

STAFF REPORT

DATE: April 23, 2025

TO: Climate and Environmental Justice Commission, Open Space and Habitat Commission, Planning Commission, Recreation and Park Commission, Transportation Commission, Social Services Commission

FROM: Sherri Metzker, Director, Community Development
Dana Dungworth, Principal Planner

SUBJECT: 2025 General Plan Update, Commissionapalooza

RECOMMENDATION

1. Hold a joint public kick-off meeting with six City Commissions regarding the General Plan Update (GPU);
2. Discuss pressing issues for the plan to address and project outcomes; and
3. Receive public comment.

FISCAL IMPACTS

The costs to administer commission meetings are included in existing departments budgets. At this time, it is anticipated that the General Plan Update will cost \$2,593,921.00. There will be an additional cost to prepare an Environmental Impact Report.

COUNCIL GOALS

All City Council goals will be addressed in the General Plan Update.

- Achieving Greater Fiscal Resilience
- Strengthening Climate Resilience
- Shoring Up the Housing Continuum
- Improving Social Services for Vulnerable Populations
- Maintaining High Quality Infrastructure and Services
- Stepping Up Economic Development Activities

BACKGROUND

In 2024, the City Council directed staff to begin an update to the current City of Davis General Plan. On January 7, 2025, the City Council approved the consultant contract for Raimi+Associates to prepare the 2025 General Plan Update. One of the first steps in the GPU process was Raimi+ Associates' presentation to the Planning Commission describing the planned process for creating the General Plan, to introduce themselves to the Planning Commission, to discuss phases and deliverables, and to discuss the community engagement program. On February 26, 2025, the Planning Commission received [this presentation](#) which previewed the kick-off meeting. Also, since January,

Staff has been working with Eric Yurkovich, Principal, and Melissa Stark, AICP, to research and prepare existing conditions as well as other early tasks, including preparing for this kick-off meeting

The GPU will be a comprehensive update to the General Plan, which is the City's blueprint for future development in the city and contains goals, policies, and implementation activities to guide the community through its next 20 years. It builds on community strengths and assets, while tackling new and emerging challenges.

While the current General Plan has served the city well over the last two decades, it is time for an update. The City last comprehensively updated the General Plan in 2001. Since then, it has been amended several times with regular updates to Elements (or chapters) like the Housing Element. The plan is organized by four overarching topics with twenty-one separate Elements. The 2001 General Plan process included significant community and working group engagement.

For this update, the City will not be starting from scratch, but instead, it will be using the existing 2001 General Plan as a basis for beginning the update process. Many policies are applicable today and simply need adjustments to make them more relevant going into the future. Likewise, the GPU will integrate recent and ongoing planning and implementation efforts, such as the Downtown Specific Plan, Climate Action and Adaptation Plan, Park Needs Assessment, and more.

GPU Update Process

The GPU process is organized into five distinct phases: listening and discovery, land use and mobility plan development, policy development and plan preparation, public plan review, and final plan review and adoption. Each phase helps to organize technical analysis and to cluster community and Commission engagement activities. Engagement activities will be completed during every phase of the process.

Commission Involvement in the GPU

To achieve this effort, the City will make use of its extensive Commission system and six individual Commissions (as noted in the chart below) will review existing conditions, define pressing issues, refine the City's land use and mobility plan, and craft new policy language. The City's Commissions will also serve as the city's ambassadors for outreach and engagement to ensure a deep level of community involvement in the update process. City staff and the planning team anticipate meeting with each Commission individually at least four times in the future, at distinct phases in the process.

COMMISSION	ELEMENT TO REVIEW
Climate and Environmental Justice Commission	Environmental Justice
Open Space and Habitat Commission	Conservation
Planning Commission	Land Use
Social Services Commission	Housing
Recreation and Park Commission	Open Space
Transportation Commission	Circulation

In addition to the six individual Commissions participating directly in the GPU, the City will also appoint a General Plan Committee (GPC). The GPC will be made up of two representatives from each of the six Commissions. The GPC will be initiated in 2025, with exact timing for meetings and the membership of the GPC yet to be determined. The GPC, however, will convene at key intervals in the process to serve as a check point at key milestones. They will also serve as a conduit to the City Council at various times in the process, possibly through joint meetings as needed.

