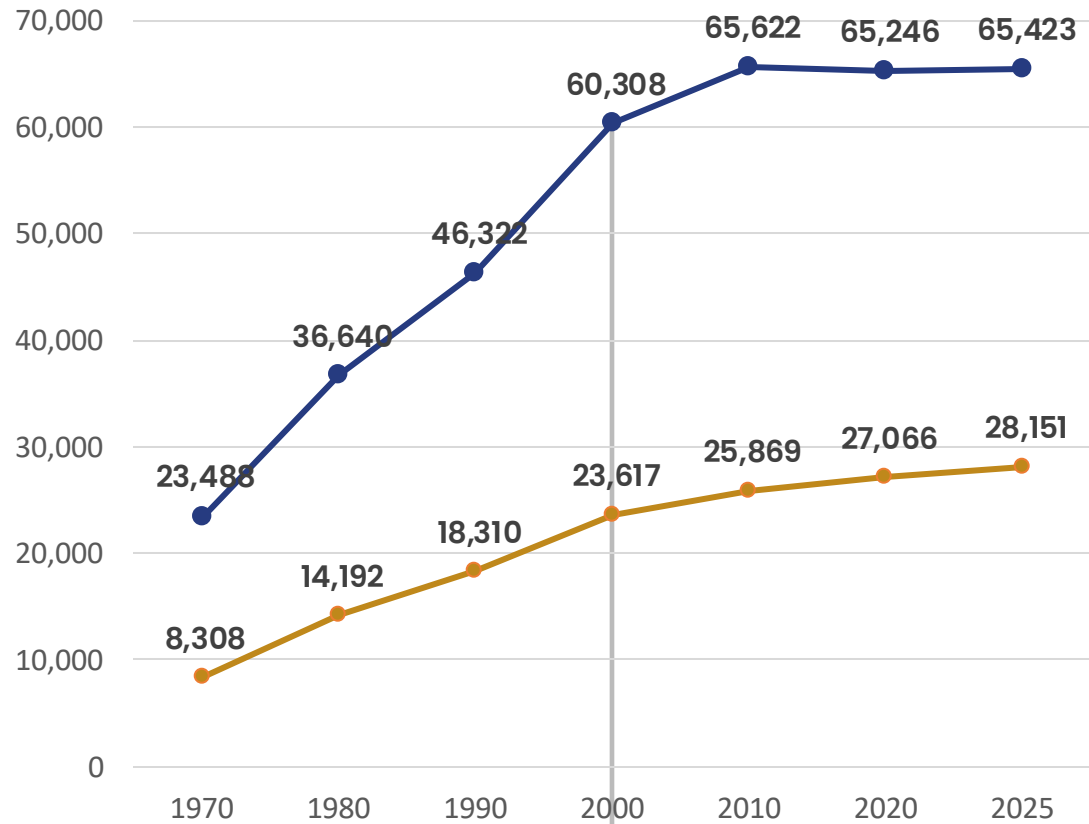


Key Trends and Land Use Background



Population and Housing Trends

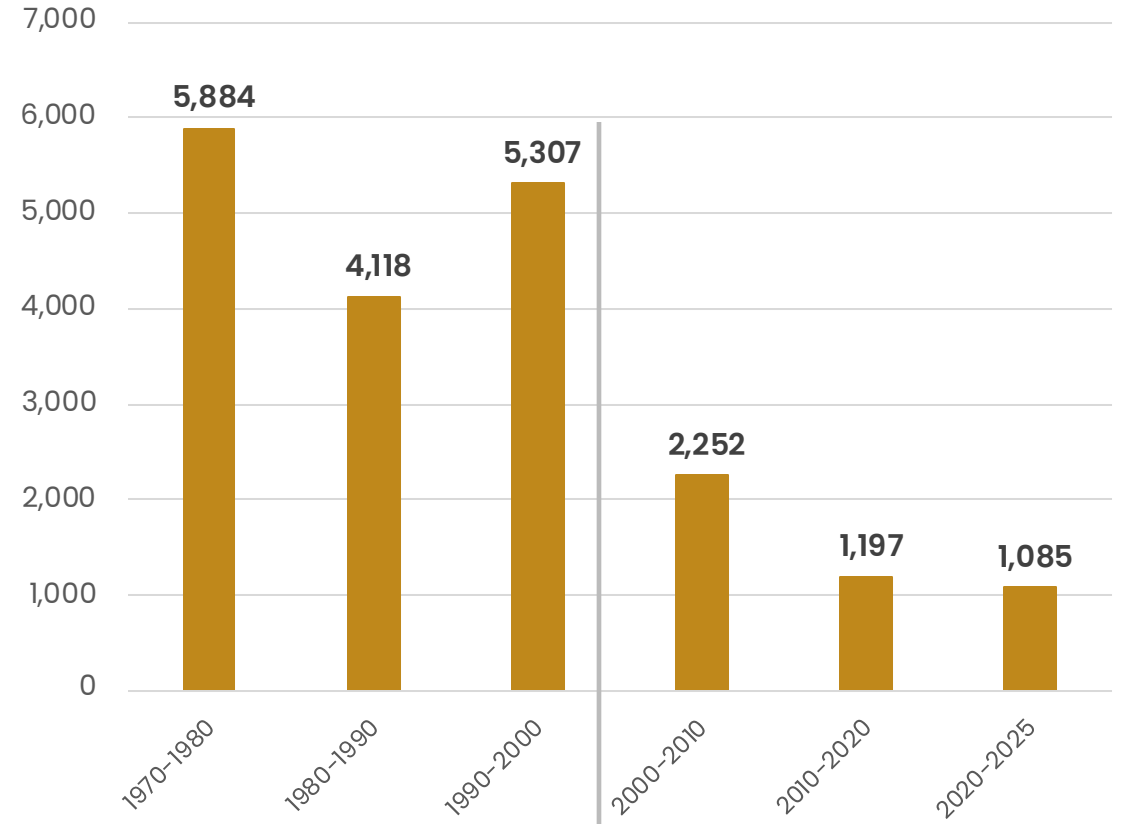
Total Population & Housing Units by Decade



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

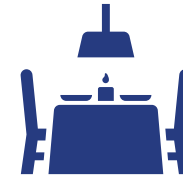
15,265
total jobs in
Q4 2024

+3,455
since 2010



+1,200

healthcare and social
assistance jobs



+900

accommodation and food
services jobs



+500

retail trade jobs

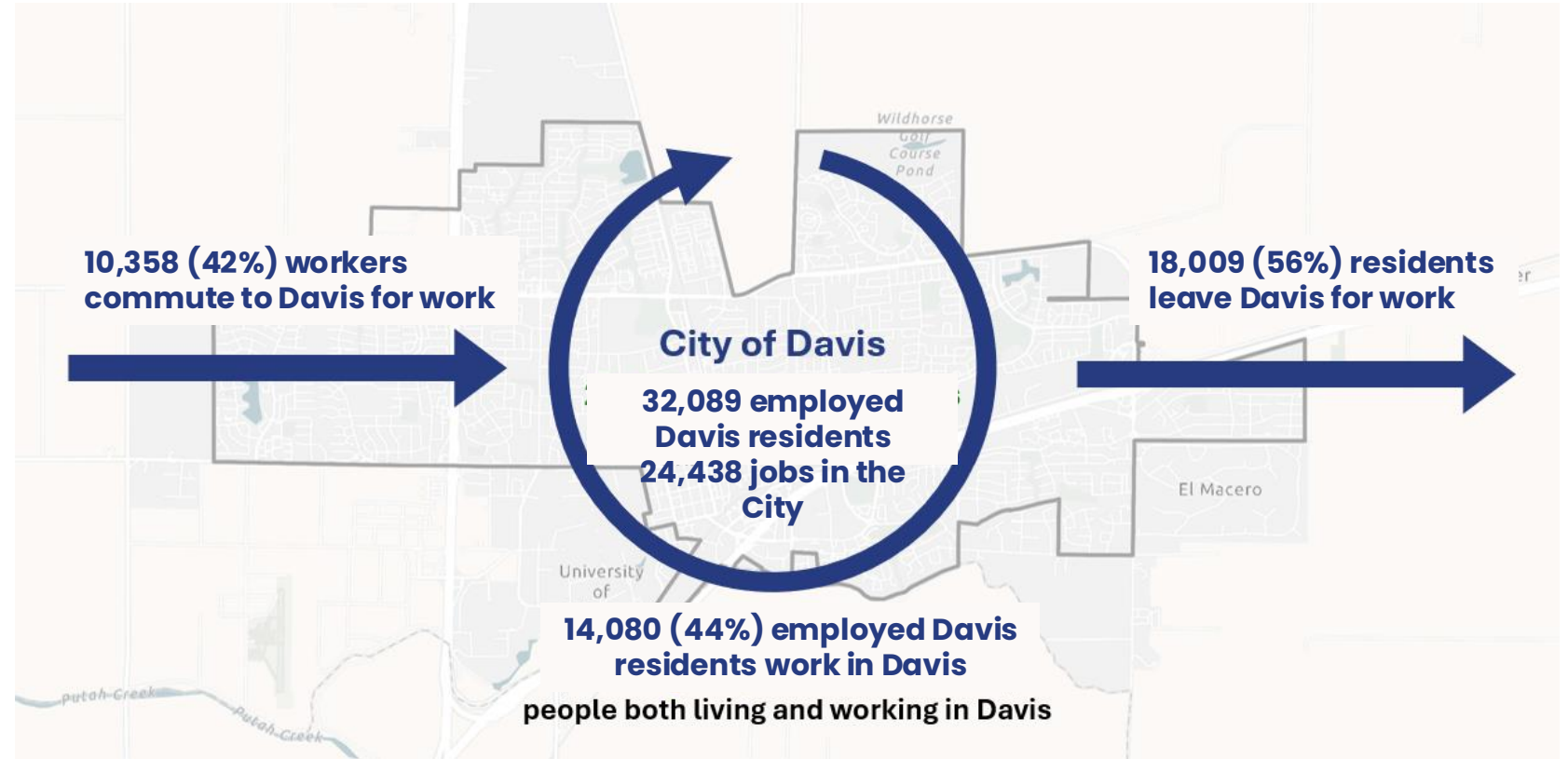


+855

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.

Commute Mode Choice Trends

CITYWIDE COMMUTING TRENDS

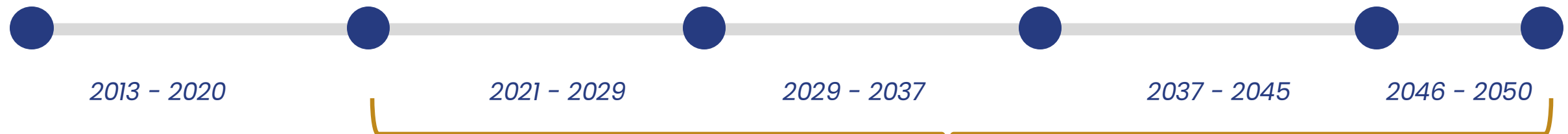
	2019		2023		2019		2023
 Drive Alone	60%		67%	 Bike	19%		16%
 Carpool	7%		5%	 Walk	4%		4%
 Public Transportation	8%		6%	 Other	1%		2%

Data sources: ACS 2019 vs 2023, excluding work from home

How Much is Our Current and Future Housing Need?

+1,400 units
permitted

+2,075 units
(>50% for lower-
incomes)



3+ RHNA cycles

(3.5x RHNA = ~7,300 units)



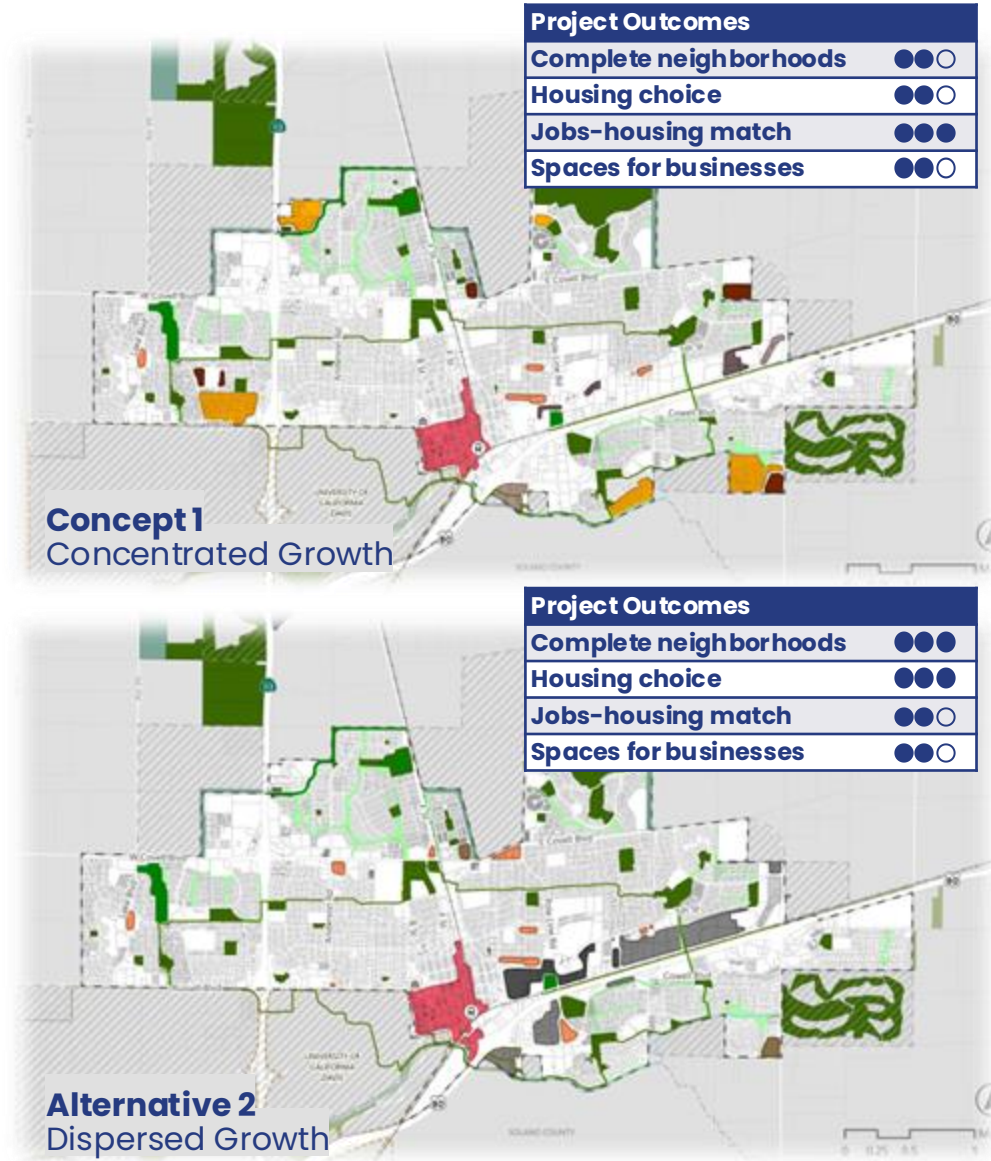
Draft Land Use Concepts

1. What are land use concepts?
2. Existing General Plan
3. What we heard so far
4. Concepts inside city limits
5. Concepts outside city limits



What is the Purpose?

