

APPENDIX C: CANDIDATE REZONE SITES

Regional Housing Needs Allocation

The California Department of Housing and Community Development (HCD) determines state-wide projected housing needs and allocates new housing unit target numbers to regional councils of government (COGs). COGs then prepare and adopt plans that assign a “fair share” of the region’s housing construction need to each city and county. The Sacramento Area Council of Governments (SACOG) is the COG that determines fair-share portions of state allocations for the City of Davis. These allocations are contained in SACOG’s Regional Housing Needs Plan (RHNP). The City of Davis was given a total regional housing needs allocation (RHNA) of 2,075 dwelling units for the sixth cycle RHNA projection period, which starts on June 30, 2021 and ends on August 31, 2029. Table C-1 shows the City’s sixth cycle RHNA by income category identified in the RHNP.

Table C-1: City of Davis RHNA (June 30, 2021 – August 31, 2029)

Income Category	Dwelling Units	Percent of Total
Very Low	580	28%
Low	350	17%
Moderate	340	16%
Above Moderate	805	39%
Total	2,075	100%

Source: SACOG 2021-2029 Regional Housing Needs Plan, March 2020.

Rezone Obligation

State law requires the City of Davis to demonstrate that sufficient land is zoned to provide housing capacity that is adequate to meet the RHNA for each income level within the projection period of June 30, 2021 through August 31, 2029. Per State law, where the Housing Element residential sites inventory does not identify adequate sites to meet the lower-income RHNA, the Housing Element must include a program to identify sites that can be developed for housing. The Housing Element should also include an inventory of potential sites suitable and available for rezoning.

The residential sites inventory included in the Housing Element identified a capacity shortfall of 323 units for lower-income households (i.e., low- and very low-), see Table 59 of the Housing Element. The Housing Element includes a program directing the City to rezone land within three years of the Housing Element adoption deadline that allows at least 30 units per acre with a minimum density of 20 units per acre. At a minimum density of 20 units per acre, the City is obligated to rezone at least 16.2 acres. The rezoned sites must allow projects with at least 20 percent affordable housing by-right, and at least 50 percent of the lower-income RHNA shortfall must be accommodated on parcels designated exclusively for residential uses.

This document provides an inventory of potential or candidate rezone sites. Each site identified as a candidate rezone site has available infrastructure and has no known environmental or site constraints that would hinder development of the sites for housing. Nothing in this document guarantees that the sites included in the list of candidate rezone sites will be rezoned. The candidate rezone sites will be studied further by the City to identify specific sites to be rezoned, considering development feasibility, infrastructure capacity, proximity to services, and appropriateness for housing. Specific sites will be rezoned prior to May 15, 2024 to ensure the City meets the RHNA and the Housing Element remains in compliance with State law. Through this process the City may identify additional sites, not identified in this document.

No Net Loss

The City's obligation is to rezone sites to accommodate the unmet need of 323 lower-income units. However, the City is also obligated to maintain adequate sites throughout the RHNA projection period through a provision in State law called "no net loss." If sites that are identified in the inventory as meeting the lower-income RHNA get built with market rate development, those sites are essentially lost from the lower-income sites inventory. State law mandates that the City identify a replacement site within 180 days. HCD recommends identifying additional capacity of 15-30 percent beyond the lower-income RHNA in order to create a buffer to deal with no-net-loss requirements. In studying the housing opportunity sites to rezone, the City may decide to rezone additional sites beyond those needed to meet the lower-income RHNA shortfall in order to provide a buffer of lower-income sites in the event that sites are lost from the lower-income sites inventory.

