

ORDINANCE NO. 2688

AN ORDINANCE AMENDING SECTION 40.01.090 OF CHAPTER 40 OF THE CITY OF DAVIS MUNICIPAL CODE BY PRE-ZONING APPROXIMATELY 232 ACRES (ASSESSOR'S PARCEL NUMBER: 071-130-007) LOCATED NORTH OF THE INTERSECTION OF EAST COVELL BOULEVARD AND ALHAMBRA DRIVE TO PRELIMINARY PLANNED DEVELOPMENT (PD) #02-23 (WILLOWGROVE) UPON ANNEXATION TO THE CITY OF DAVIS AS OUTLINED IN SECTION 40.01.110 OF CHAPTER 40 OF THE DAVIS MUNICIPAL CODE (PPD#02-23 - WILLOWGROVE)

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DAVIS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. PROPERTY AREA

The Property, consisting of one parcel, is generally located north of the intersection of East Covell Boulevard and Alhambra Drive, totaling approximately 232 acres generally described and referenced to as Assessor's Parcel Number (APN) 071-130-007, which is shown on Exhibit A and described in Exhibit B.

SECTION 2. ZONING MAP CHANGE

Section 40.01.090 (Zoning Map) of Chapter 40 of the City of Davis Municipal Code, as amended, is hereby amended by changing the land use designation of the parcel containing approximately 232 acres, to Preliminary Planned Development (PD) #02-23, as shown on Exhibit C.

SECTION 3. PURPOSE OF PRELIMINARY PLANNED DEVELOPMENT AREA

The purpose of this preliminary planned development is to:

1. Create an inclusive, community-focused neighborhood that provides an array of homes for families at a variety of densities and income levels, including deed-restricted affordable housing.
2. Provide bicycle/pedestrian/transit connections to integrate the neighborhood as a truly multi-modal project.
3. Provide parks for neighborhood-focused and community-wide recreation and open space areas with natural features, community infrastructure, and trail connections.
4. Support neighborhood retail opportunities.
5. Create a sustainable and climate-ready neighborhood.

SECTION 4. USES

The planned development area is comprised of seven distinct Zoning Subareas, not including the major roadways. Each of the seven Subareas in the Planned Development substantially corresponds with a district in the Davis Zoning Ordinance (Davis Municipal Code, Chapter 40). The permitted, accessory, conditional, and prohibited uses of each district shall be consistent with the identified comparable Zoning District, as amended

from time to time, except as provided herein. Specified uses for each Subarea within PD #02-23, as depicted on Exhibit C, are provided in Exhibit D.

SECTION 5. FINAL PLANNED DEVELOPMENT (FPD)

A Final Planned Development (FPD) is required in accordance with Article 40.22 (PD District) of the Davis Municipal Code and shall be consistent with the provisions of PD #02-23. Development standards and any guidelines for development within PD #02-23, including but not limited to, setbacks, height limits, and sign regulations, shall be contained in the Final Planned Development (FPD). The Final Planned Development shall include typical development standards for each Sub Area.

SECTION 6. CONFLICTS

For provisions not covered by this ordinance, the provisions of Chapter 40 of the Davis Municipal Code, as amended, shall apply. Where there is a conflict between the provisions of Chapter 40 and this ordinance, the provisions of this ordinance shall apply.

SECTION 7. ENVIRONMENTAL IMPACT REPORT MITIGATION MEASURES.

This amendment to the Zoning Chapter of the Municipal Code to the Planned Development District shall be subject to the mitigation measures in the Willowgrove Environmental Impact Report (EIR).

SECTION 8. SPECIAL CONDITIONS

This preliminary planned development is subject to the following special conditions:

1. Compliance with the Baseline Project Features established in Resolution No. 26-052 approved by the Davis City Council on May 5, 2026.
2. Approval of this Prezoning and Preliminary Planned Development is contingent upon voter approval of the General Plan Amendment #02-23 pursuant to Chapter 40A of the Davis Municipal Code, the "Citizens' Right to Vote on Future Use of Open Space and Agricultural Lands Ordinance."
3. Site Plan and Architectural Design Review within the planned development shall be in accordance with the approved Final Planned Development and the City of Davis Municipal Code, Chapter 40 (Zoning).
4. As part of the design review submittal for development of the affordable housing site, an acoustical study shall be completed assessing the traffic noise from East Covell Boulevard with recommendations, such as a sound wall or other noise attenuation, to be incorporated in the project for compliance with City noise standards.
5. At initial construction of the lots, a minimum of 40% of the designated single-family lots that directly back up to the existing Wildhorse Agricultural Buffer shall be constructed as single-story dwellings. The lots, which are subject to the requirement of which 40% will be single-story, shall be identified in an exhibit in the Final Planned Development.