Joint Commission Kick-off

This joint special meeting of the six Commissions, referred to as “Commissionapalooza,” serves as the kick-off to the General Plan Update process. City staff and the project team will provide a brief presentation on what to expect during the process and the project deliverables. The slidedeck is provided as Attachment 1. They will identify Commission touchpoints during the GPU process and outline the community engagement approach. The project team will provide a brief presentation of the draft project outcomes related to housing, environment, climate, equity, and more. The interactive meeting will also enable commissioners to provide feedback on important project outcomes and the identification of critical issues to address in the GPU process.

The agenda and format for the Commissionapalooza are somewhat different from typical Commission meetings. The Chairperson for each Commission will sit at the dais. To simplify logistics, staff recommends the Planning Commission Chairperson be selected as the Lead Chair of this joint special meeting. Each Commission will be assigned a designated area on one side of the Community Chambers audience seating so that the Commissioners sit together, and at designated times, can provide feedback in a coordinated manner. The other side of the audience seating will be available for the public. Time for public comment will be provided at the conclusion of the Commissions’ feedback.

Commissioners will be asked to come prepared to provide input on the following:

1. In the context of your Commission’s role and responsibilities, what are some pressing issues in Davis that the General Plan needs to address?
2. Project outcomes related to housing, environment, climate, equity, etc. Are there any key outcomes we’re missing?

Project Outcomes

Project outcomes serve as parameters for the project, process, and community engagement and may be used to evaluate alternatives, policy ideas, and long-term implementation of the GPU. Project outcomes focus on:

- Healthy and Resilient Communities
- Community Engagement
- Leadership
- Document Preparation

The preliminary draft project outcomes for discussion are included as Attachment 2 to the staff report.