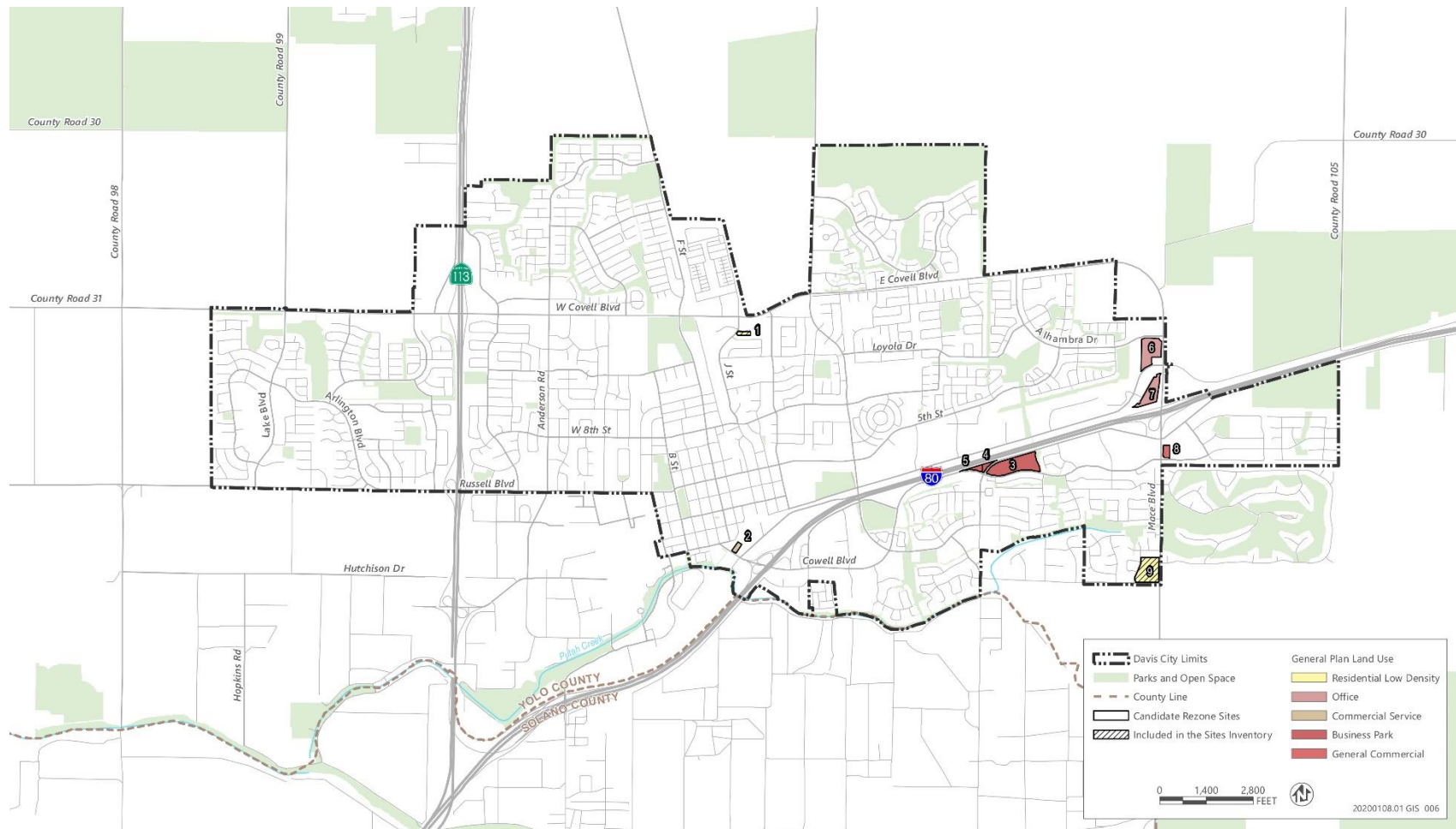
Candidate Rezone Sites

Table 2 and Data downloaded from the City of Davis and SACOG in 2021; adapted by Ascent in 2021.

show the candidate rezone sites. These sites are currently designated and zoned for non-residential uses or lower density residential uses and are being considered as candidate sites for a potential zoning change to allow multifamily residential at a minimum density of at least 20 units per acre. Two of the candidate rezone sites were previously identified in the residential sites inventory included in the Housing Element, as shown in the table below. Rezoning these sites would remove the capacity for above-moderate income households and would increase the residential capacity of those sites for lower-income households.

Each of the candidate rezone sites is located within the City limits and has access to infrastructure adequate to serve the site. As shown in the table, most of the candidate rezone sites are vacant; however, two nonvacant sites were identified. The 9.7-acre site at 315 Mace Boulevard includes an existing church and associated parking. However, half of the site remains vacant and would be suitable for housing development. The 7-acre site at 4800 Fermi Place includes an existing building and unpaved parking; however, the majority of the site remains vacant and would be suitable for housing development. The assumed capacity of the nonvacant sites was reduced to account for existing development. In total, the City identifies capacity for 666 additional lower-income units on the inventoried candidate rezone sites, which exceeds the lower-income rezone obligation of 323 units.

Figure 1: Candidate Rezone Sites, Davis, May 2021



Data downloaded from the City of Davis and SACOG in 2021; adapted by Ascent in 2021.