6. Fencing shall be provided and maintained between the residential lots and the adjacent Wildhorse Agricultural Buffer, Greenbelt, or UATA. The Developer shall install the fencing prior to issuance of building permits for the applicable lots, subject to review and approval of the Community Development Department. Fencing shall be maintained by the residential property owner. Gates or direct access from the residential lots to the agricultural buffer or UATA are prohibited.
7. Zero VOC Paints. Prior to the issuance of building permits, the project applicant shall ensure that only zero-VOC paints, finishes, adhesives, and cleaning supplies shall be used in the initial construction of all buildings on the project site and comply with the following.
 - a. In addition, verification that only zero-VOC paints, finishes, adhesives, and cleaning supplies are used during operation of the affordable housing components of the proposed project shall be ensured in perpetuity by the project's proposed homeowner's association (HOA).
 - b. For components of the proposed project not subject to an HOA, a zero-VOC paints, finishes, adhesives, and green cleaning products education program shall be made available to all residents and commercial tenants of the proposed project. The program shall include free educational materials such as brochures, pamphlets, checklists, etc., that provide information regarding the proper use of zero-VOC paints, finishes, adhesives, and green cleaning products.
 - c. These requirements shall be noted on the project improvement plans and the informational sheet filed with the final subdivision map(s), and shall be provided to the City of Davis Community Development Department for review and approval prior to approval of improvement plans for each small lot tentative map. *(EIR MM4.3-2)*
8. GHG Reduction Plan. Prior to building permit issuance for each phase of the proposed project, the project applicant shall prepare and implement a GHG Reduction Plan, to the satisfaction of the City, to demonstrate a downward trajectory in GHG emissions, towards the goal of zero net GHG emissions by the year 2040, for review and approval of the Community Development Department. *(EIR MM4.3-8)*
9. Prior to occupancy of the first residential unit during Phase 1 of the proposed project, the project applicant shall contribute its fair share funding for the completion of a Transit Service and Facilities Plan for the area encompassing the project site and other development along the north side of the Covell Boulevard and Mace Boulevard corridor between the westerly City Limits and the I-80 interchange. The plan shall be led either by Unitrans and YoloBus, or by the City with Unitrans and YoloBus participating as active project partners. The plan shall be guided by the Unitrans and YoloBus service development processes and shall be subject to approval by the City of Davis Public Works (Engineering and Transportation) Department. The Transit Service and Facilities Plan shall identify transit service and facility improvements required in accordance with Unitrans

and Yolobus policies related to unmet transit needs, timing for improvements, transit service warrants, and performance standards.

The plan shall explicitly focus on implementing transit service and facilities improvements identified in the aforementioned Transit Service and Facilities Plan that would address project-related contributions to unmet transit needs and project-related deficiencies with respect to transit service warrants and performance standards. (*EIR MM4.13-8(a)*)

10. Prior to issuance of any building permits, the project applicant shall pay its fair share toward the installation of a second westbound through lane along the project's East Covell Boulevard frontage, as determined by the City of Davis Department of Public Works Engineering and Transportation. (*EIR MM4.13-8(b)*)
11. Prior to occupancy of the first residential unit during Phase 1 of the proposed project, to the satisfaction of the City of Davis, the project applicant shall enter into an agreement to contribute fair share funding, as determined by the City of Davis Public Works Engineering and Transportation Department, to cover their proportionate cost of the following improvements: (*EIR MM4.13-11*)
 - a) Covell Boulevard between Shasta Drive/Risling Court and Birch Lane: Coordinate traffic signals, optimize signal timings, and operate with a 140 second cycle length during the AM peak period and a 150 second cycle length during the PM peak period. Such improvements may require controller or communications upgrades.
 - b) Mace Boulevard between Alhambra Drive and Cowell Boulevard: Coordinate traffic signals, optimize signal timings, and operate with a 150 second cycle length during the AM and PM peak periods. Such improvements may require controller or communications upgrades.
 - c) West Covell Boulevard/SR 113 Southbound Ramps: Construct a second westbound left-turn lane and a second receiving lane on the southbound on-ramp.
 - d) West Covell Boulevard/SR 113 Northbound Ramps: Construct a second westbound left-turn lane and a second receiving lane on the southbound on-ramp.
 - e) West Covell Boulevard/SR 113 Northbound Ramps: Modify the northbound off-ramp to consist of three lanes approaching West Covell Boulevard, including one left-turn lane, one shared left/through/right lane, and one right-turn lane. Construct a second eastbound left-turn lane.
 - f) Mace Boulevard/Second Street/County Road 32A: Modify the northbound approach to consist of five lanes, including two left-turn lanes, two through lanes, and a right-turn lane.
 - g) Mace Boulevard/I-80 Eastbound Slip On-Ramp: Extend the on-ramp and relocate the ramp meter 500 feet east of its current location to provide more ramp meter vehicle storage.
 - h) Mace Boulevard/Chiles Road: Modify the southbound channelized right-turn lane to a standard signal-controlled movement.