ATTACHMENTS

1. Raimi + Associates Power Point Presentation
2. Project Outcomes

Davis General Plan Update Commissionapalooza

Kickoff Meeting | April 23, 2025

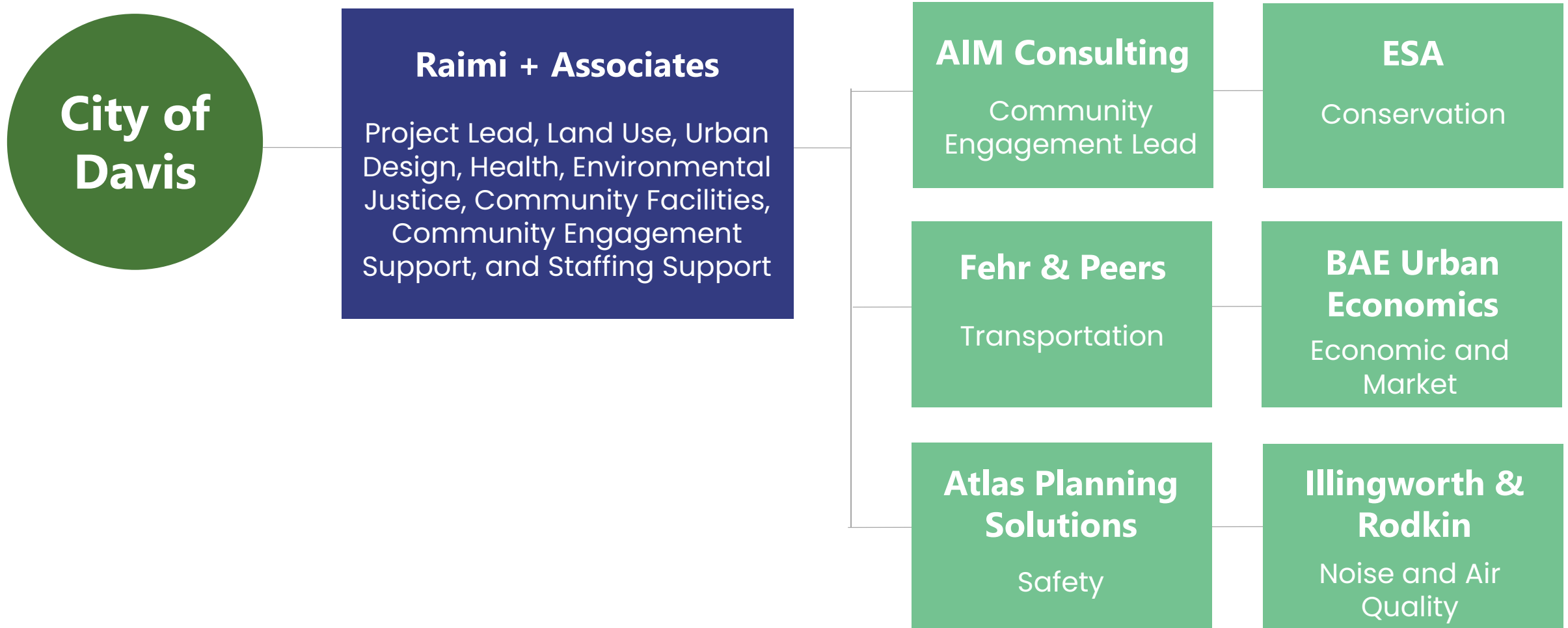


04-23-25 Joint Commission Meeting
CEJC, OSHC, PC, RPC, SSC, & TC

Meeting Purpose

- Set the stage for the General Plan Update and how you will be involved in the process
- Commissioners understand:
 - The GPU, including the purpose, scope of work, engagement activities, and project timeline
 - When and how each commission will engage in the GPU
- Commissioners provide input on:
 - Project outcomes for the process and plan
 - Critical issues Davis needs to address in the GPU

Our General Plan Update (GPU) Team



What is the General Plan?

*04-23-25 Joint Commission Meeting
CEJC, OSHC, PC, RPC, SSC, & TC*

What is a General Plan?

- Long-term policy document to **guide future actions**
- Establishes the **City's direction** for the next 20 years
- Enables the community to come together to develop a **shared vision for the future**
- Updated every 15–20 years
- Preserves and enhances **community strengths**
- Addresses key **topics of concern**



Existing General Plan

- **Section III: Visions**

- **Section IV: Community Form**

Land Use and Growth Management; Transportation; Urban Design and Neighborhood Preservation; Housing; Economic and Business Development

- **Section V: Community Facilities and Services**

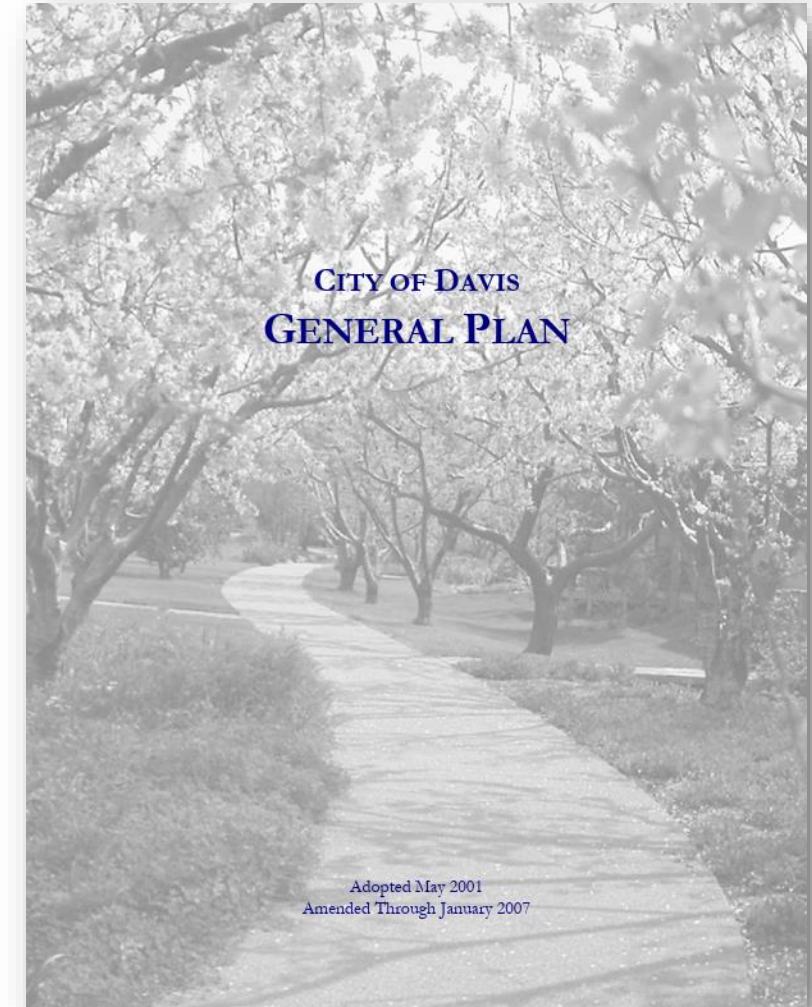
Water; Materials, Solid Waste and Recycling; Computers and Technology; Parks and Open Space; Youth and Education; Human Services; Arts and Culture; Diversity

- **Section VI: Community Resource Conservation**

Habitat, Wildlife, and Natural Areas; Agriculture, Soils, and Minerals; Historic and Archeological Resources; Energy

- **Section VII: Community Safety**

Police and Fire; Hazards; Air Quality; Noise



Why Update the Existing General Plan?



