

STAFF REPORT

DATE: October 6, 2026

TO: City Council

FROM: Ryan Chapman, Public Works Director
Jennifer Donofrio, Senior Transportation Planner

SUBJECT: Downtown Davis Holiday Construction Moratorium Pilot

Recommendation

Adopt the Resolution establishing a Downtown Davis Holiday Construction Moratorium Pilot and authorize the Public Works Director or designee to provide advance notice to affected permit holders.

Fiscal Impact

There is no direct fiscal impact associated with adoption of the resolution. Implementation will be managed within existing Public Works staffing and permit administration resources.

Council Goal(s)

This action supports the City Council's goals of maintaining safe, accessible transportation facilities and supporting the vitality of Davis businesses and community activities during the holiday season.

Commission Actions

No commission action is required for this item.

Background and Analysis

Construction and roadwork in the public right-of-way can require lane, sidewalk, bicycle facility and parking closures that affect travel, access and nearby businesses. The period from the day after Thanksgiving through January 2 is a high-demand holiday period for residents, visitors and local businesses. The proposed Pilot resolution establishes an annual Downtown Davis Holiday Construction Moratorium to minimize nonessential construction-related disruptions during this period. The moratorium pilot would apply during the 2026 holiday period, beginning Friday, November 27, 2026. It would be limited to the Downtown Area depicted in Exhibit A to the resolution, Downtown Davis Holiday Construction Moratorium Area.

The moratorium begins at 12:01 a.m. on the Friday immediately following Thanksgiving Day and ends at 11:59 p.m. on January 2 of the following calendar year. During this period, the City will not issue encroachment permits or other authorizations for construction work or roadwork within the Downtown Area that requires a traffic control plan or temporary closure, restriction or occupation of the public right-of-way. Work

within the Downtown Area that is authorized by an existing encroachment permit or other City authorization would be required to cease during the moratorium unless it qualifies for an exception or receives written authorization from the Public Works Director or designee.

The resolution includes exceptions for emergency work; work required by federal, state or local agency order, court order or permit condition that cannot reasonably be deferred; work necessary to maintain essential utilities or public services; work performed outside the public right-of-way without an associated closure or restriction; and work specifically authorized in writing by the Public Works Director or designee. These exceptions retain the City's ability to promptly address safety hazards, utility outages and other time-sensitive needs while protecting the purpose of the holiday moratorium.

Under the resolution, the Public Works Director or designee shall provide advance notice to affected permit holders. Public Works will identify affected existing permit holders in October and provide written notice no later than October 28, 2026, at least 30 days before the moratorium begins. The notice will identify the Downtown Area using Exhibit A to the resolution, state the moratorium dates, explain any required restoration or traffic-control removal and describe how to request written authorization for an exception. The City may require permit holders to remove or secure traffic-control devices, restore travel lanes, sidewalks, bicycle facilities and parking, or take other measures necessary to minimize public impacts during the moratorium. The Lumberyard Project at 500 G Street will be permitted to maintain the current traffic control and sidewalk closure during the moratorium.

The resolution does not establish a new monetary penalty. Noncompliance may be addressed through applicable permit and Municipal Code enforcement, including stop-work direction and suspension or revocation of a City-issued permit or authorization, as applicable. The resolution is an annual policy and does not amend the Davis Municipal Code.

Next Steps

If the Pilot is successful, then staff will bring an ordinance to City Council for consideration in the spring formalizing the Downtown Holiday Construction Moratorium.

Attachments

1. Resolution Establishing a Downtown Davis Holiday Construction Moratorium
2. Downtown Davis Holiday Construction Moratorium Area

RESOLUTION NO. 26-XXX, SERIES 2026

RESOLUTION ESTABLISHING A DOWNTOWN DAVIS HOLIDAY CONSTRUCTION MORATORIUM PILOT

WHEREAS, construction and roadwork activities within the downtown Davis may require lane, sidewalk, bicycle facility and parking closures, as well as other temporary disruptions to travel and access; and

WHEREAS, the period beginning on the day after Thanksgiving Day and ending on January 2 is a high-demand holiday period for residents, visitors and local businesses; and

WHEREAS, minimizing construction-related disruptions during this period will help maintain access, mobility and safety while supporting local businesses and community activities; and

WHEREAS, the City Council will pilot a Downtown Davis holiday construction moratorium; and

WHEREAS, the City Council Downtown Davis holiday construction moratorium pilot serves the public health, safety and welfare.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Davis does hereby establish a 2026 Downtown Davis Holiday Construction Moratorium. The moratorium begins at 12:01 a.m. on the Friday immediately following Thanksgiving Day and ends at 11:59 p.m. on January 2 of the following calendar year. For purposes of this resolution, the Downtown Area means the area depicted in Exhibit A, Downtown Davis Holiday Construction Moratorium Area; and

BE IT FURTHER RESOLVED that during the moratorium, the City shall not issue an encroachment permit or other authorization for construction work or roadwork within the Downtown Area that requires a traffic control plan or temporary closure, restriction or occupation of the public right-of-way. Construction work or roadwork within the Downtown Area that is authorized by an encroachment permit or other City authorization issued before the holiday moratorium period shall cease during the holiday moratorium period unless the work qualifies for an exception in this resolution or is specifically authorized in writing by the Public Works Director or their designee; and