- i) Chiles Road/I-80 Eastbound Off-Ramp: Modify the westbound approach to consist of a single through lane. Modify the eastbound approach to consist of two through lanes and begin the second through lane at the Hanlees Davis Toyota driveway.

12. Prior to issuance of any building permits, the project applicant shall pay the City's Wastewater Capacity Charges in effect at time of issuance. (*EIR MM4.14-3*)

SECTION 10. MINISTERIAL APPROVAL OF QUALIFYING PROJECTS

Qualifying residential development projects consistent with Government Code Section 65583.2(c) and (h) in which at least 20 percent of the residential units are affordable to lower income households shall be processed ministerially. Projects shall comply with all applicable development standards and requirements of this Planned Development and Davis Municipal Code and the adopted "Design Standards for Ministerial Residential Developments". Qualifying residential development projects shall comply with the inclusionary requirements in Davis Municipal Code Chapter 18.05 (Affordable Housing).

SECTION 11. FINDINGS.

- A) The City Council of the City of Davis hereby finds that the criteria for the approval of the preliminary planned development have been fulfilled:
 - 1. The planned development is in conformity with the General Plan.
 - 2. The Willowgrove Project Planned Development is in conformity with the intent of the Planned Development District of the Zoning Chapter (Article 40.22).
 - 3. The Willowgrove Project Planned Development is consistent with the Zoning Ordinance, as the purpose of the Planned Development District is to allow for diversification in the relationship of various buildings and structures and provide relief from the rigid standards of conventional zoning. The proposed Planned Development is intended to provide an integrated and sustainable neighborhood.
 - 4. The property is suitable for the proposed development.
- B) The City Council further finds that the public necessity and convenience and general welfare requires the adoption of pre-zoning set forth in Section 1.
- C) The City Council further finds that Planning Commission held a duly noticed public hearing on April 8, 2026, on the Project Approvals, including the preliminary planned development and prezone, during which public hearing the Planning Commission received comments from the Developer, City staff, and members of the general public and voted 7 to 0 approving Planning Commission Resolution No. 26-002 to recommend City Council approval of the Willowgrove Project Planned Development.
- D) The City Council further finds that it has reviewed and considered the Willowgrove Final Environmental Impact Report (FEIR) and has determined that the document adequately addresses the environmental effects of the zoning/preliminary planned development.

SECTION 12. CONTINGENCIES AND EFFECTIVE DATE.

The Ordinance shall be in full force and effect thirty (30) days after its passage and adoption; provided, however, that if approved at a later date it shall become effective upon approval of General Plan Amendment #02-23 and ratification by the voters pursuant to Chapter 41 of the Davis Municipal Code, the "Citizens' Right to Vote on Future Use of Open Space and Agricultural Lands Ordinance."

INTRODUCED on the 5th day of May, 2026, and PASSED AND ADOPTED by the City Council of the City of Davis on this 19th day of May, 2026, by the following vote:

AYES: Chapman, Deos, Partida, Vaitla, Neville

NOES: None

Signed by:

35C0AF4A64BD4AD...
Donna Neville
Mayor

ATTEST:

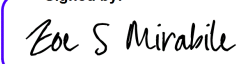
Signed by:

B5E67BF781AF4AD...
Zoe S. Mirabile, CMC
City Clerk

EXHIBIT A
Project Site Location (Property to be Prezoned)
PD#02-23 (Willowgrove)



EXHIBIT B
Legal Description
PD#02-23 (Willowgrove)

Real property in the unincorporated area of the County of Yolo, State of California, described as follows:

PARCEL 5 OF THE LANDS OF HENRY J. HAMEL, ET AL., LOCATED IN SECTION 1, T. 8N., R. 2E., AND SECTION 36, T. 9N., R. 2E., FILED MAY 29, 1928 IN BOOK 4 OF MAPS AND SURVEYS, AT PAGES 79 AND 80, YOLO COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN DEED TO THE COUNTY OF YOLO, A POLITICAL SUBDIVISION, RECORDED AUGUST 17, 1964 IN BOOK 769 OF OFFICIAL RECORDS AT PAGE 1, YOLO COUNTY RECORDS.