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

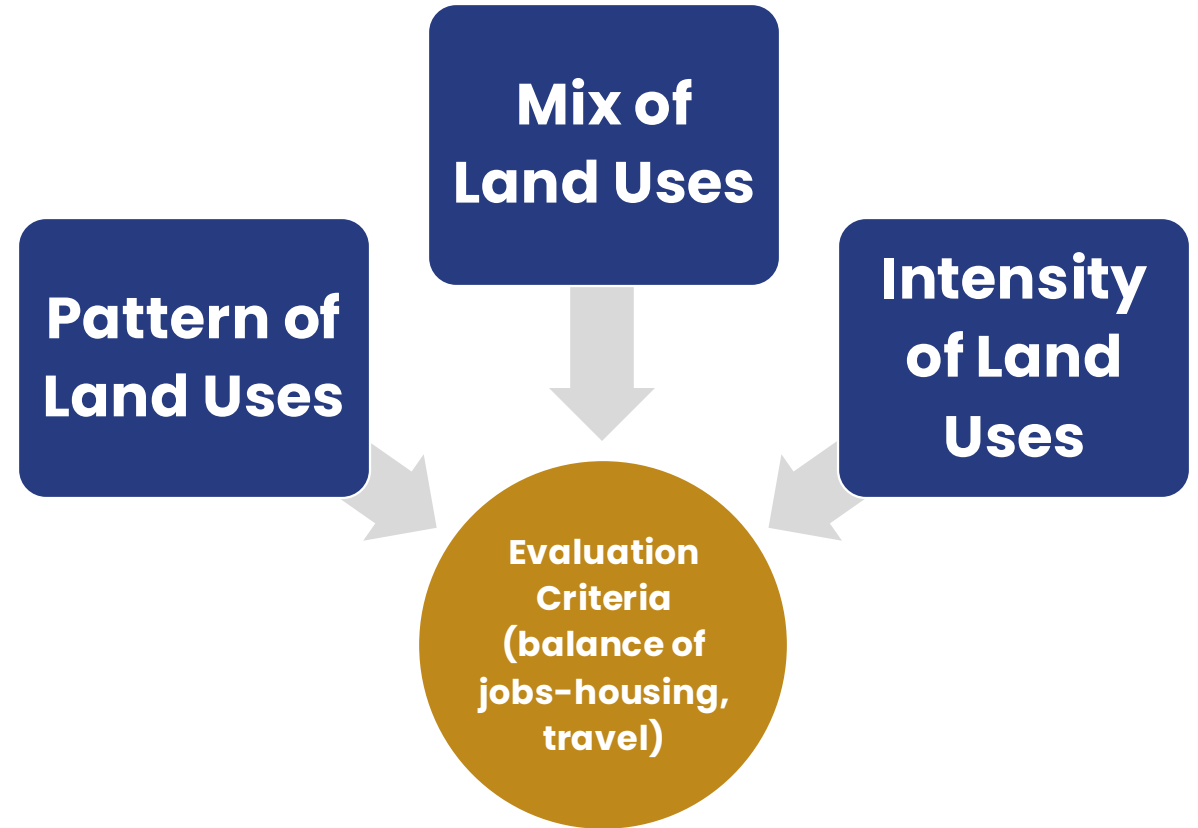


What Do the Concepts Test?

Land Use Concepts

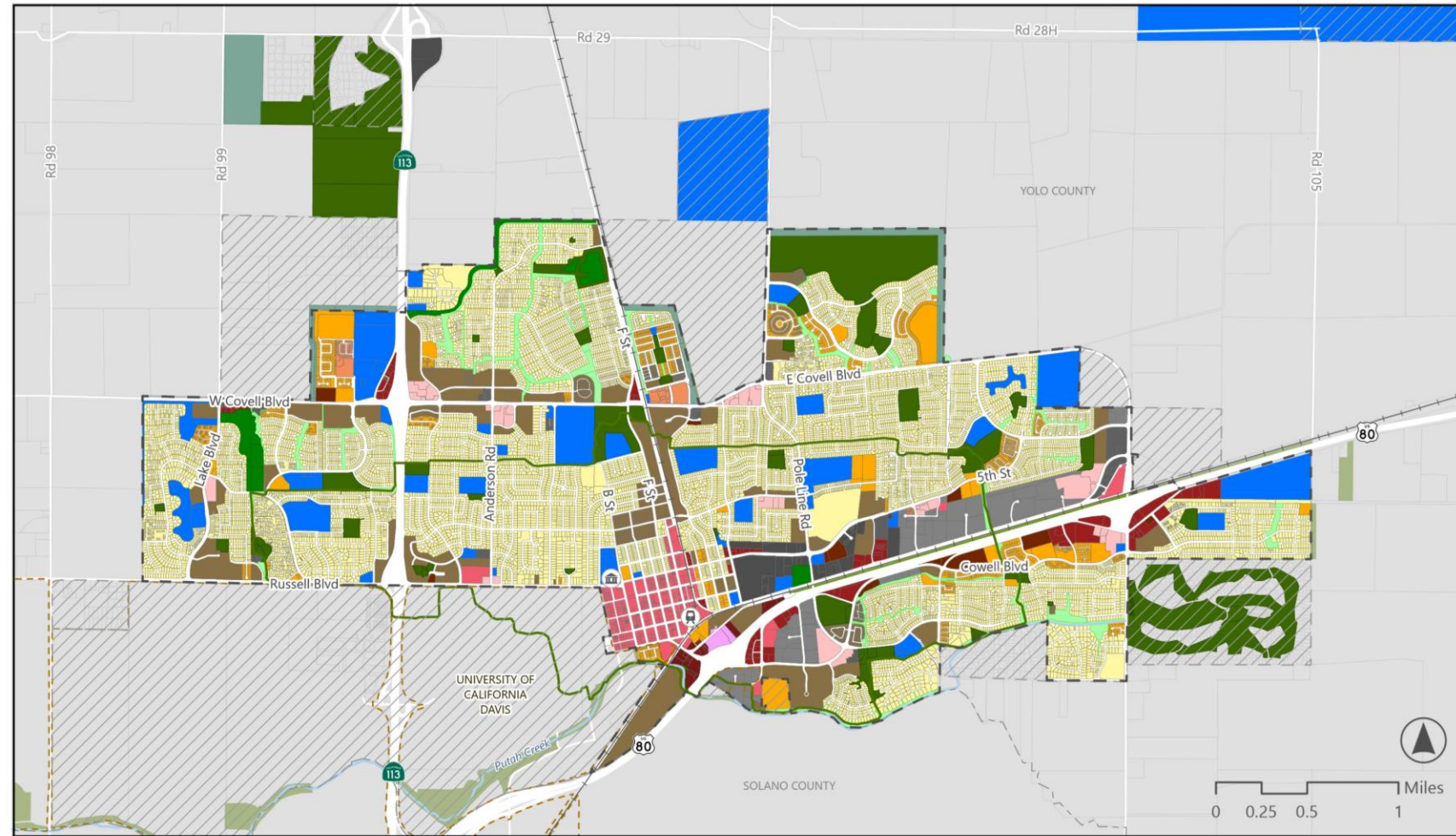
- Land use strategies
- Mobility and open space strategies

Evolve the land use policies within and outside city limits

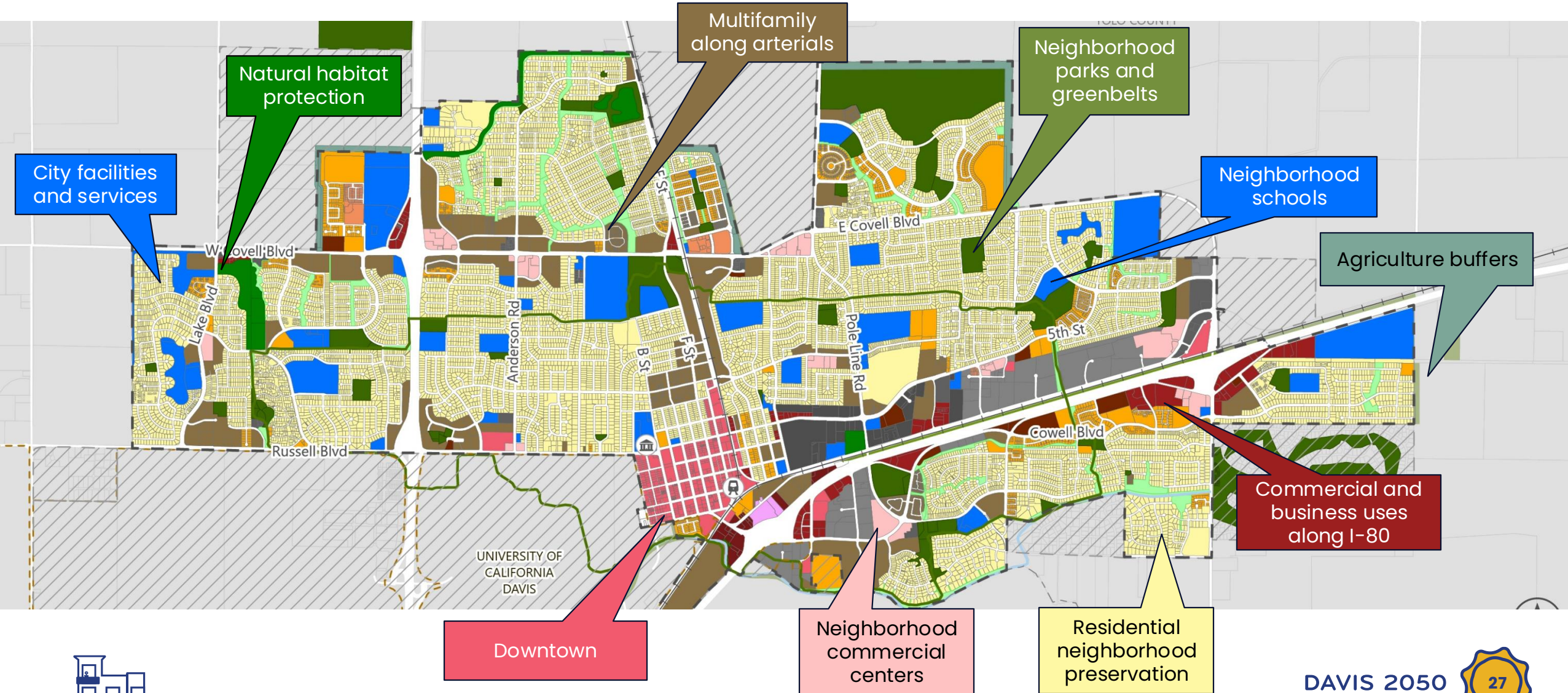


Existing General Plan Land Use

- Adopted in 2007, amended multiple times
- Implements Downtown Plan, Olive Drive / Gateway Plan, and 6th Cycle Housing Element