Table 2: Candidate Rezone Sites, City of Davis, May 2021

Site Number	Address	Assessor Parcel Number (APN)	General Plan Land Use	Zoning	Acres	Estimated Development Potential	Potential Capacity ¹	Included in the Housing Element Sites Inventory?	Vacant / Nonvacant	Existing Use	Notes
1	1100 KENNEDY PLACE	070430002000	Residential Low Density	PD 11-82	1.01	100%	20	Yes	Vacant		
2	1021 OLIVE DRIVE	070-260-022	Commercial Service	Gateway SP	1.09	75%	16	No	Vacant		Access constraints; roadway improvements needed
3	3300 CHILES ROAD	069-530-024-000	Business Park	PD 6-87	14.56	50%	146	No	Vacant		Large site; capacity only assumes 50 percent of site area developed as residential. May require lot split to facilitate appropriate parcel size.
4	3425 CHILES ROAD	069-530-025-000	General Commercial	PD 6-87	1.04	100%	21	No	Vacant		
5	2950 CHILES ROAD	069-530-007-000	General Commercial	PD 12-87	1.10	100%	22	No	Vacant		
6	315 MACE BLVD	071-100-049-000	Office	PD 4-88	9.73	50%	97	No	Nonvacant	Existing church on 50% of site; remaining 50% is vacant.	
7	4600 FERMI PLACE	071-425-001	Office	PD-44	6.98	70%	98	No	Nonvacant	Existing building and parking area on 30% of site	
8	480 MACE BLVD	068021001000	General Commercial	A-C	1.71	100%	34	No	Vacant		
9	1000 MONTGOMERY AVENUE	069100025000	Residential Low Density	PD 4-92A	10.61	100%	212	Yes	Vacant		
TOTAL					47.84		666				

Notes:

¹ Potential capacity is calculated based on an assumed density of 20 units per acre.

Additional Potential Capacity for No Net Loss Buffer

In addition to the candidate rezone sites inventoried above, additional sites are anticipated to become available for housing development within the projection period. Additional sites would provide the City a buffer to maintain the City's lower-income capacity and ensure no net loss requirements are met.

The City is preparing the Downtown Davis Specific Plan, which would replace the City's existing Core Area Specific Plan and create additional residential capacity within the City's downtown area. The public draft of the Downtown Davis Specific Plan has been released and the City Council is anticipated to consider adoption of the specific plan in 2021. The specific plan identifies catalyst or opportunity sites that would spur redevelopment in the area. Once adopted, the opportunity sites shown in Table 24 and Figure 2 would provide additional lower-income housing capacity. Some of the opportunity sites were previously identified in the residential sites inventory included in the Housing Element. Adoption of the specific plan would further increase the residential capacity of those sites beyond the capacity assumed in the residential sites inventory. As the downtown redevelops through implementation of the specific plan, additional sites may also become available for residential development. However, due to the built-out nature of the downtown and the flexibility provided through the specific plan, it is difficult to determine which sites will be redeveloped during the projection period. The Housing Element includes the sites identified by the City as most likely to redevelop within the timeframe of the Housing Element.

The specific plan would implement a form-based code and does not allocate a specific unit count to sites within the specific plan area but rather identifies additional capacity based on possible build-out scenarios and the form-based code regulations. The following build-out capacity is assumed for each neighborhood area:

- Approximately 510 dwelling units in the Heart of Downtown Neighborhood;
- Approximately 170 units in the G Street Neighborhood; and
- Approximately 100 residential units in the North G Street Neighborhood.