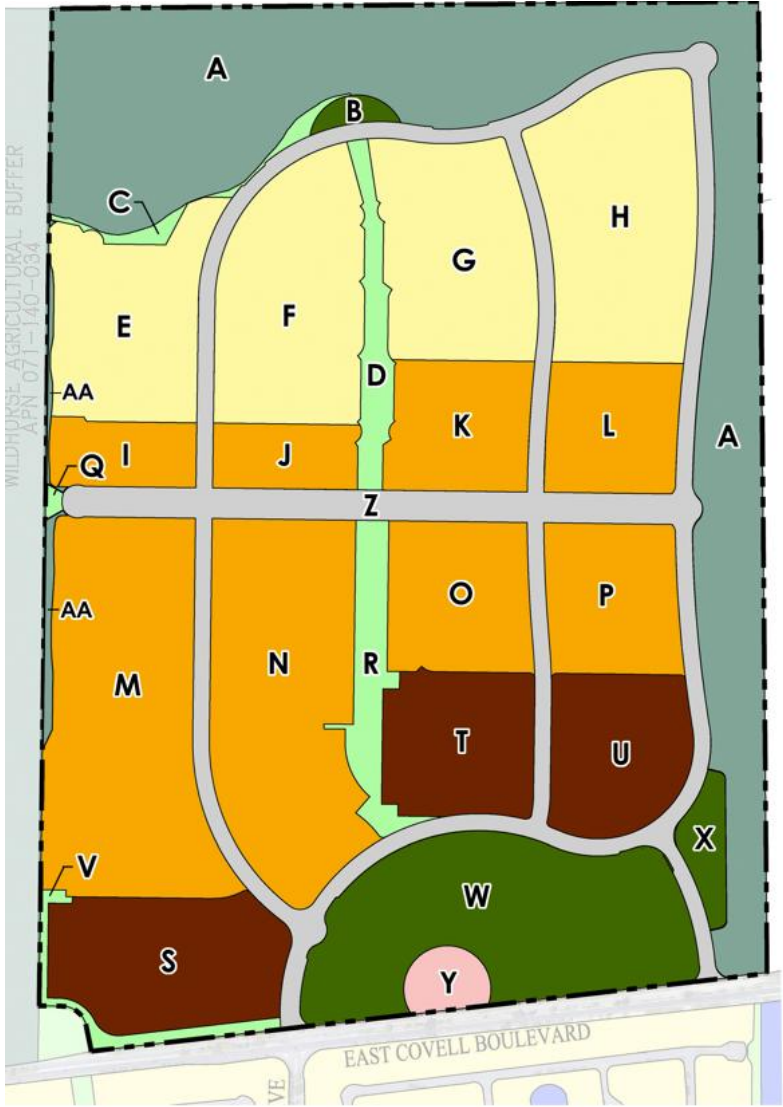
FURTHER EXCEPTING THEREFROM THAT PORTION THEREOF GRANTED TO THE CITY OF DAVIS IN DEED RECORDED JULY 23, 2007, INSTRUMENT NO. 2007-0025868, OFFICIAL RECORDS.

APN: 071-130-007-000

EXHIBIT C
Zoning and Subarea Designations
PD#02-23 (Willowgrove) Zoning District



EXHIBIT C (Continued)
Zoning and Subareas Designations
PD#02-23 (Willowgrove) Zoning Subareas



- Residential Low Density
- Residential Medium Density
- Residential High Density
- Park/Recreation
- Neighborhood Retail
- Neighborhood Greenbelt
- Urban Agriculture Transition Area
- Major Streets

Sub Area	PD Designation	Gross Acres*
E, F, G, H	Residential Low Density	44.5
I, J, K, L, M, N, O, P	Residential Medium Density	65.1
S, T, U	Residential High Density	23.8
B, W, X	Park/ Recreation	19.2
Y	Neighborhood Retail	1.5
C, D, Q, R, V	Neighborhood Greenbelt	8.7
A	Urban Agriculture Transition Area	44.3
Z	Major Streets	24.2
AA	Urban Agriculture Transition Area (Additional Wildhorse Buffer)	1.1
Total		232.4

* Note: PD acreages are gross and include internal streets, which should be removed for the purposes of residential area and density calculations.