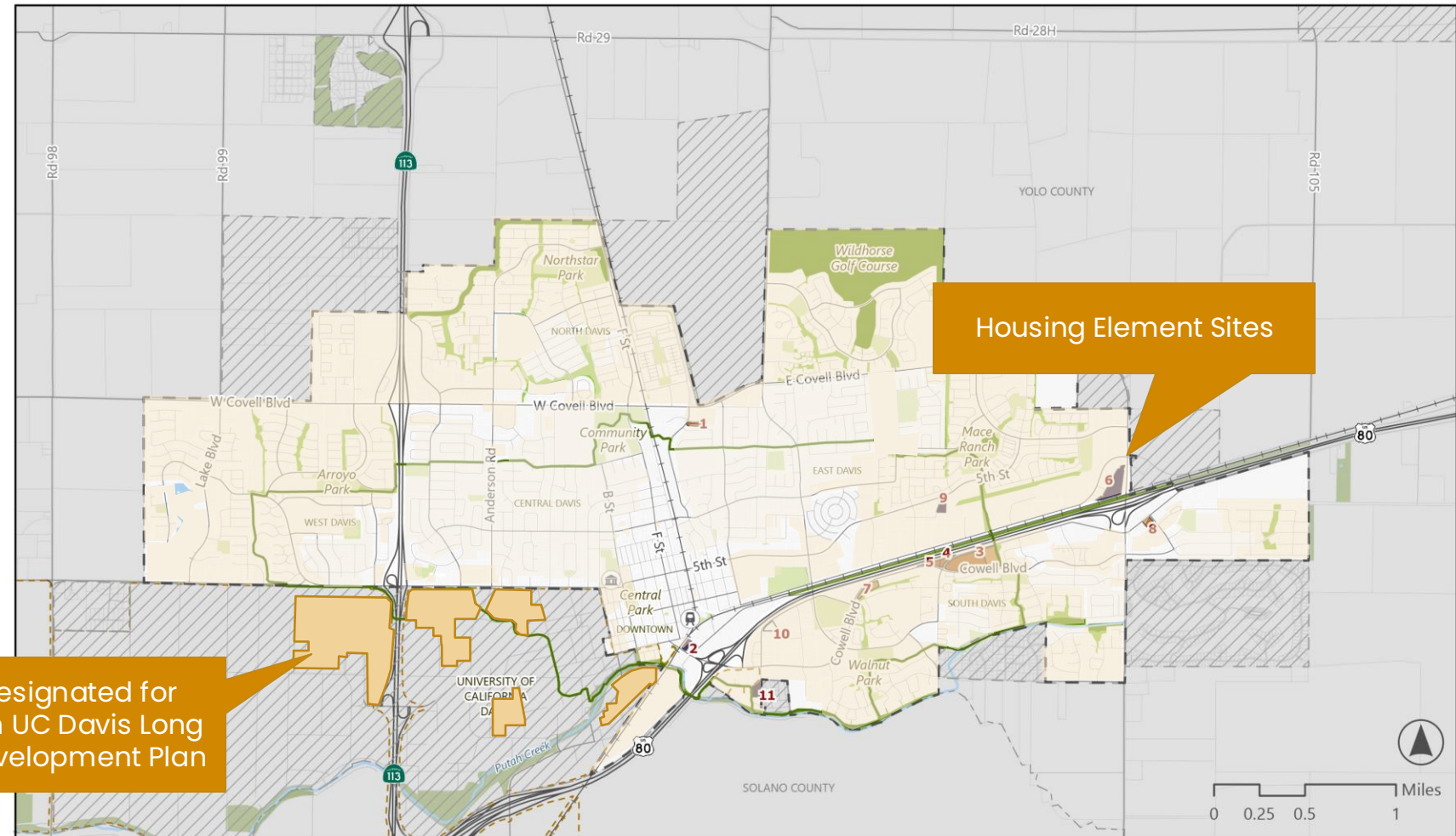
Existing General Plan



Existing Housing Initiatives

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

Areas designated for housing in UC Davis Long Range Development Plan



Housing Element Sites

City of Davis	Publicly Accessible Open Space	Amtrak Station	Mixed Use
Sphere of Influence	Greenbelts	City Hall	Residential High Density
UC Davis Campus	Parks	Highways	Residential Medium High Density
County Boundary	Publicly Accessible Open Space Outside the City Limits	Major Roads	No Change
	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).



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

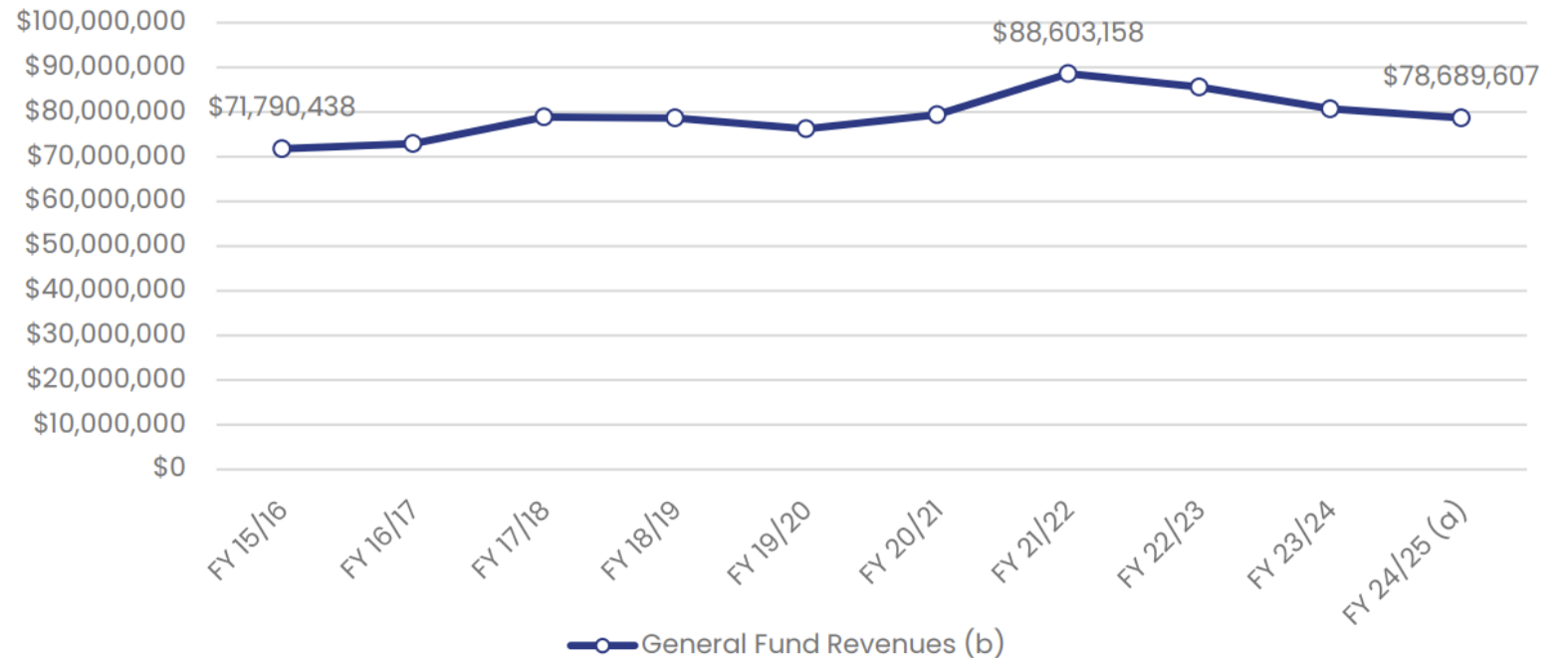
Sources: Economic Development Strategic Plan: 2026- 2031; Presentation to City Council on March 3, 2026



**ADVANCE STRATEGIC
DEVELOPMENT &
INFRASTRUCTURE**

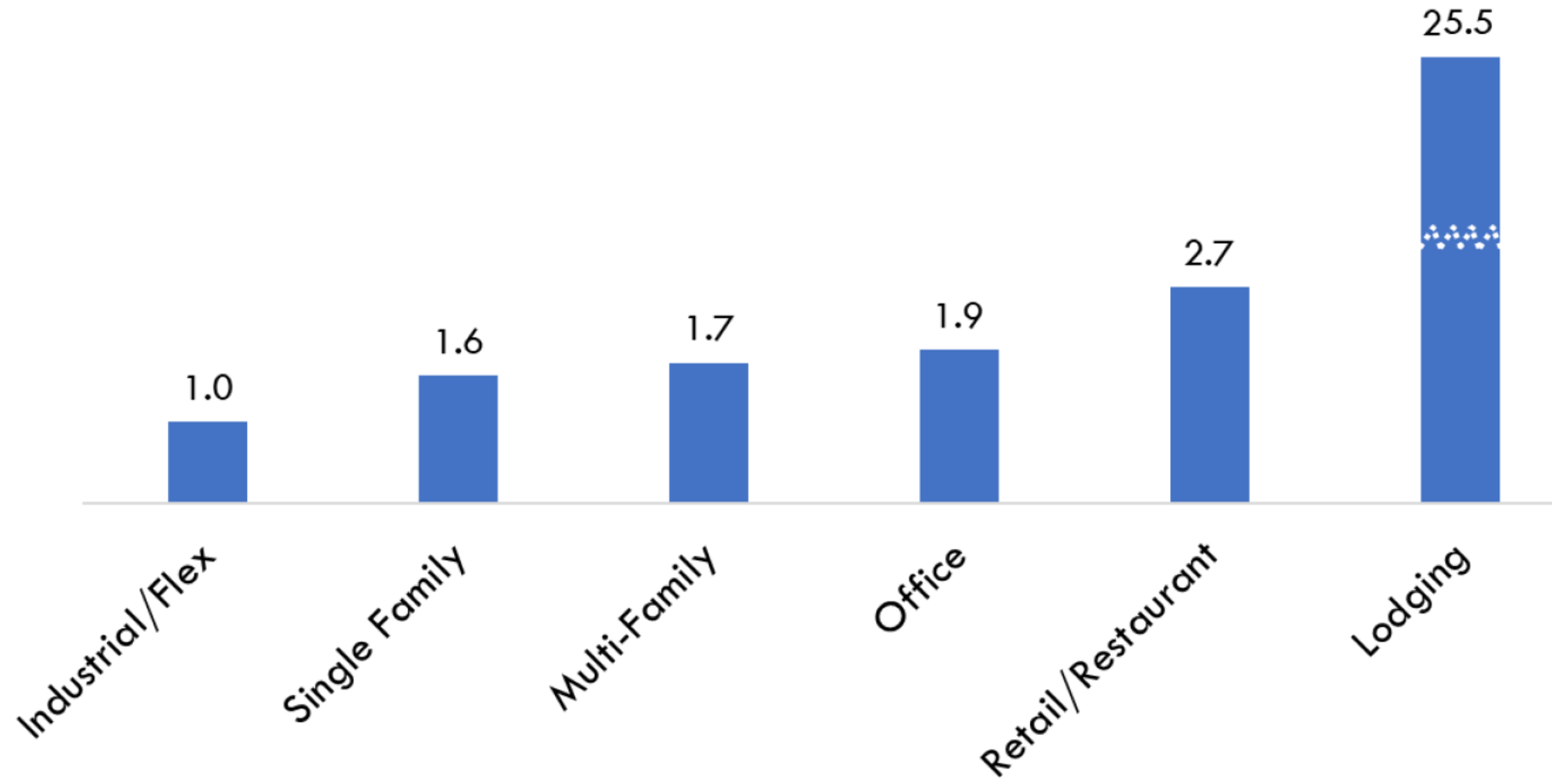
Revenue Trends

- **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



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

Relative Fiscal Impacts by Square of Land Use



Data sources: HR&A



What 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.”



What We Heard – Survey #1

“People can live and work in Davis. It is easy to get to other cities by public transport. Housing is available at every stage of life and growth (college rentals, starter houses, family homes and retirement condos). A way for people to overcome houselessness.”

“It includes jobs and economic sustainability, vibrant downtown and transportation to jobs and downtown.”

“Affordable homes (especially for aging residents), food (support small scale businesses), affordable public transit and safe biking/walking etc.”

“There would be places for people to sit and mingle (such as plazas within neighborhoods) and ideally there would be grocery stores, coffee shops within walking distance. Houses would be very environmental (no gas!) with mini-splits, solar, gray water”



Takeaways from Community Meetings, Commission, and Council

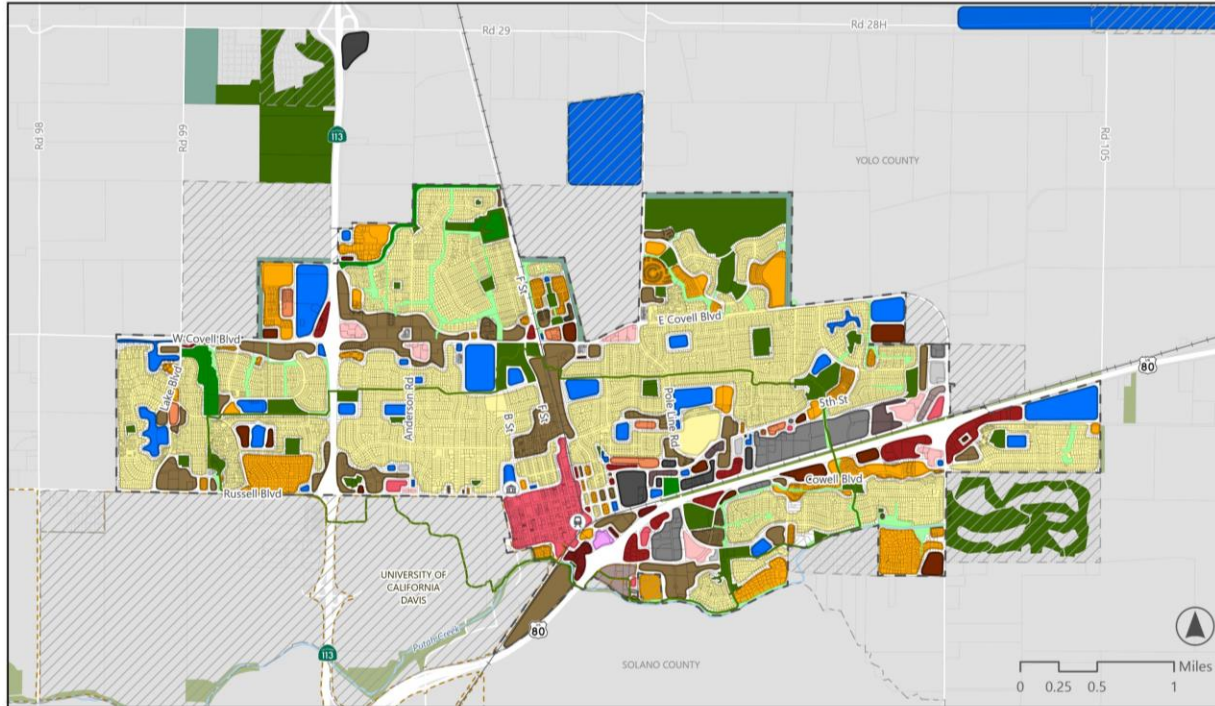
- Need for housing, particularly affordable housing
- Need for spaces for new businesses of all sizes
- Desire to maintain service quality
- Desire to improve infrastructure and increase recreation programming
- Concern about single family zoning as an exclusionary practice / concern about eliminating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