Update General Plan topics to reflect community values



Address new State laws and requirements



Incorporate recent planning efforts and emerging themes in planning



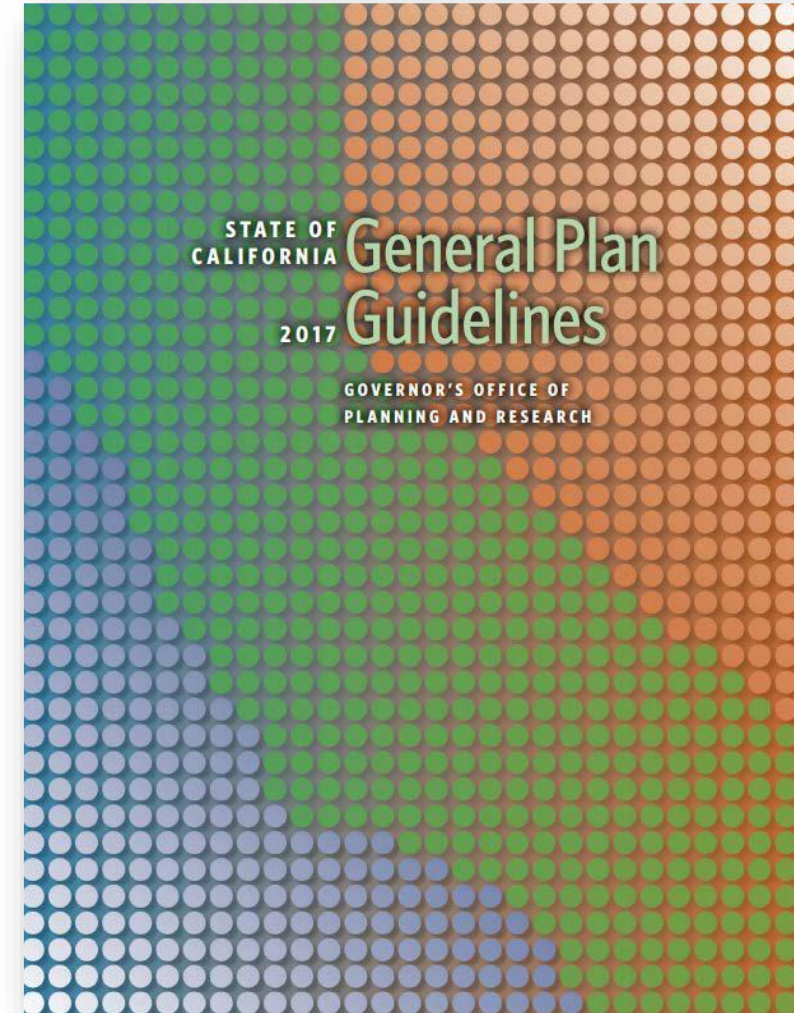
Update the land use and mobility maps every 10-15 years to allow community evolution



Make the document more usable

General Plan Required Elements (or Chapters)