EXHIBIT D
Preliminary Planned Development (Uses and Standards)
PD #02-23 (Willowgrove)

PURPOSE OF PRELIMINARY PLANNED DEVELOPMENT AREA.

The purpose of this preliminary planned development is to:

- A. Create an inclusive, community-focused neighborhood that provides an array of homes for families at a variety of densities and income levels, including deed-restricted affordable housing.
- B. Provide bicycle/pedestrian/transit connections to integrate the neighborhood as a truly multi-modal project.
- C. Provide parks for neighborhood-focused and community-wide recreation and open space areas with natural features, community infrastructure, and trail connections.
- D. Support neighborhood retail opportunities.
- E. Create a sustainable and climate-ready neighborhood.

USES

The planned development area is comprised of seven distinct Zoning Subareas, not including the major roadways. Each of the seven Subareas in the Planned Development substantially corresponds with a district in the Davis Zoning Ordinance (Davis Municipal Code (DMC), Chapter 40). The permitted, accessory, conditional, and prohibited uses of each district shall be consistent with the identified comparable Zoning District, as amended from time to time, except as provided herein. Specified uses for each Subarea within PD #02-23 (Willowgrove), as depicted on the Subarea Map, are provided herein.

1. Residential Low Density (Subareas E, F, G, H)

Permitted, accessory, and conditional uses consistent with DMC Article 40.03 (Residential One-Family District), except as prohibited herein and as amended from time to time.

Prohibited Uses.

- a. Agriculture, including the raising of animals or fowl for commercial purposes or the sale of retail products.
- b. Hospitals, churches or other religious or eleemosynary institutions.

2. Residential Medium Density (Subareas I, J, K, L, M, N, O, P)

Permitted, accessory, and conditional uses consistent with DMC Article 40.03 (Residential One-Family District), as amended from time to time, except as prohibited herein and as amended from time to time. Single family dwellings may be attached or detached dwellings.

Prohibited Uses.

- a. Agriculture, including the raising of animals or fowl for commercial purposes or the sale of retail products.

- b. Hospitals, churches or other religious or eleemosynary institutions.

3. Residential High Density (Subareas S, T, U)

Permitted, accessory, and conditional uses consistent with DMC Article 40.09 (Residential High Density Apartment District), except as prohibited herein and as amended from time to time, with permitted uses also including for-sale and rental multifamily units, and public and semipublic buildings and uses of a recreational, educational, cultural or public service type.

Prohibited Uses.

- a. Social halls, lodges, fraternal organizations and clubs.
- b. Hospitals, churches or other religious or eleemosynary institutions.
- c. Student oriented commercial uses.

4. Park/Recreation (Subareas B, W, X)

Permitted, accessory, and conditional uses consistent with DMC Article 40.20A (Public-Semipublic District), as amended from time to time.

5. Neighborhood Retail (Subarea Y)

Permitted, accessory, and conditional uses consistent with DMC Article 40.12 (Commercial Neighborhood Combining District), except as prohibited herein and as amended from time to time, are permitted subject to granting of an Administrative Use Permit (Article 40.30A, Davis Municipal Code).

Prohibited Uses.

- a. Professional and administrative offices.
- b. Financial services.
- c. Animal care.
- d. Reverse vending machines and recycling collection facilities.
- e. Billiards and pool hall.
- f. Auto service stations.
- g. Drive-through facilities

6. Neighborhood Greenbelt (Subarea C, D, Q, R, V)

Permitted, accessory, and conditional uses consistent with DMC Article 40.20A (Public-Semipublic District), as amended from time to time.

7. Urban Agriculture Transition Area (Subarea A, AA)

Permitted uses consistent with DMC Article 40A.01.050 (Agricultural Buffer), as amended from time to time.

GENERAL REQUIREMENTS

1. The development standards such as lot area, setbacks, building height, parking design, open space, and lot coverage shall be provided in the Final Planned Development and shall be in substantial conformation with the Preliminary Planned Development (PD#02-23).

2. For provisions not covered by this ordinance, or within the development standards included in the Final Planned Development, the relevant provisions of the Davis Municipal Code, as amended, shall apply. Where there is a conflict between the provisions of said chapters and this ordinance, the provisions of this ordinance shall apply.