Concepts Inside City Limits



Concept 1: Concentrated Growth



Concentrate growth in select areas

Downtown maximize mixed-use development potential

Opportunity sites accommodate significant density

1. Intensify Downtown



2. Mix uses on select non-residential parcels



3. Intensify select employment areas























4. Intensify low density residential areas in select areas



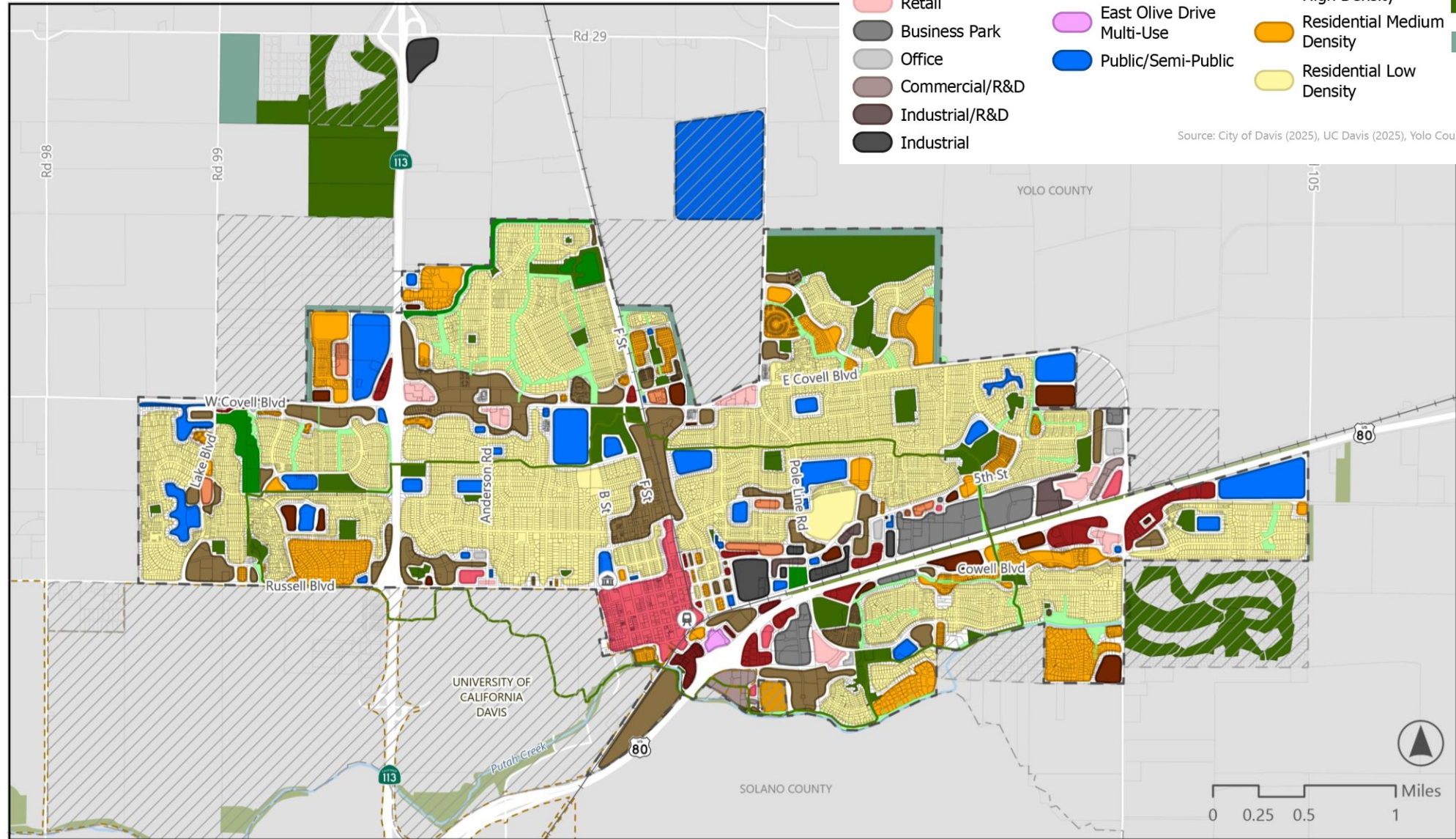
5. Intensify allowed housing on select DJUSD sites



Concept 1: Concentrated Growth

- | | | | |
|--|--|---|--|
|  General Commercial |  Mixed Use |  Residential High Density |  Natural Habitat Area |
|  Commercial Service |  Neighborhood Mixed-Use |  Residential Medium High Density |  Greenbelt |
|  Retail |  East Olive Drive Multi-Use |  Residential Medium Density |  Park |
|  Business Park |  Public/Semi-Public |  Residential Low Density |  Urban Agricultural Transitional Area |
|  Office | | | |
|  Commercial/R&D | | | |
|  Industrial/R&D | | | |
|  Industrial | | | |

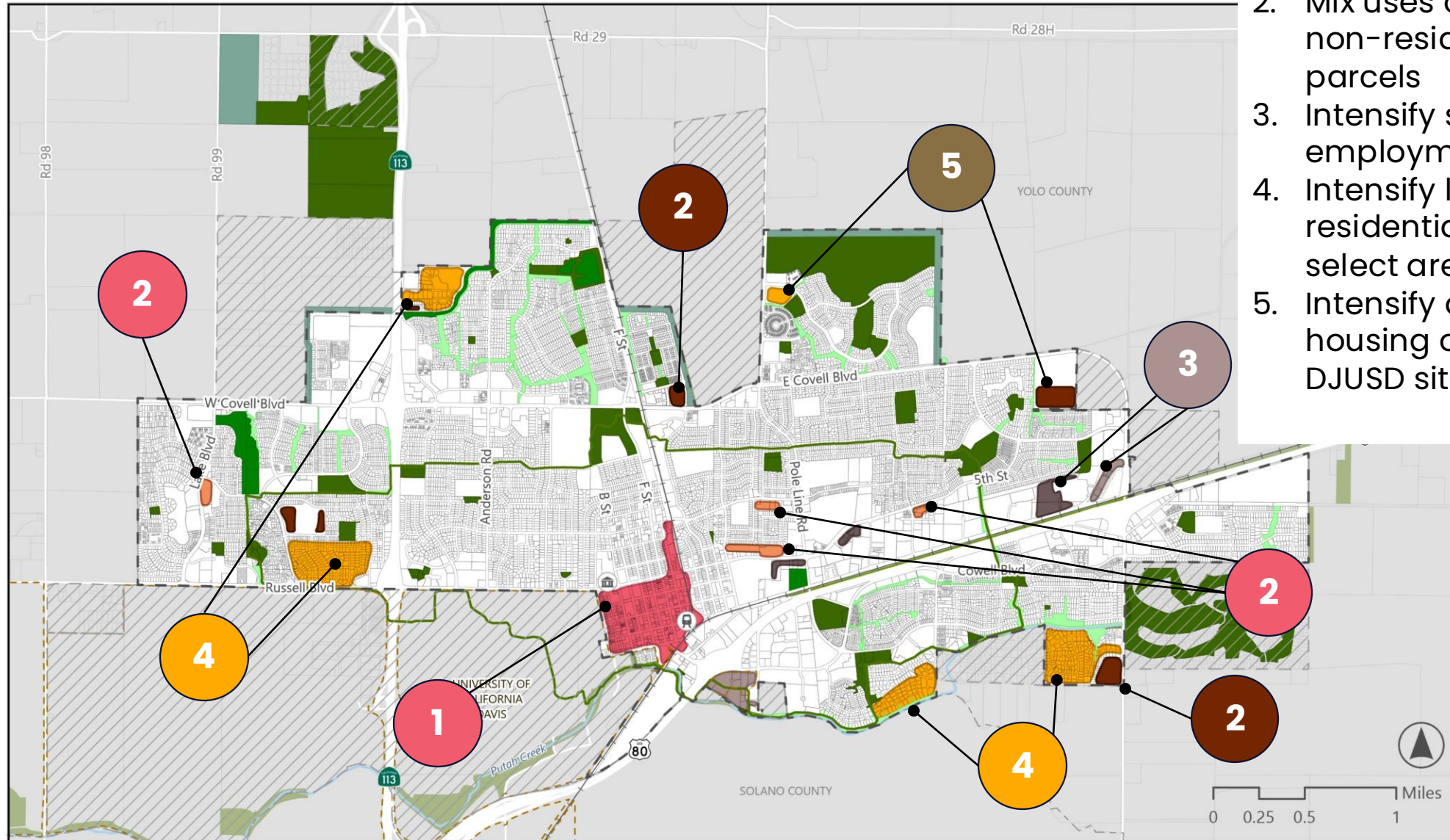
Source: City of Davis (2025), UC Davis (2025), Yolo County (2025), CalTrans (2025), Californi