1. Land Use
2. Circulation
3. Housing
4. Noise
5. Conservation
6. Safety
7. Open Space
8. Environmental Justice



Downtown **Specific Plan**



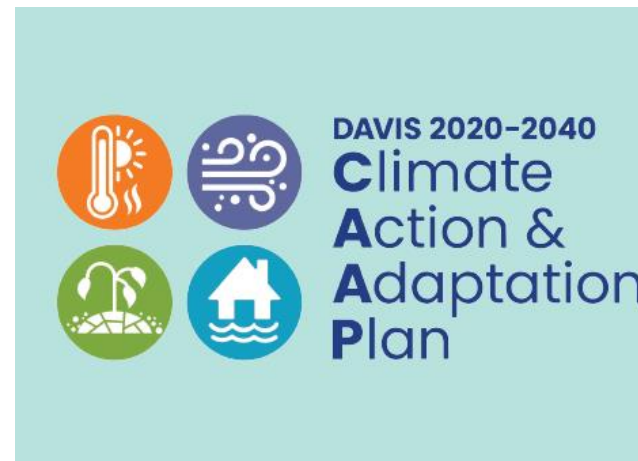
Bicycle **Action Plan**



Open Space **Program**



Housing Element **2021-2029**



Park **Needs Assessment**



Key GPU Phases

2025

2026

2027

Phases

Listening and Discovery

Establish project outcomes, a shared community vision and guiding principles, and identify key issues and opportunities to address with community and commissions. Complete technical reports.

Land Use and Mobility Plan Development

Explore land use and mobility concepts with Commissions. Define alternatives for community discussion. Confirm revised General Plan Land Use and Mobility Element maps. Define key policy direction.

Policy Development and Plan Preparation

Prepare updates to each element of the General Plan, beginning with an outline, structure, and policy frameworks. Share policy with community and Commissions.

Public Plan Review

Present updated Public Draft General Plan to the community and Commissions for review and feedback.

Final Plan Review and Adoption

Present Draft General Plan and public input to decision makers for adoption. Prepare digital General Plan website.



Engagement Plan

General Plan Update 2040



GPU Deliverables: Engagement Plan, Vision, and Outcomes

Project Outcomes



Revised Draft Project Outcomes

3

Trust and Community Building: Foster trust and a strong sense of community by:

- Working with a diversity of community members and partner agencies to build knowledge, trust, and ownership in the planning process.

4

Equity – Center those most impacted by:

- Ensuring priority communities, including low-income households, seniors, BIPOC community members, and those with disabilities, have equitable access to quality housing near education, recreation, jobs, services, and other opportunities.
- Preserving and improving existing housing for local households.
- Minimizing displacement of current residents.

Vision and Values Statements

Livability

We cherish our high quality of life. Residents of all ages, income levels, and abilities are able to comfortably live in a variety of housing options and can easily access quality parks, recreational facilities, libraries, and community services. We can travel via safe and reliable transportation options, including walking, biking, and public transit.



Diversity + Inclusion

We celebrate our diversity. We proactively promote diversity and inclusion for all races, ethnicities, genders, sexual orientations, abilities, ages, religions, and cultural and socioeconomic backgrounds. We strive to ensure equitable access to services and resources for all, build collaborative partnerships, and promote civic engagement.



Sustainability

We strive to build and maintain a healthy and safe city. Our actions reduce climate pollution, adapt to climate disruptions, preserve natural resources, foster a prosperous and just economy, and meet the needs of current and future generations to ensure all people have the opportunity to reach their full potential.

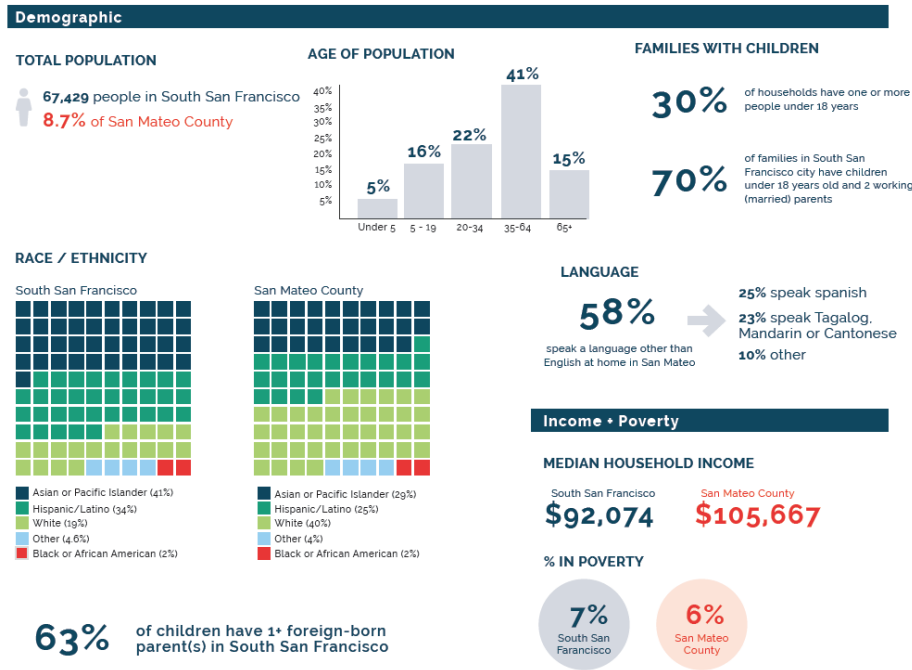
Innovation

We encourage innovation, creative thinking, and state-of-the-art solutions. We pilot new tools and technologies and forge public-private partnerships that improve the well-being of residents and the efficiency of City operations and businesses.