BE IT FURTHER RESOLVED that the moratorium does not apply to: emergency work necessary to protect life, health, safety, property or essential public services; work required by federal, state or local agency order; work necessary to maintain essential utilities or public services; or work performed wholly outside the public right-of-way that does not require a closure, restriction or occupation of a public street, sidewalk, bicycle facility, parking space or public access route; and

BE IT FURTHER RESOLVED that the Public Works Director or designee may authorize work in writing upon finding that it is necessary to avoid a substantial public safety risk, significant property damage, material harm to essential public services or substantial economic hardship, and that appropriate measures will be used to minimize impacts; and

BE IT FURTHER RESOLVED that the Public Works Director or designee shall provide advance notice to affected permit holders. Written notice shall be provided no later than October 28, 2026. The Public Works Director or designee may require removal or securing of traffic-control devices, restoration of travel lanes, sidewalks, bicycle facilities and parking, or other measures necessary to minimize public impacts during the moratorium. This resolution does not establish a new monetary penalty; noncompliance may be addressed through applicable permit and Municipal Code enforcement, including stop-work direction and suspension or revocation of a City-issued permit or authorization, as applicable.

PASSED AND ADOPTED by the City Council of the City of Davis on this 6th day of October, 2026, by the following vote:

AYES:

NOES:

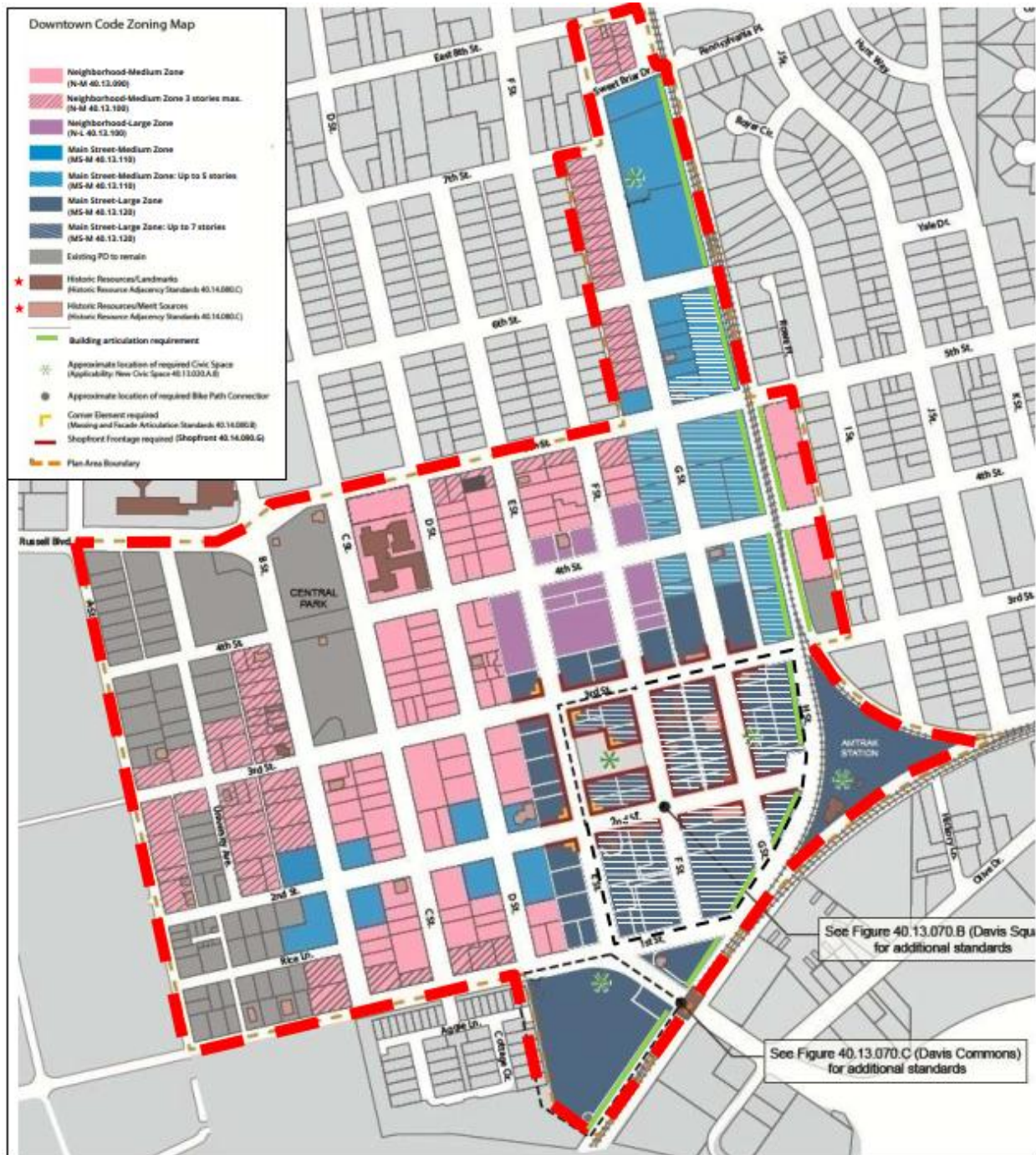
Donna Neville
Mayor

ATTEST:

Zoe S. Mirabile, CMC
City Clerk

EXHIBIT A

Figure 1: Downtown Davis Holiday Construction Moratorium Area



The downtown is defined by everything within the boundaries of the red dashed lines.