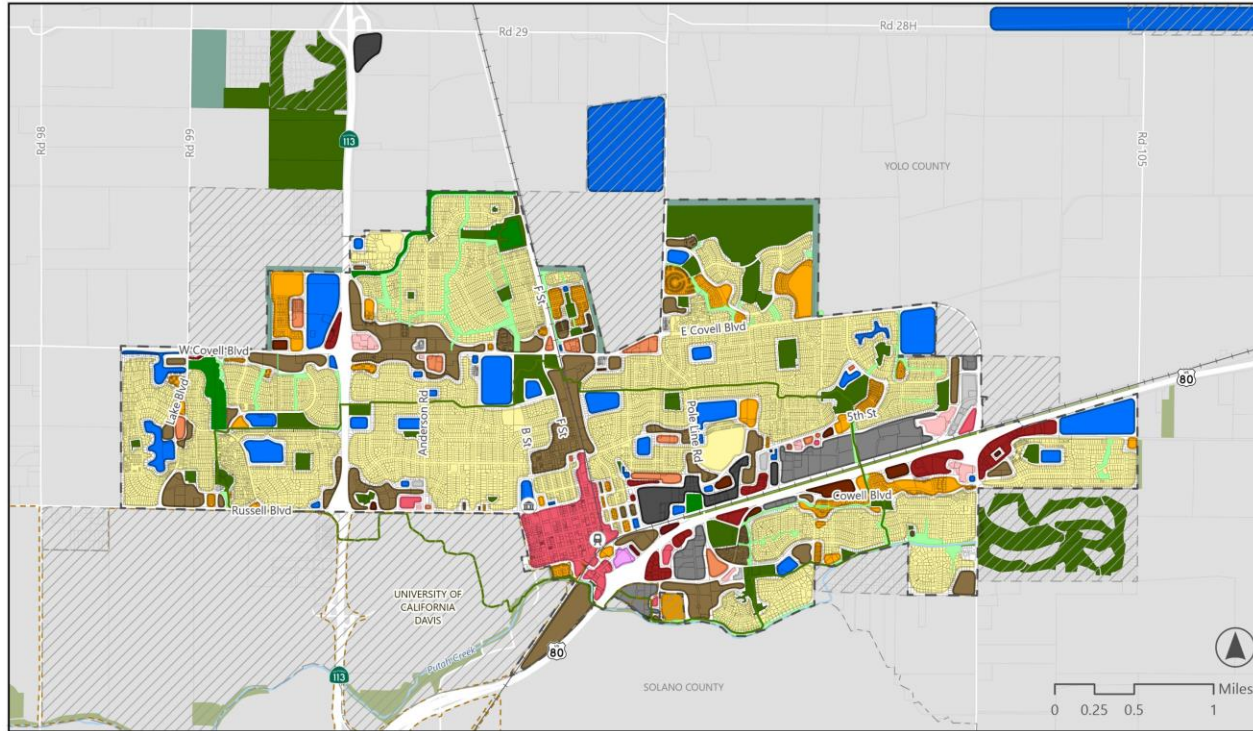
Concept 1: Concentrated Growth

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

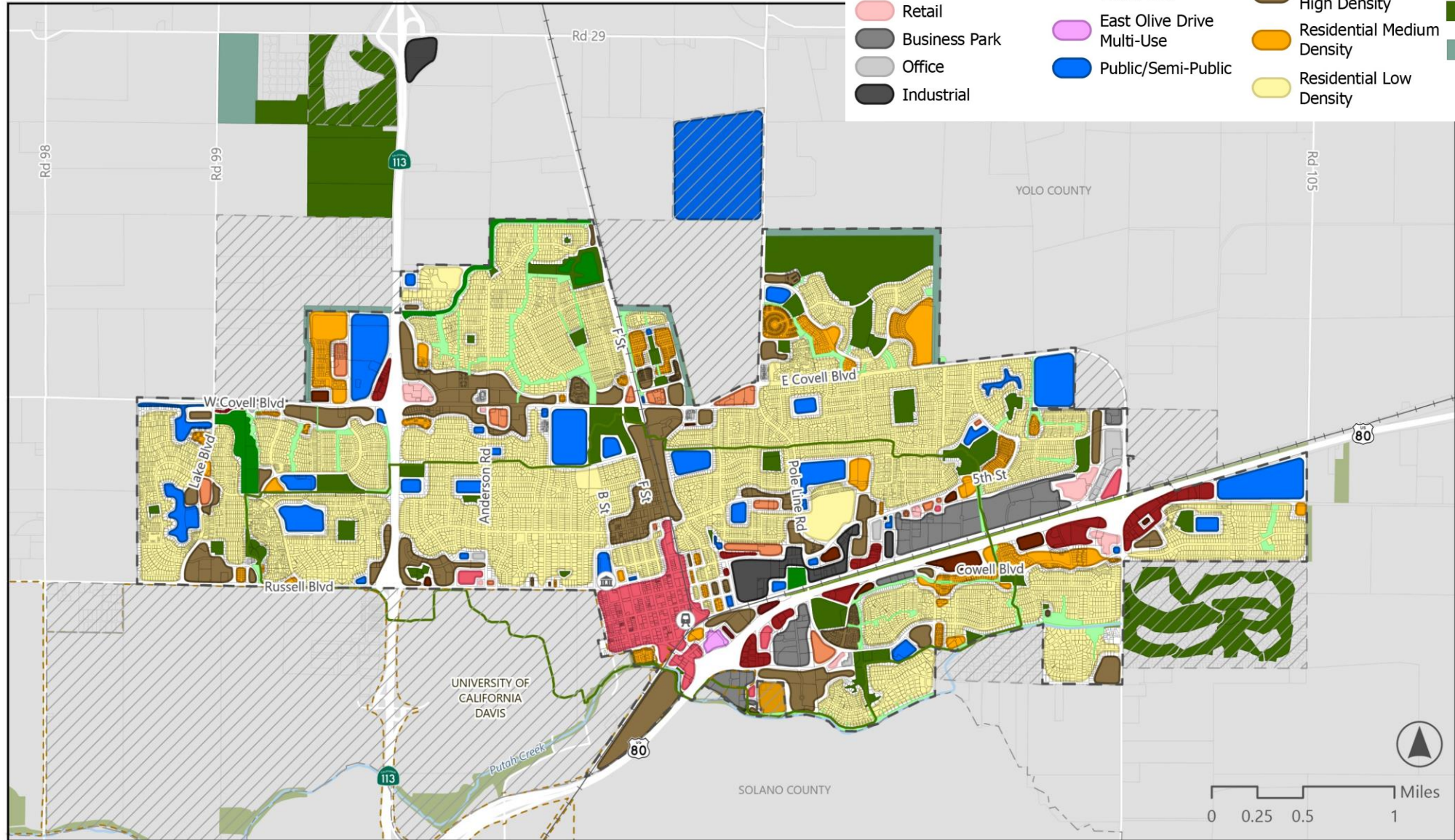


4. Variety of housing types in all low density residential areas

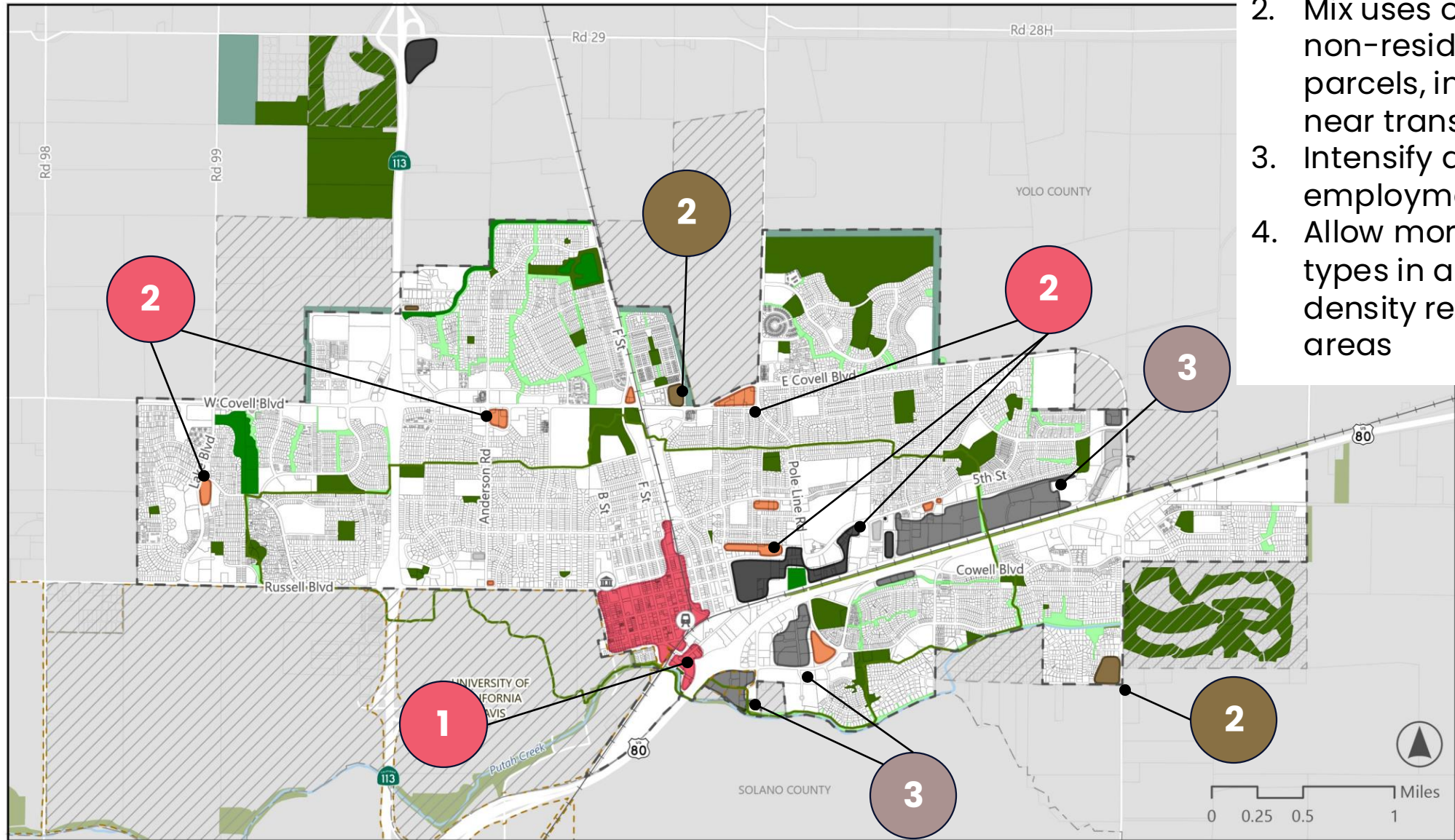


Concept 2: Dispersed Infill

- | | | | |
|--------------------|----------------------------|---------------------------------|--------------------------------------|
| General Commercial | Mixed Use | Residential High Density | Natural Habitat Area |
| Commercial Service | Neighborhood Mixed-Use | Residential Medium High Density | Greenbelt |
| Retail | East Olive Drive Multi-Use | Residential Medium Density | Park |
| Business Park | Public/Semi-Public | Residential Low Density | Urban Agricultural Transitional Area |
| Office | | | |
| Industrial | | | |



Concept 2: Dispersed Infill

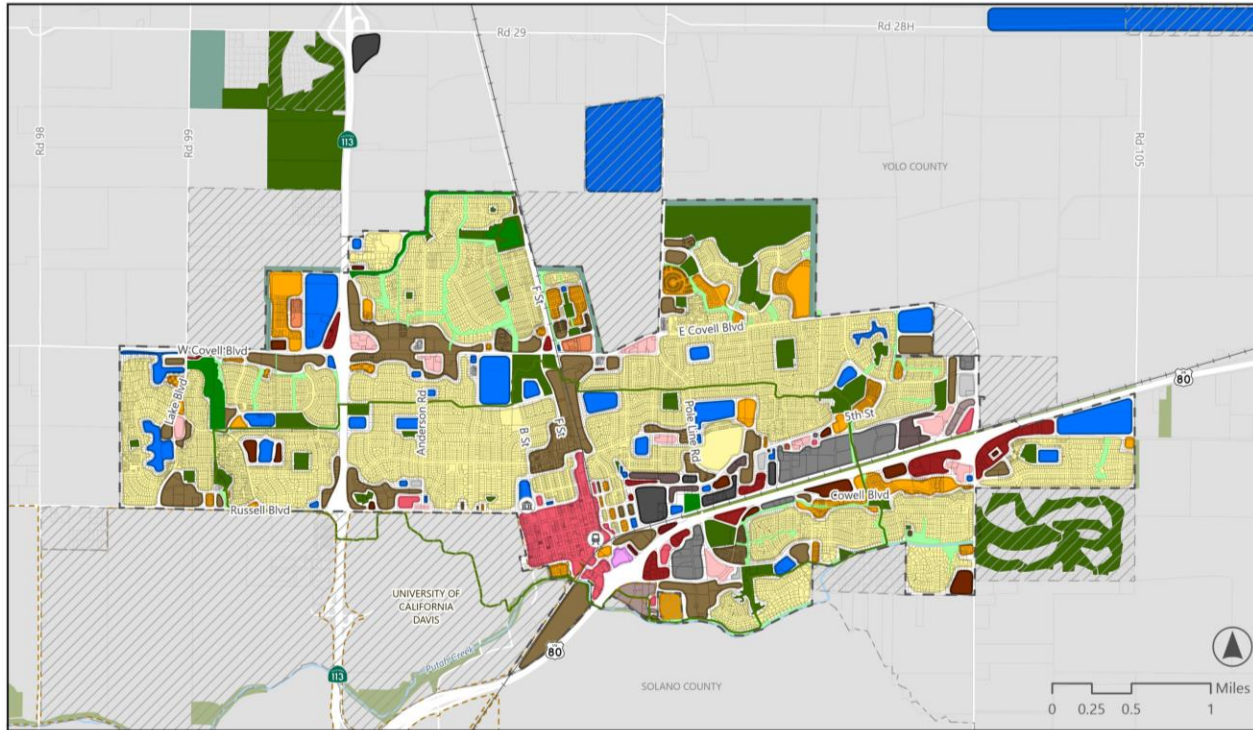


Strategies

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



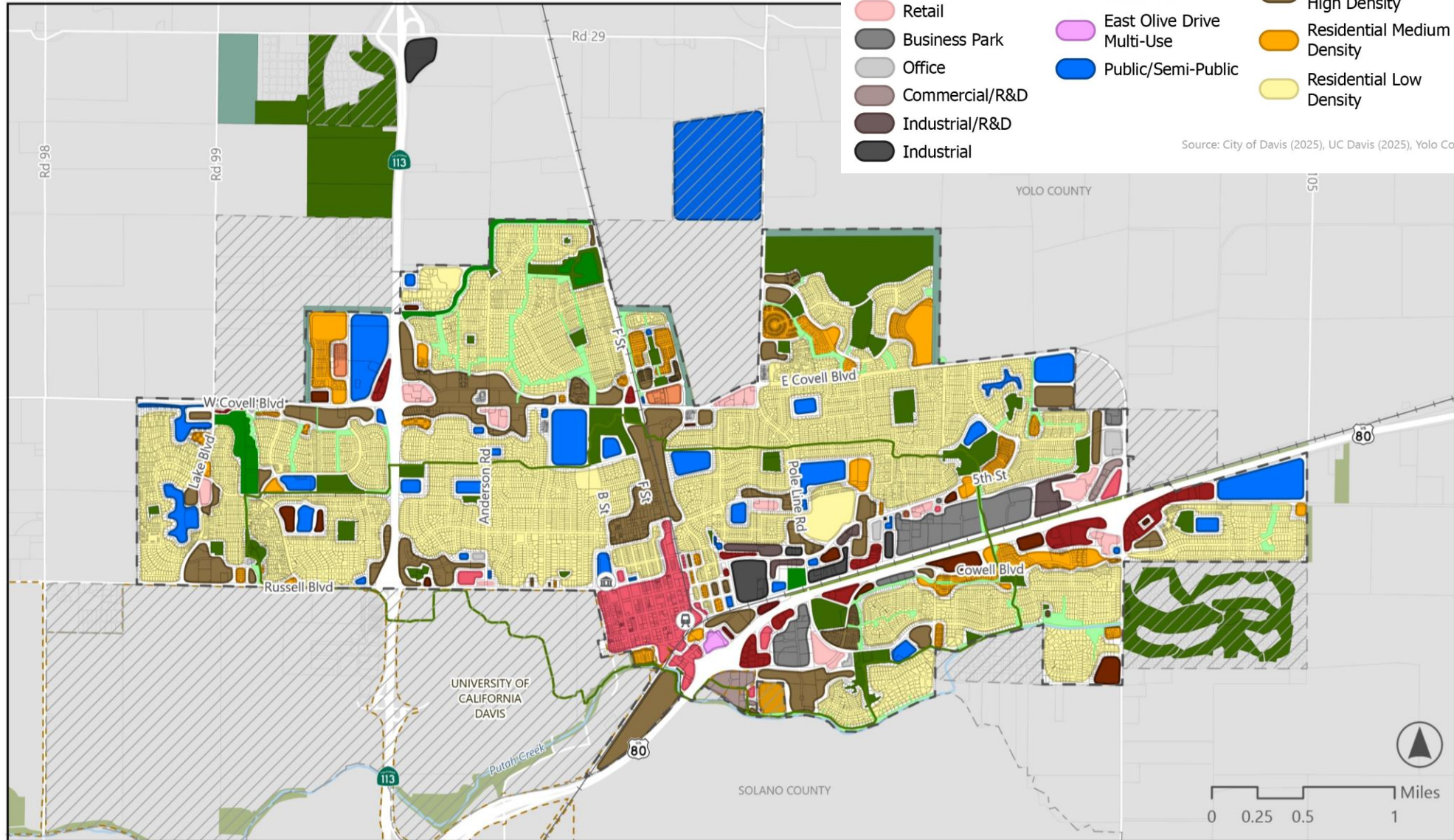
5. Intensify allowed housing on select DJUSD sites