GPU Deliverables: Land Use

Existing Conditions Reports



Land Use Concepts

Current General Plan



Alternative 2



Alternative 1



Alternative 3

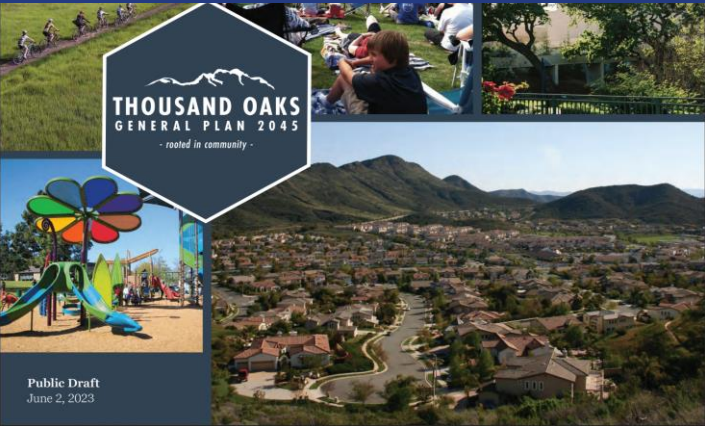


Land Use and Mobility Plan



GPU Deliverables: Policy and Action Development

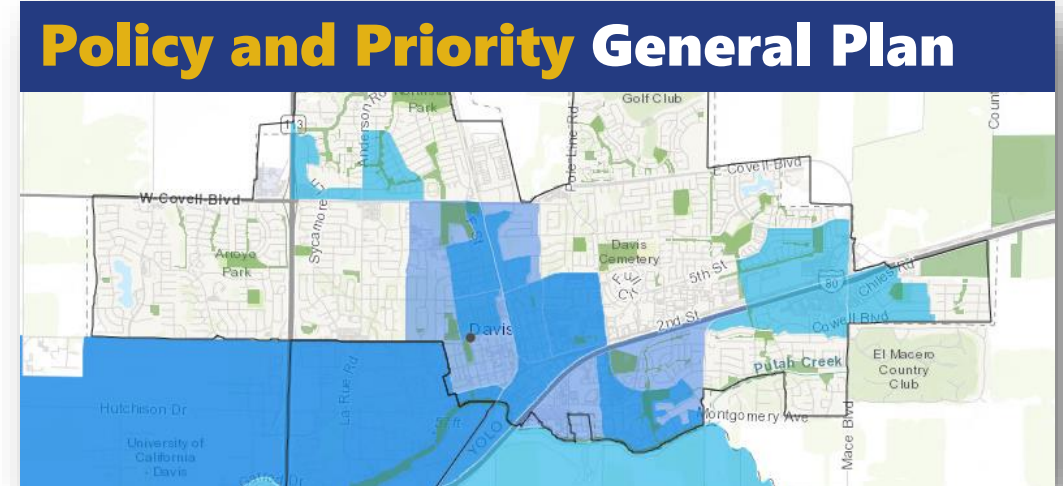
Policy Framework General Plan



THOUSAND OAKS
GENERAL PLAN 2045
- rooted in community -

Public Draft
June 2, 2023

Chapter 10 Safety



Demographic Snapshot

The following provides some basic facts and figures about the demographics of Thousand Oaks.

Housing and Jobs

Total Housing Units¹
47,508

Total Jobs²
64,327

Jobs to Housing Units³
1.31 : 1

Homeownership⁴
70%

Age Breakdown⁵

Age Group	Percentage
19 and Under	24%
20-44	28%
45-64	28%
65+	20%

Total Population⁶

2010: **126,683** → 2022: **124,265**
Change 2010-2021: **-2,418**

Income⁷

Median Income: **\$113,942**
Poverty Rate: **6.6%**

Race and Ethnicity⁸

Race/Ethnicity	Percentage
Percent White alone (not Hispanic or Latino)	64.9%
Percent Hispanic/Latino	19.4%
Asian	4.2%
Black or African American	1.7%
Other	1.7%

What is a General Plan?