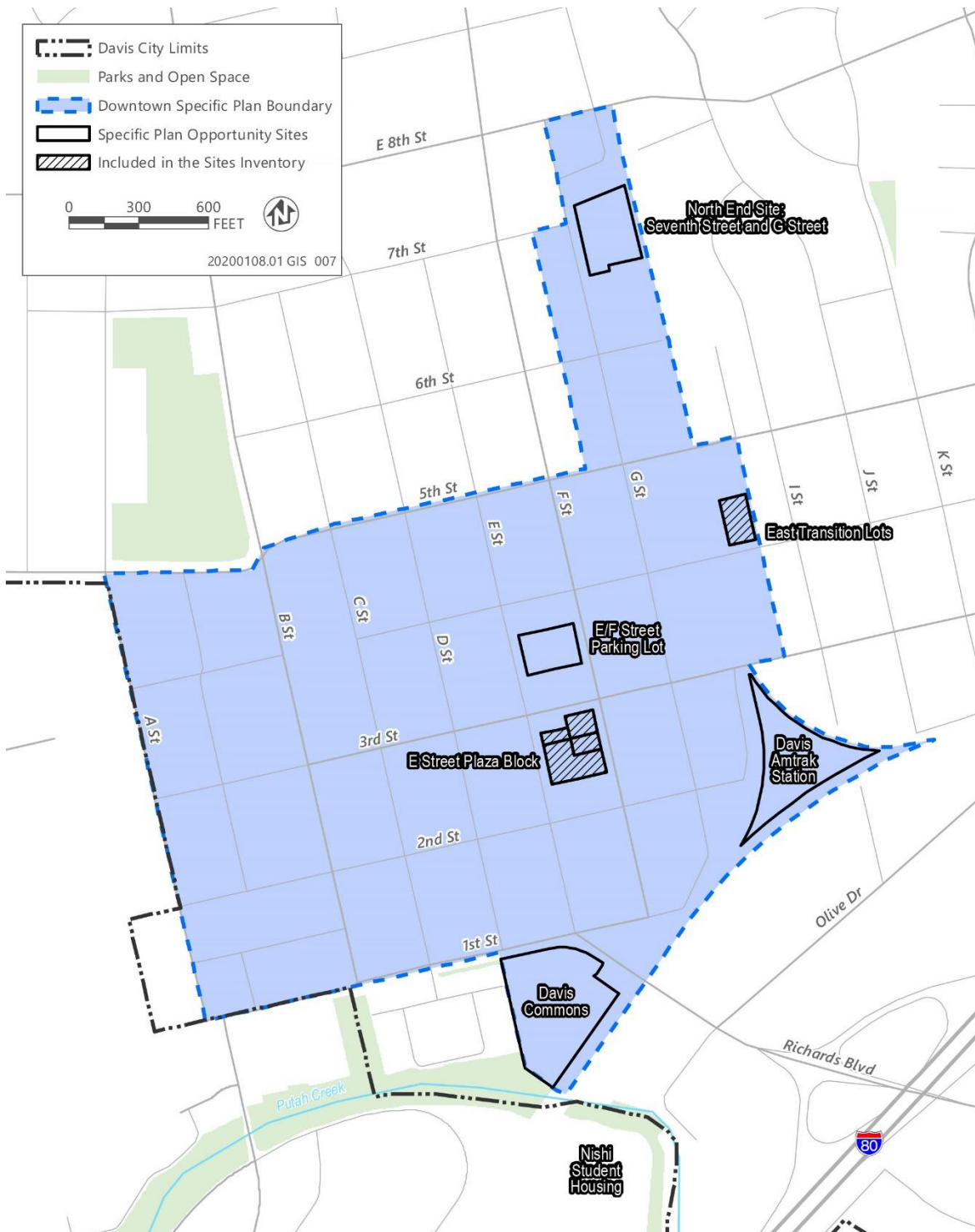
In addition to the capacity anticipated under the Downtown Davis Specific Plan, the City may annex additional lands to increase capacity for housing development. However, annexations can be challenging and take time. It is unsure if annexations would provide additional housing capacity during the projection period. However, if annexations do occur, the City could rely on any additional housing capacity to meet no net loss requirements.

Table 3: Downtown Davis Specific Plan Opportunity Sites, City of Davis, May 2021

Site Name	Address	Assessor Parcel Number (APN)	General Plan Land Use Designation	Zoning	Acres	Downtown Neighborhood	Proposed Use	Number of Stories Proposed	Included in the Housing Element Sites Inventory?	Vacant / Nonvacant	Existing Use
Davis Commons	500 1ST STREET	070-580-043	Gateway SP - Retail	C-C	4.29	Heart of Downtown	Large-scale gateway	5	No	Nonvacant	Existing shopping center with excess parking
Davis Amtrak Station	840 2ND STREET	070-311-004	Public/Semi-Public	P-SP	2.88	Heart of Downtown	Infill and public space replace the parking lot	5	No	Nonvacant	Existing transit station with excess parking
E Street Plaza Block	220 E STREET	070-242-004	Core Retail Stores	C-C	0.77	Heart of Downtown	Davis Square - large central gathering place	7	Yes	Nonvacant	Existing parking lot
	217 F STREET	070-242-007	Core Retail Stores	C-C	0.20					Nonvacant	Existing restaurant and retail
	232 E STREET	070-242-003	Core Retail Stores	C-C	0.14					Nonvacant	Existing retail
	239 F STREET	070-242-008	Core Retail Stores	C-C	0.28					Nonvacant	Existing restaurant and retail
E/F Street Parking Lot	310 E Street	070-214-005	Core Retail with Offices	C-C	0.97	Heart of Downtown	Mixed use or high intensity residential	5	No	Nonvacant	Existing parking lot
East Transition Lots	907 4TH STREET	070-321-011	Core Retail with Offices	C-C	0.53	G Street	Clustered courtyard housing infill	3	Yes	Nonvacant	Existing retail/storage
North End Site: Seventh Street and G Street	630 G STREET	070-166-003	Service Commercial	PD-1480	1.67	North G Street	High intensity mixed use residential	4	No	Nonvacant	Existing strip mall

Source: City of Davis, 2021

Figure 2: Downtown Davis Specific Plan Opportunity Sites, Davis, May 2021



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