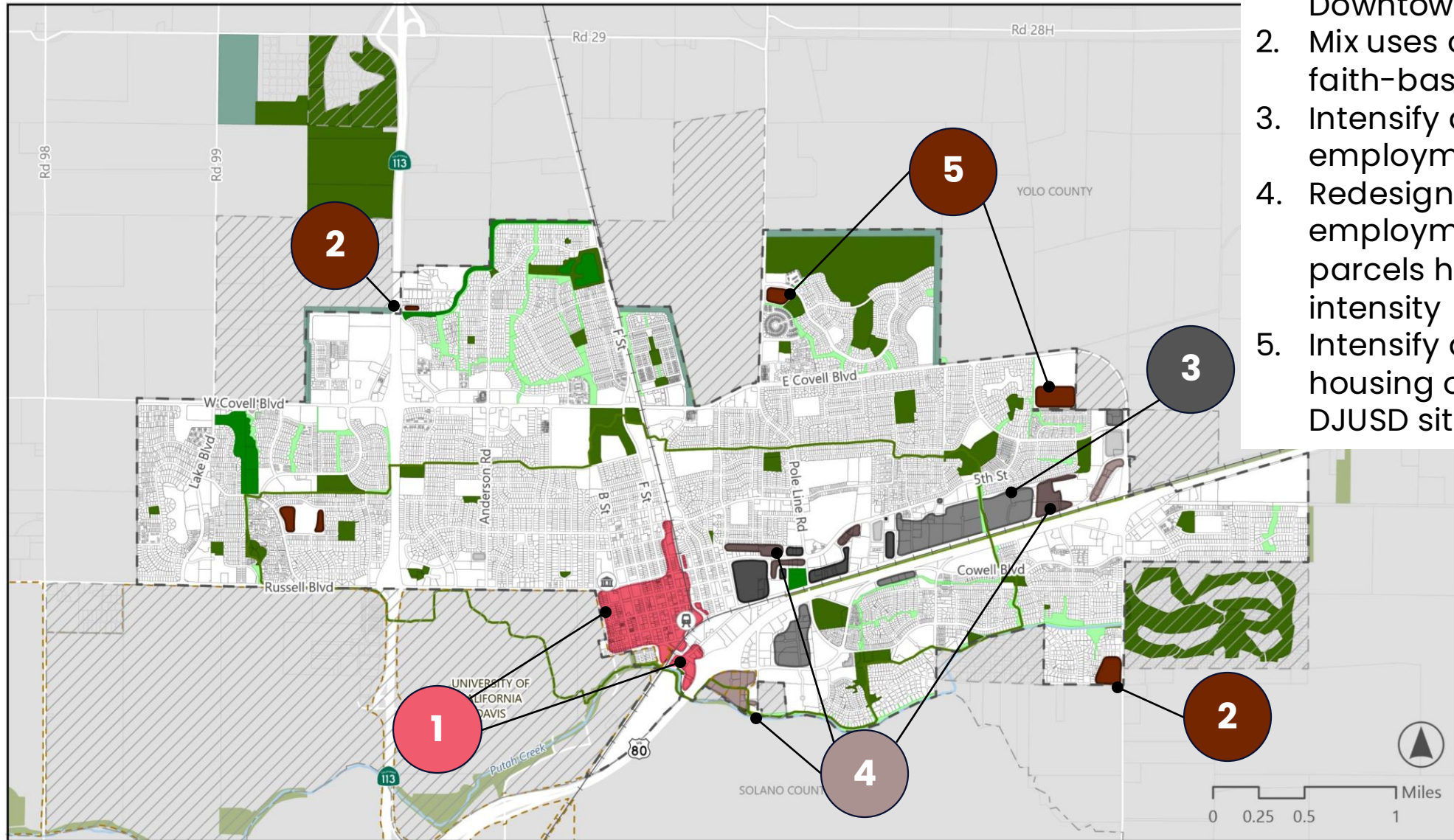
Concept 3: Employment Focus

- | | | | |
|--|--|---|--|
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|  Office | | | |
|  Commercial/R&D | | | |
|  Industrial/R&D | | | |
|  Industrial | | | |

Source: City of Davis (2025), UC Davis (2025), Yolo County (2025), CalTrans (2025), California



Concept 3: Employment Focus

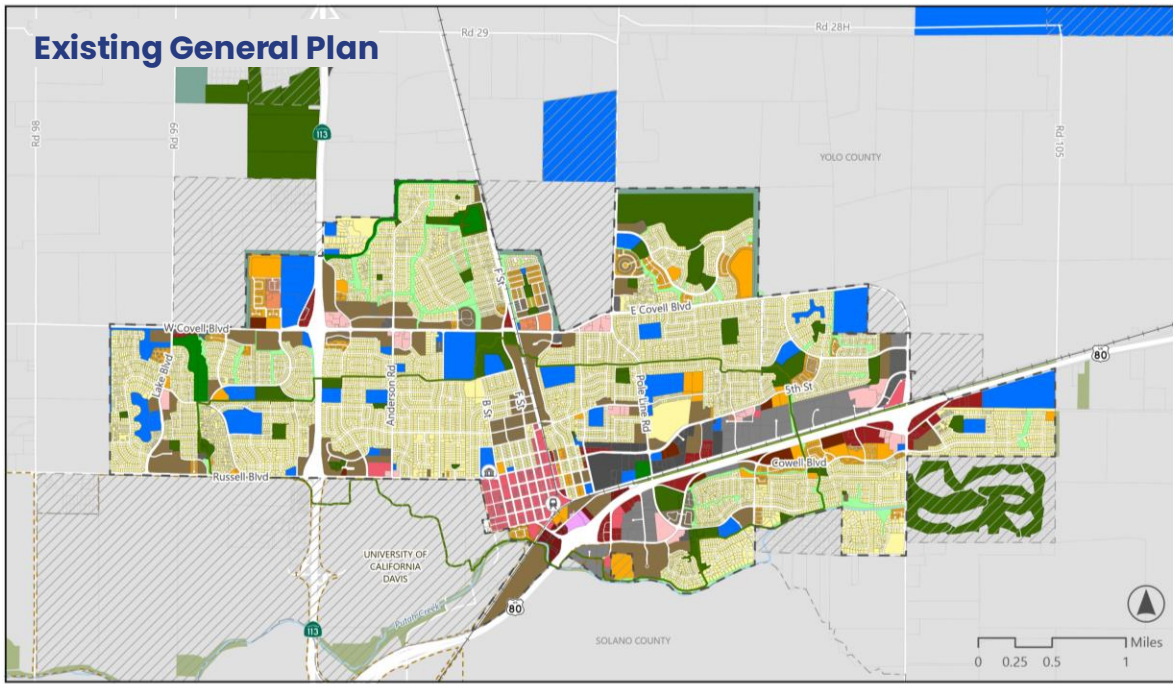


Strategies

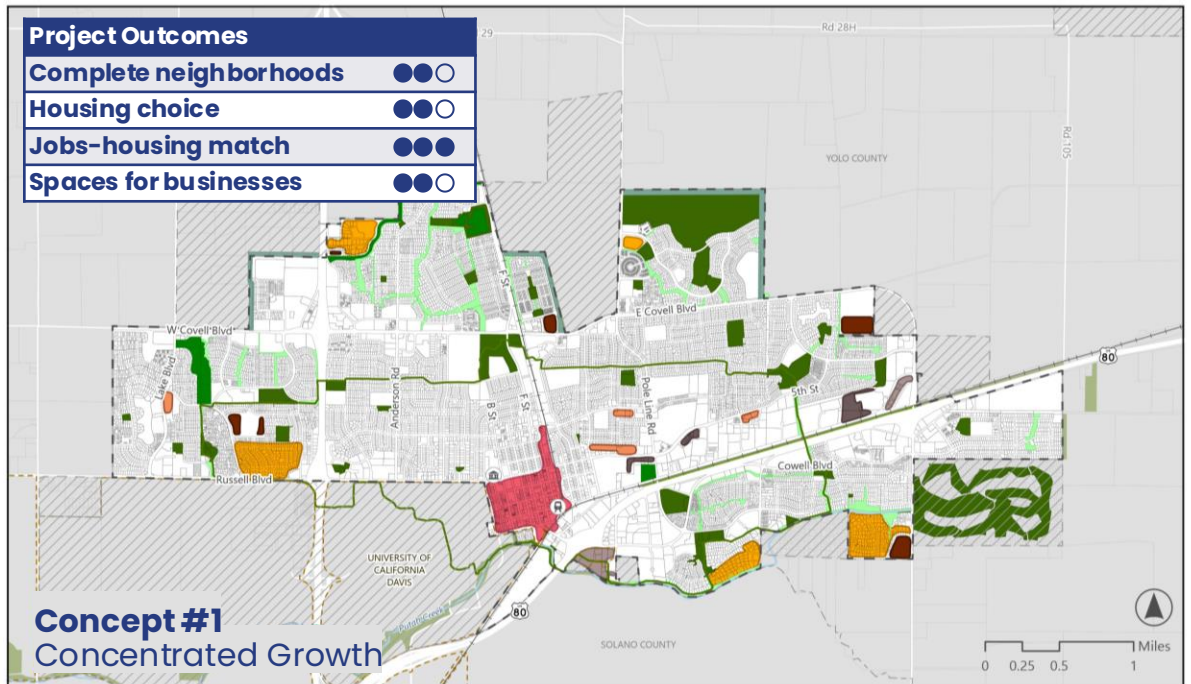
1. Expand and intensify Downtown
2. Mix uses on select faith-based parcels
3. Intensify all employment areas
4. Redesignate select employment parcels higher intensity
5. Intensify allowed housing on select DJUSD sites



Existing General Plan

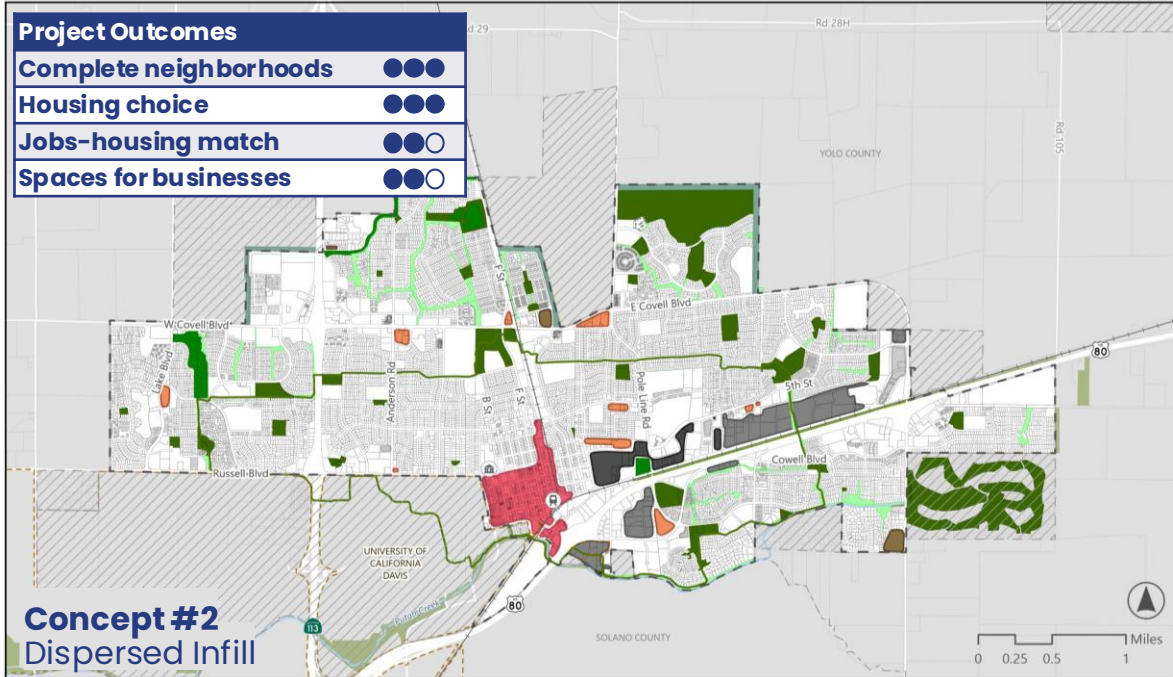


Project Outcomes	
Complete neighborhoods	●●○
Housing choice	●●○
Jobs-housing match	●●●
Spaces for businesses	●●○