A General Plan is a city policy document required by California state law (Government Code §65300-65303.4) that provides a "long term, comprehensive, integrated, internally consistent and compatible statement" of goals and policies that reflect local conditions and the community vision. Within this broad requirement, some aspects of the General Plan are tightly prescribed, while others are left to the discretion of individual cities.



Historic Timber School

Implementation Actions General Plan

Show 10 entries

Actions	Goals	Timeframe	Responsible Departments or Agencies
Conduct community GHG inventory and update CAP. Track GHG reductions by inventorying community emissions and update CAP to address challenges.	SCR-1	Short to Mid-term	Economic and Community Development, Public Works
Conduct Outreach. Develop and implement comprehensive community engagement including educational outreach, issue-specific awareness campaigns (i.e., wildfire prevention, water, and energy efficiency, building and vehicle electrification, etc.), and celebrate Palmdale's natural and cultural history.	SCR-1	Mid-term	Economic and Community Development, Public Works

Search:

Example Post-General Plan Activities

- **Plan Updates**
 - Citywide Zoning Code updates
 - Focused specific and area plan development
 - Updated to other plans including bike and ped master plans, park master plans, etc.
- **Establishment and enhancement of partnerships**, e.g., business organizations, community-based organizations, etc.
- **Monitoring and reporting**

Community Engagement

04-23-25 Joint Commission Meeting
CEJC, OSHC, PC, RPC, SSC, & TC

Community Engagement Approach

- Engage the community **at key points**
- Use a **range of interactive activities**
- Encourage participation from **under-represented groups**
- Establish a firm understanding of **community needs and desires**
- Keep the **public informed** throughout the process











Welcome to the Thousand Oaks General Plan 2045 E-Plan



The Thousand Oaks 2045 General Plan is a policy document required by State law that provides long range guidance for various City issues including development, economic growth, open space, and many more!



Interactive Mapping

View the Land Use Designations map.



By Chapter

Chapters of the General Plan have been



By Topic

The E-Plan features cross-cutting topics

Clustered Commission Engagement

Kickoff + Project Outcomes

- Planning Commission 2/26
- All Commission 4/23
- City Council 5/13

Vision, Key Strategies, Existing Conditions

- City Council
- General Plan Committee

Policy Development

- All Commissions Individually
- General Plan Committee

Public Draft General Plan

- All Commissions Individually
- General Plan Committee

Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1

Existing Conditions Reports

- All Commissions Individually

Land Use Concepts

- Planning Commission Subcommittee
- All Commissions Individually
- General Plan Committee
- City Council

Land Use + Mobility Plan

- Planning Commission
- General Plan Committee
- City Council

General Plan Adoption

- Planning Commission Hearings
- City Council Hearings

Looking Ahead

Community Engagement

- Community Engagement Plan
- Community Partnership Initiative
- Project branding
- City Council kick-off meeting
- Launch GPU website
- Initial stakeholder meetings

Technical Reports

- Existing Conditions Reports
 - Community Health, Environmental Justice, and Equity Report
 - Land Use, Parks, Public Facilities, and Community Design Report
 - Mobility Report
 - Economic, Demographic, and Fiscal Existing Conditions Report
 - Natural Resources and Conservation Report
 - Safety and Climate Change Report
 - Air Quality and Noise Report

Preliminary Draft Project Outcomes

04-23-25 Joint Commission Meeting
CEJC, OSHC, PC, RPC, SSC, & TC

Vision

Davis maintains safe, fair, healthy, and sustainable neighborhoods where everyone has what they need to thrive and succeed.