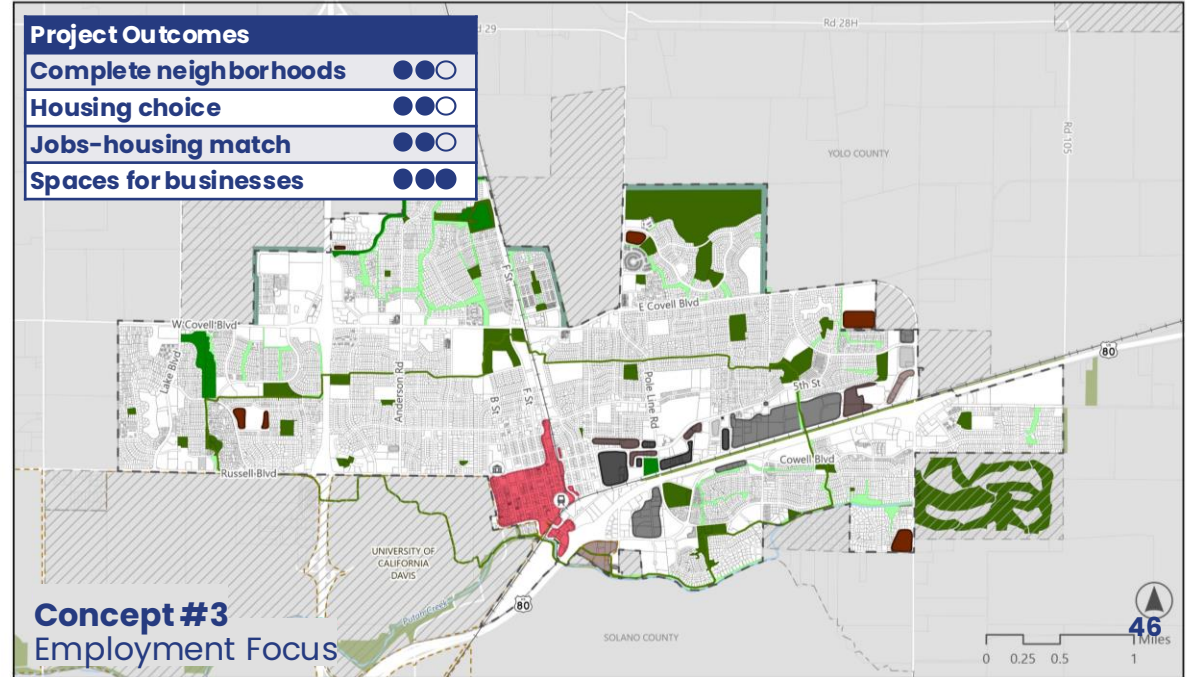
Concept #1
Concentrated Growth

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

	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%



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

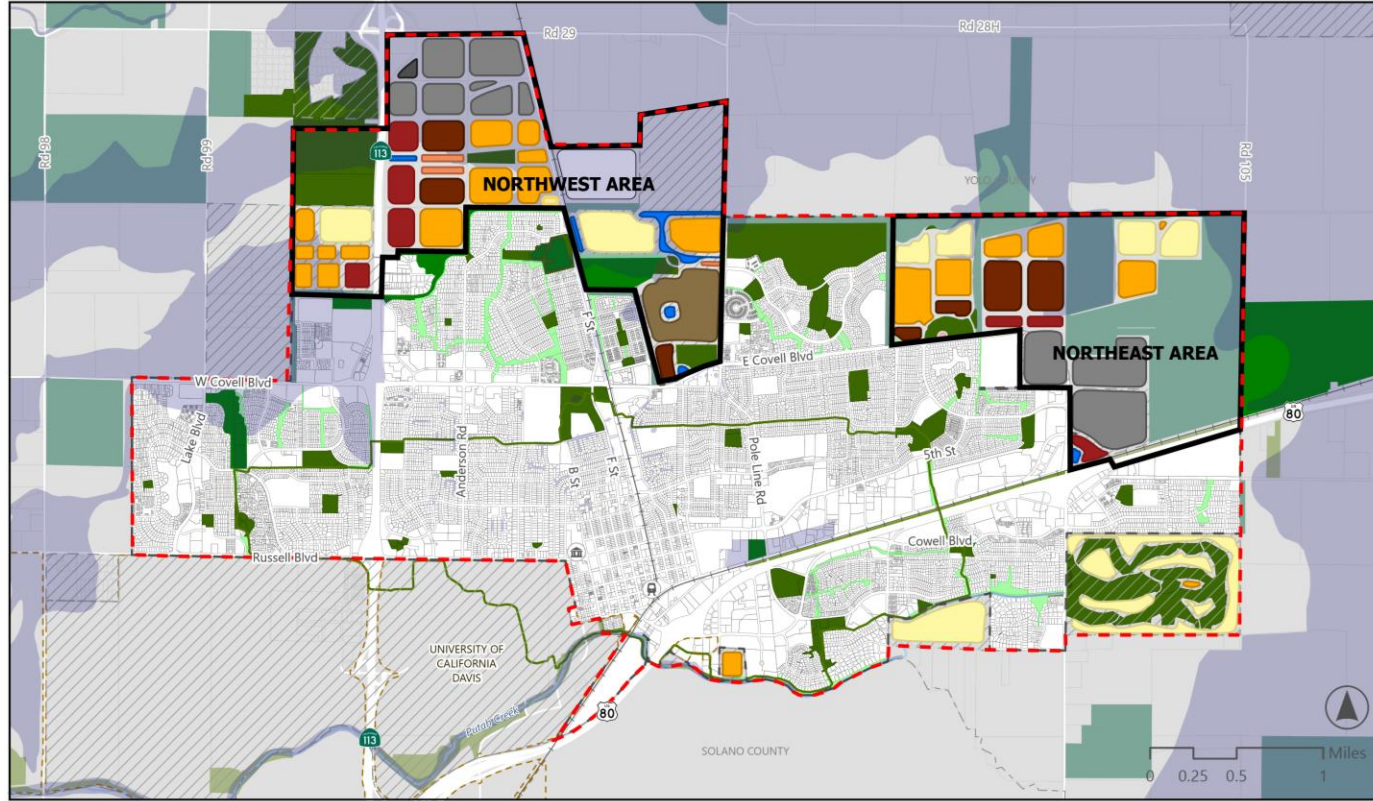


What is Annexation?

- Formally adding or incorporating an area into the City of Davis Sphere of Influence or City Limits
- Extends City's authority, services, and taxing authority
- Land must be within the City's SOI first, before it can be annexed into City Limits



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

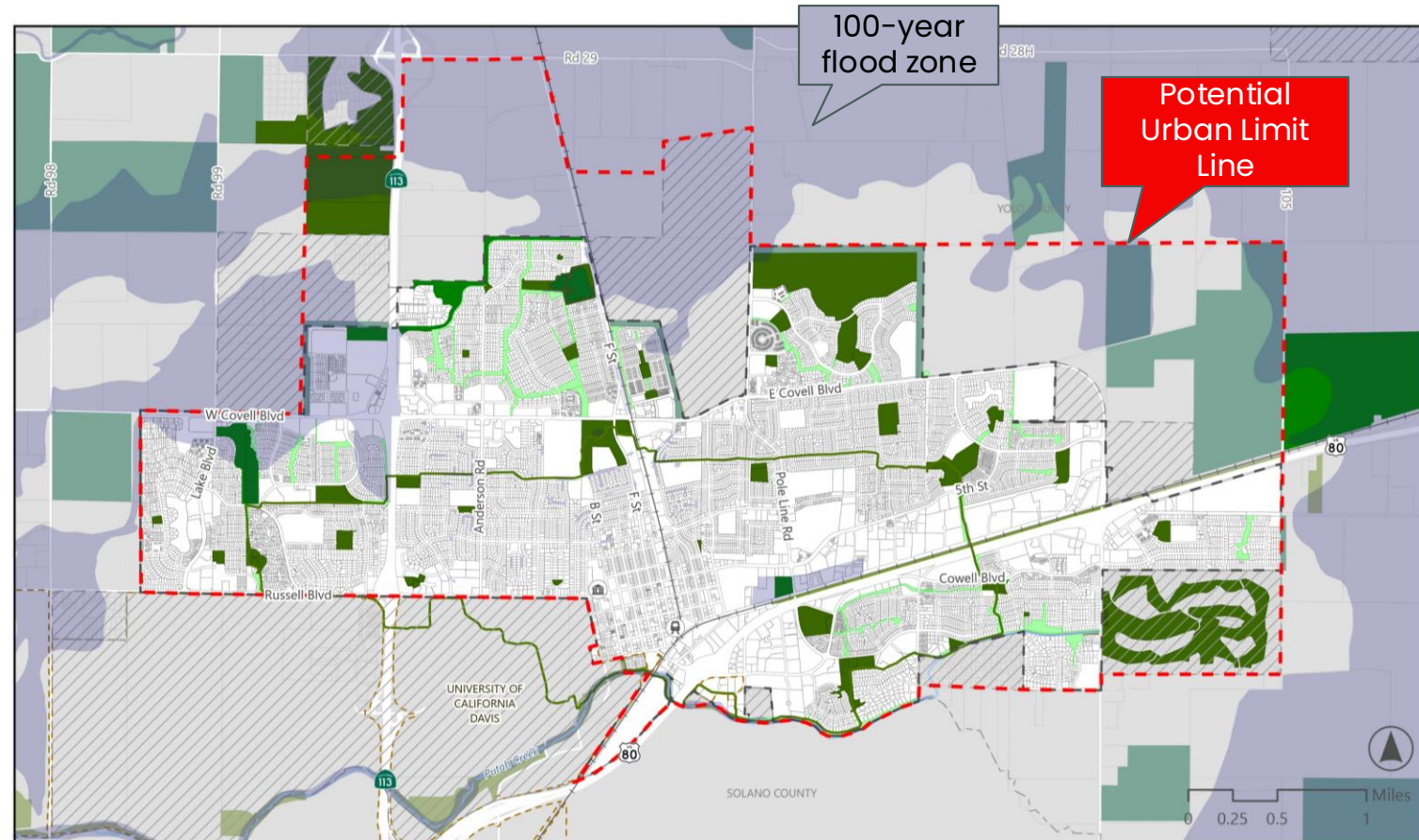


5. Consider annexation of existing residential areas

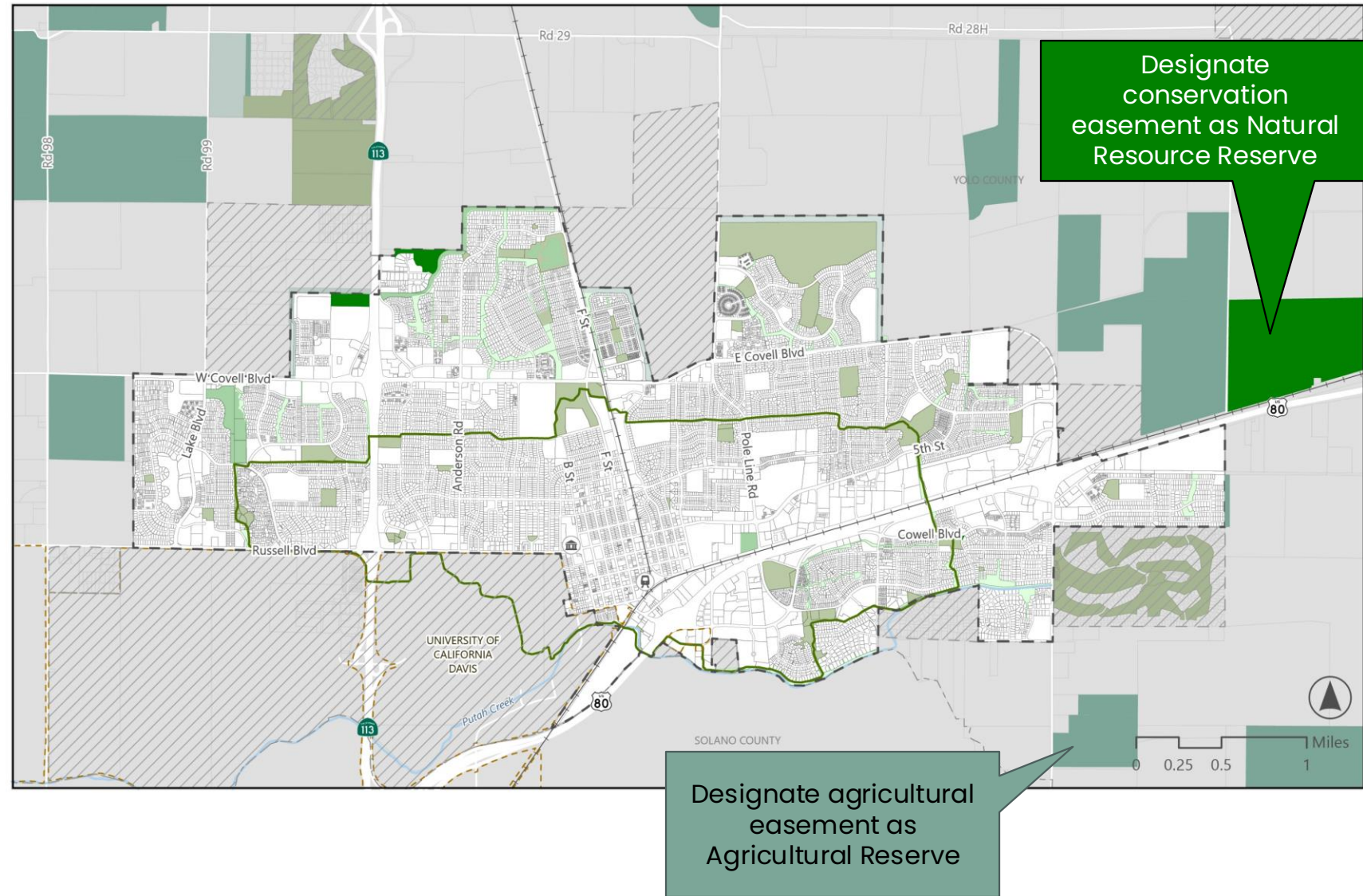


What is an Urban Limit Line?

- 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

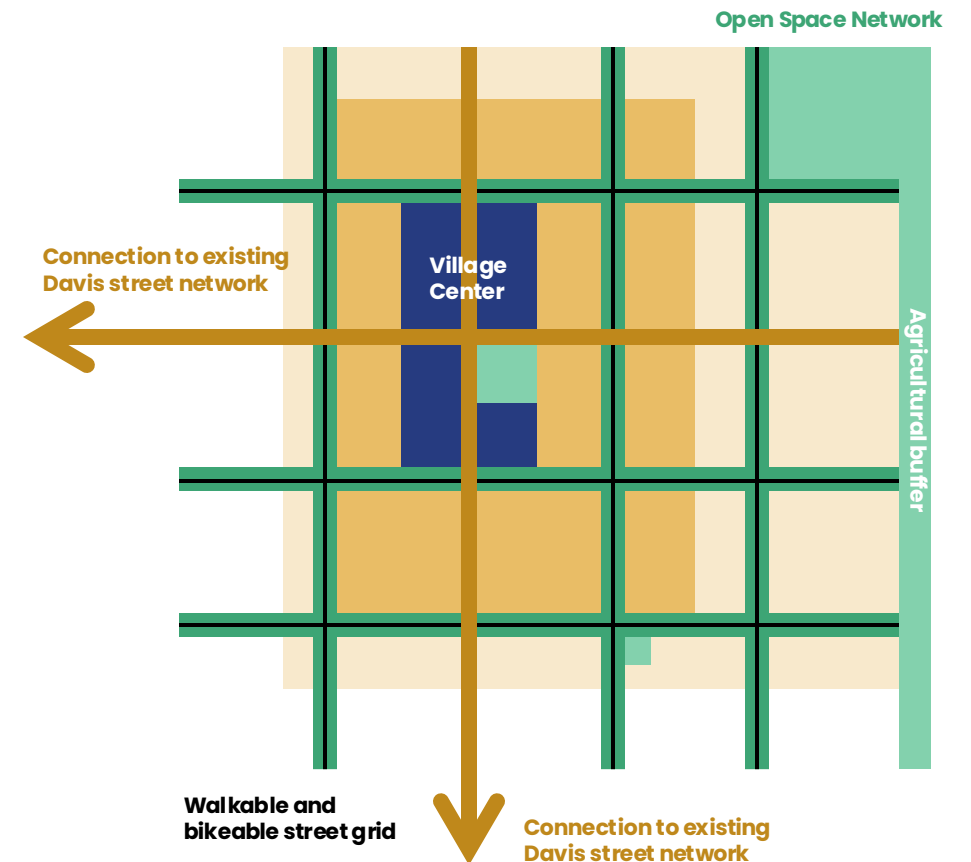


Designate Open Space Program lands as Natural Resource Reserve or Agricultural Reserve Areas

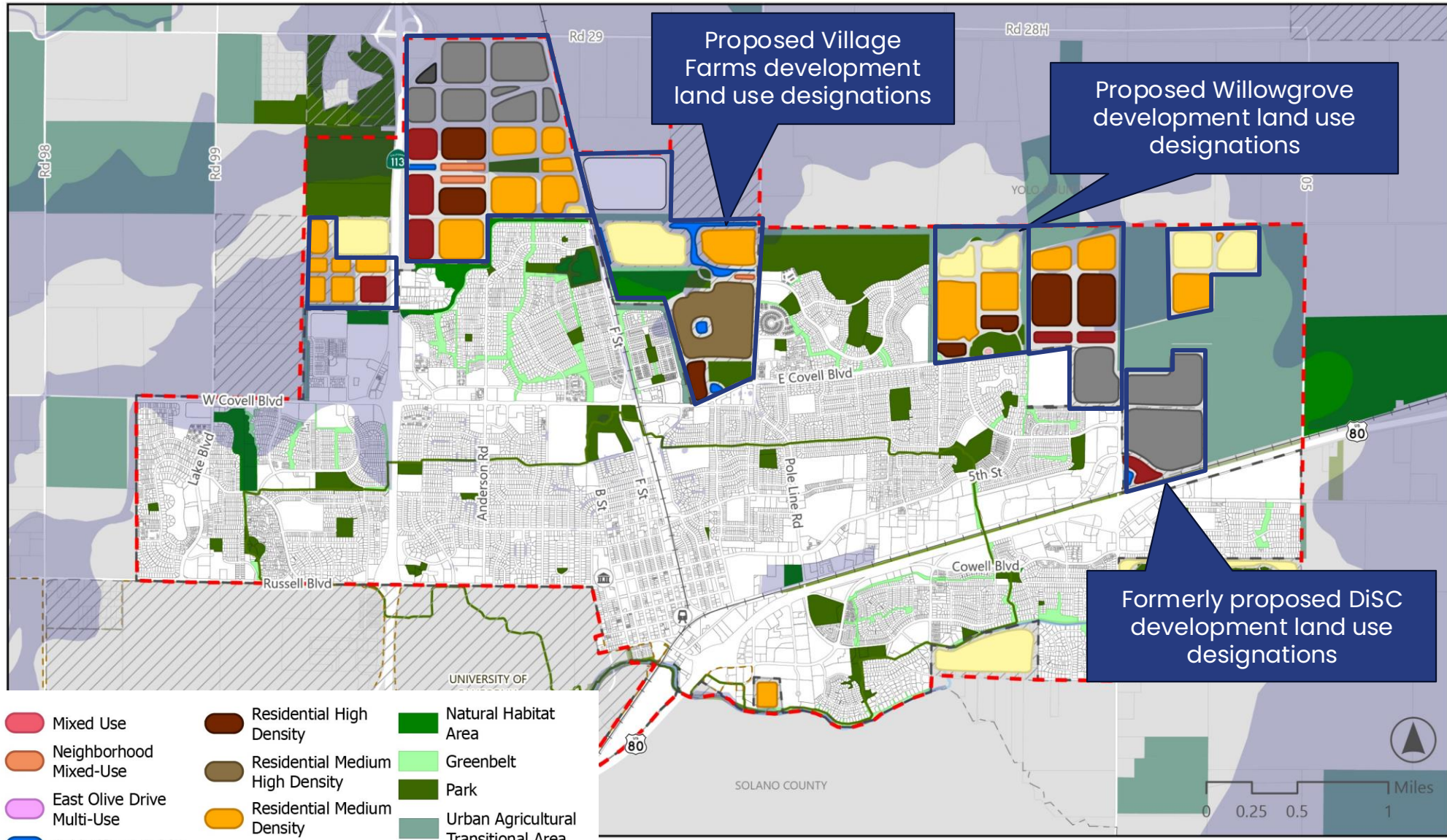


Create design guidelines for neighborhoods

Proposed Guidelines
Connect new streets to the existing street network
Walkable block sizes
A street grid configuration
Continuous sidewalks along streets
Infrastructure for multi-modal transportation options
Connected network of different types of open spaces
Buffers for agricultural and natural resources
Street trees
Variety of housing types
Neighborhood-serving uses and amenities

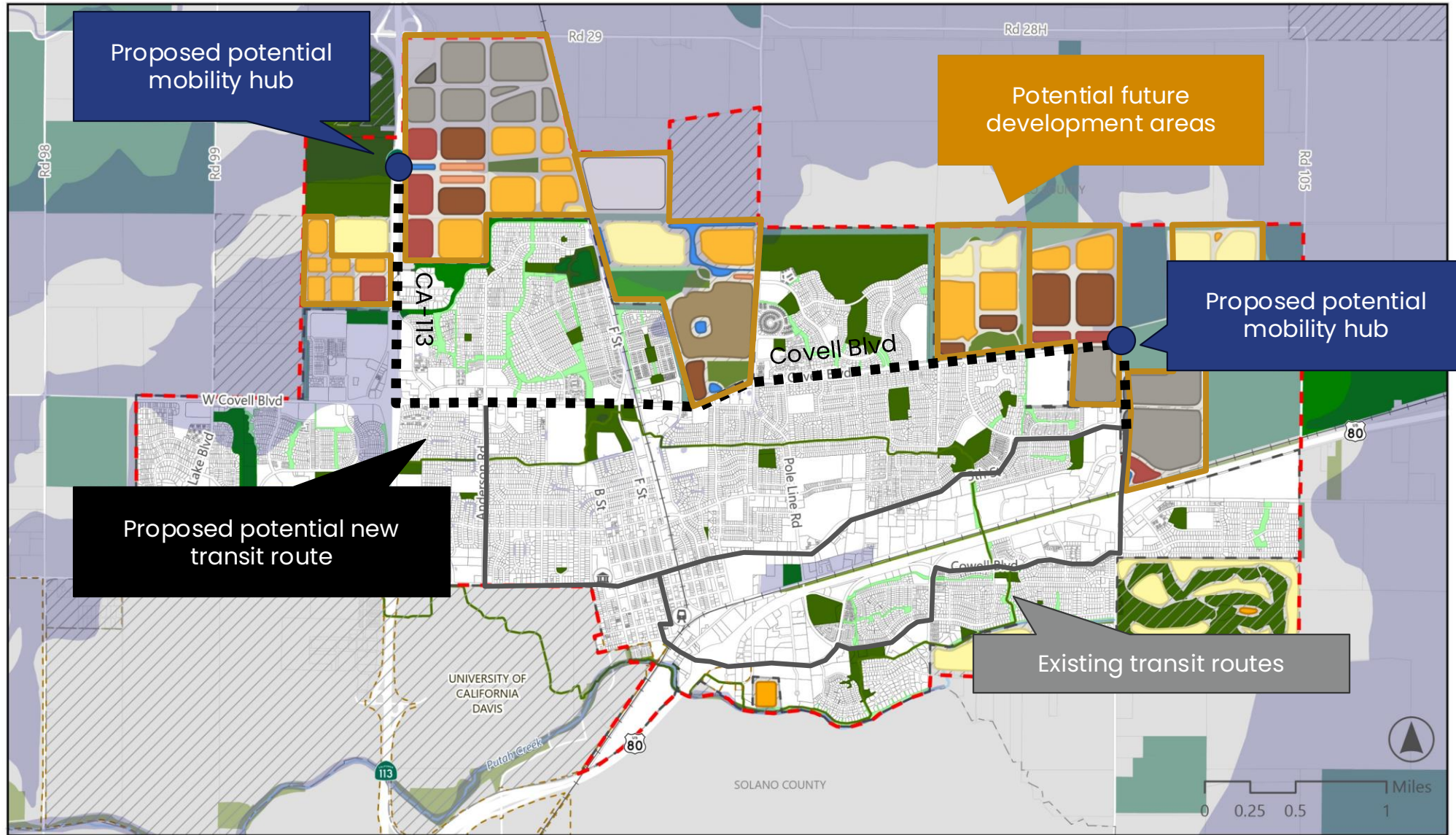


Concept: Outside City Limits

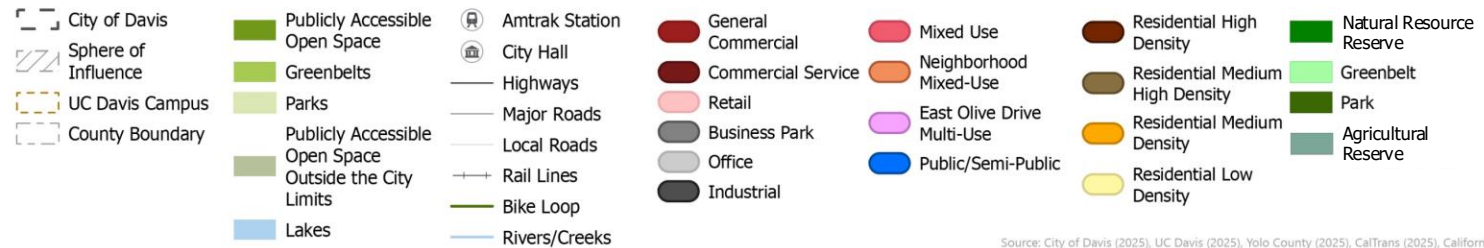
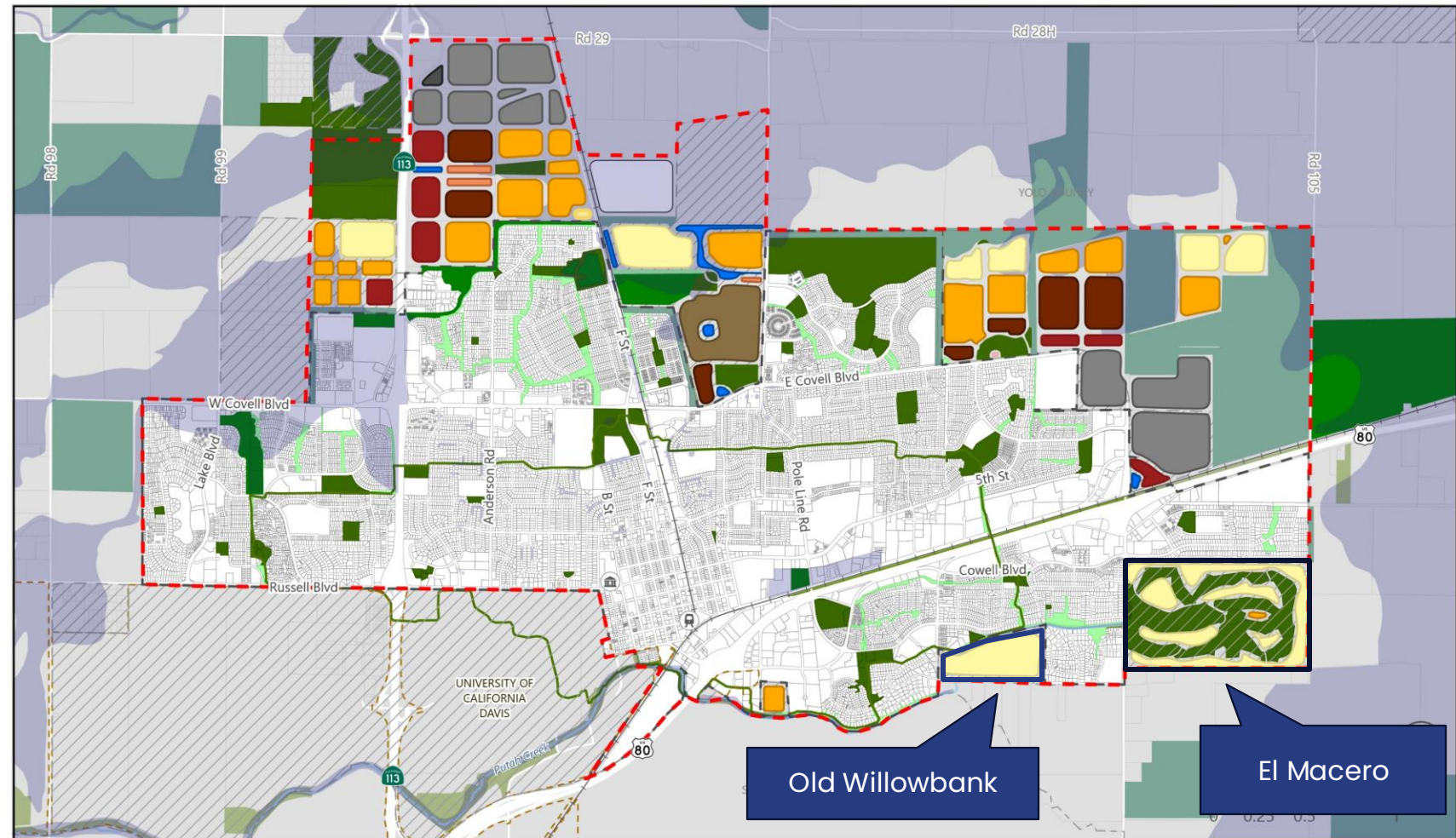


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| Business Park | Public/Semi-Public | Residential Low Density | Urban Agricultural Transitional Area |
| Office | | | |
| Industrial | | | |

Concept: Outside City Limits



Consider annexation of existing residential areas



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

Questions for Commissioners

Areas Inside City Limits:

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

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

Areas Outside the City:

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

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

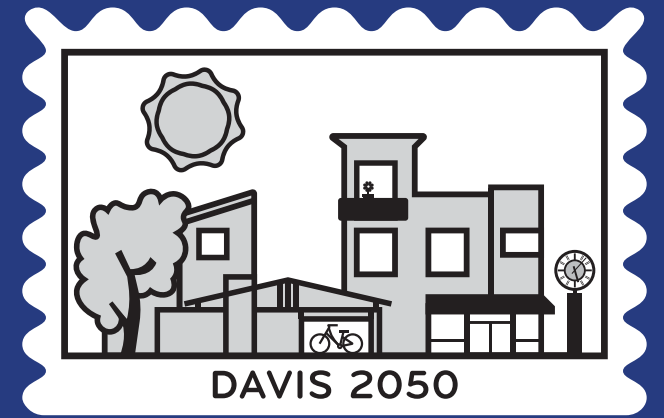


What's Next

Refine Land Use Concepts and present to public for feedback through a series of engagement events:

- **April 30, 2026** – Community Workshop and Survey to solicit community feedback on the land use concepts
 - *Same materials as at Commissionapalooza #2*
- **April–June 2026** – Pop-up Events and Survey #2
- **May–June 2026** – Meetings with community groups, businesses, and property owners





General Plan Update

Thank you!

For any comments or questions reach out to
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