04-23-25 Joint Commission Meeting
CEJC, OSHC, PC, RPC, SSC, & T



04-29

Preliminary Draft Project Outcomes

Healthy and Resilient Community

- Complete neighborhoods
- Active transportation
- Connected and biodiverse park and open space system
- Housing choice
- Jobs-housing match
- Spaces for businesses to flourish
- Areas to meet housing, business, and community needs.
- Davis-based approach

Community Engagement

- Building knowledge and ownership
- Listen to new voices

Preliminary Draft Project Outcomes

City Leadership

- Regional Leadership
- High-quality community services
- Fiscal sustainability

Document Preparation

- Consistency with the State
- Adaptability
- Focused process and plan
- Ease of use and monitoring

Commission Discussions

*04-23-25 Joint Commission Meeting
CEJC, OSHC, PC, RPC, SSC, & TC*

Commission Discussion



- **Format:** Commission Discussion, lead by Chair, rotation in alphabetical order
- **Estimated Time:** 15 minutes per Commission
- **Discussion Questions:**
 - In the context of your Commission's role and responsibilities, what are some pressing issues in Davis that the General Plan needs to address?
 - Provide feedback on project outcomes related to housing, environment, climate, equity, and more? Are there any key outcomes we're missing?

Clarifying Questions for Staff and the Project Team



Thank you!

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Memo

April 2025

To: City of Davis
From: The Raimi + Associates Team
Subject: Task 1.4: Project Outcomes

Project Outcomes

Project outcomes will serve as a series of parameters for the project, process, and community engagement. These outcomes will be used to evaluate land use and mobility alternatives, policy ideas, and implementation activities developed later in the process. The outcomes may also be the basis for evaluating the long-term performance of the General Plan implementation.

Vision

Davis maintains safe, fair, healthy, and sustainable neighborhoods where everyone has what they need to thrive and succeed.

Healthy and Resilient Community

- **Complete neighborhoods:** Sustain walkable neighborhoods with a mix of uses to maintain a healthy living environment and vibrant neighborhoods where people live, work, and study.
- **Active transportation:** Prioritize multimodal strategies and the city's robust network of bicycle and pedestrian paths to promote a safe, comfortable, and equitable network for all. Encourage mode shift by promoting shared rides and active transportation alternatives to reduce reliance on single-occupancy vehicles.
- **Connected and biodiverse park and open space system:** Enhance the city's connected and accessible parks and open space system to support recreation, social gathering, health, and urban ecology.
- **Housing choice:** Provide for a range of housing types that meet housing needs for different income levels and generations through the lifespan of the General Plan across multiple Regional Housing Needs Allocations.
- **Jobs-housing match:** Increase the availability of affordable and workforce housing to support the regional economy and local businesses.
- **Spaces for businesses to flourish:** Provide a continuum of commercial, research and development, and industrial spaces that meet the lifecycle needs of emerging and maturing home-grown businesses and those businesses interested in relocating or expanding in Davis.

- **Identify areas to meet housing, business, and community needs.** Establish a long-term vision to meet future needs rather than relying on ad-hoc decision-making on individual projects to enable long-term planning for infrastructure and public facilities needed to provide the desired service levels for the existing community and the areas targeted for change.
- **Davis-Based Approach:** Ensure recommendations are rooted in the neighborhoods, culture, character, communities, and land unique to Davis. Maintain those core qualities while allowing the community to evolve and mature over time.

Engagement

- **Building knowledge and ownership:** Work with a diversity of community members and partner agencies to build knowledge, trust, and ownership in the GPU process and the fiscal and regulatory framework of the City of Davis.
- **Listen to new voices:** Give voice to priority communities, including low-income households, seniors, LGBTQ+, BIPOC (Black, Indigenous, and People of Color) community members, and those with disabilities, who traditionally are not engaged in planning.

Leadership

- **Regional leadership:** Provide regional leadership through actions taken by the City to advance innovative policy, regulation, and programs to create a safe, fair, and sustainable community.
- **High-quality community services:** Maintain high-quality community services as Davis's population changes and the community grows over time.
- **Fiscal sustainability:** Maintain positive city revenues through multiple funding streams to continue provision of high-quality services.

Document Preparation

- **Consistency with the State:** Ensure the updated General Plan meets recent and emerging best practice and State requirements that can be anticipated in the future.
- **Adaptability:** Ensure the updated General Plan is flexible to changing local conditions, State priorities, and environment while still providing a strong vision and roadmap for the future.
- **Focused process and plan:** Guide the planning process and General Plan towards addressing the specific issues and required level of detail to enable the General Plan to serve as an effective guiding document.
- **Ease of use and monitoring:** Ensure the updated General Plan is clear, accessible, and easy to use for community members, decision-makers, and City staff. Establish quantifiable metrics and targets to monitor progress over time.