GUIDE TO INFILL DEVELOPMENT
Principles and Expectations

Department of Community Development and Sustainability
February 1, 2017 | DRAFT
Adopted by Council Resolution (TBD)
CONTENTS

Introduction .................................................................1
  Purpose .............................................................................1
  Definition of Infill ..........................................................2
  Vision for Infill ...............................................................2
  Applicability ....................................................................3
  Potential Infill Sites ........................................................4

Principles ........................................................................6
  How the Principles Shall Be Used ....................................6
  1. Existing Assets ............................................................8
  2. Sustainable Design .....................................................9
  3. Open Space ...............................................................11
  4. Compactness .................................................................12
  5. Mixed Use .................................................................13
  6. Diverse Housing ..........................................................14
  7. Balanced Transportation ............................................15
  8. Community Enhancement and Aesthetics ..................16
  9. Safety .......................................................................17

Expectations .....................................................................19
  How the Expectations Shall Be Used ............................19
  1. Pre-Application Reviews .............................................19
  2. Community Outreach ................................................20
  3. Review by City Commissions .....................................20
  4. Consistency with Policies, Codes and Guidelines .......22
  5. Changes from Commercial to Residential Use ..........22
  6. Use of Planned Development (PD) Zoning District ....24
  7. California Environmental Quality Act (CEQA) ...........25
  8. Sustainability Requirements for New Buildings ..........26
  9. Tree Planting, Preservation and Protection
     Ordinance ......................................................................27
  10. Model Water Efficiency Landscape Ordinance
      (MWELO) Requirements ................................................28
      Family Dwellings ..........................................................31
  13. Stormwater Quality Requirements .............................32
  15. Guidelines for Housing that Serves Seniors and
      Disabled Persons .........................................................34
  16. Development Impact and Other Fees ........................35
INTRODUCTION
Overview of the Purpose and Vision for Infill Development

PURPOSE
The City of Davis encourages infill development as a strategy to promote compact and efficient land uses and as an alternative to sprawl. However, the City’s project review process and policies for infill projects can be complex. The purpose of this document is to help residents, property owners, prospective developers, staff, and decision makers better understand the City’s review process for infill development projects.

This document highlights key project design characteristics and issues that will be considered during the City’s review process. These are broken down by “principle” and “expectation.” A “principle” is a fundamental basis for decision making and actions. Principles are intentionally flexible to: (a) recognize the unique circumstances of every site; (b) address the wide range of projects subject to the guidelines from building additions to large new developments, and (c) encourage uniqueness and diversity of design rather than homogeneity. Each of the principles in this document include subcategories that provide greater explanation of the overall principle. An “expectation” is something that is looked forward to and relied upon as part of a development application or during its review. This includes: aspects of the City’s project review process; City codes and regulations; and other local, State and Federal requirements.

The following adopted City documents were used as a basis for developing the principles for infill development projects:

- Interim Infill Development Guidelines (2001)
- City of Davis General Plan) (as amended to date)
- Housing Directions Resolution 11-077 (2011)
- Core Area Specific Plan (as amended to date)
- Climate Action and Adaptation Plan (2010)

The City policy documents are consistent with
other “best practices” for policies, principles and guidelines for infill and growth and development, including the Sacramento Area Council of Governments (SACOG) Blueprint Smart Growth Principles and research of “best practices” in other cities in terms of relevant policies, principles and guidelines for “good” infill and general development (various).

DEFINITION OF INFILL

The City of Davis General Plan defines infill development as follows:

“Urban development or redevelopment of vacant or ‘underutilized’ urban-designated land within a city’s boundaries, consistent with City policies, as an alternative to accommodating growth through expansions of City boundaries.”

VISION FOR INFILL

The City’s vision for infill development is to encourage and maximize opportunities for infill development projects that are beneficial to the community, respectful of existing neighborhoods, and well-designed. The benefits of infill include resource conservation, efficiency of facilities and services, promotion of alternative modes of transportation, and opportunities for diverse housing and mixed use options. Through the application of the principles and expectations included in this document, the City intends to facilitate the development of potential sites to minimize impacts on Davis (as a whole) and on existing residential neighborhoods (e.g. neighborhood character, aesthetics, noise, privacy, traffic congestion, pollution, waste collection and parking).
APPLICABILITY

The principles and expectations in this document apply to the types of projects listed below. For types of projects that are not listed below, the Community Development and Sustainability Director shall determine whether the principles and expectations will apply based on similar types of projects included in the lists below.

APPLICABLE

The principles and expectations apply to the following projects involving discretionary review:

1. Projects requiring a General Plan Amendment, Specific Plan Amendment, and/or a Rezoning.
2. Second units (also known as “granny flats”) and guest housing projects requiring a discretionary Administrative Use Permit or a Conditional Use Permit.
3. Duplex and multi-family residential projects requiring a Final Planned Development or a Design Review.
4. Neighborhood retail, commercial, office industrial or similar projects that require a Conditional Use Permit, a Final Planned Development or Design Review.
5. Core Area projects, including those located in the Central Commercial District, Mixed Use District, University Avenue Area and North G Street Area requiring a Conditional Use Permit, Final Planned Development or Design Review (but not including single family dwelling projects listed in the “Not Applicable” list).

NOT APPLICABLE

The principles do not apply to the following projects:

1. Projects requiring only a building permit and not discretionary review.
2. Construction of, or an addition to, a single-family dwelling in compliance with existing zoning (including a single-family dwelling subject to the “Davis Downtown and Traditional Residential Neighborhood Guidelines”
3. Aspects of a project which are precluded from discretionary review by a development agreement.
4. Aspects of a project which are superseded by historic resources design review guidelines or standards.
5. Small scale maintenance or improvement projects such as re-roofing or other projects that do not require a building permit, such as paving, fencing, landscaping or small accessory structures.

These types of projects may need to comply with the applicable City requirements, some of which may be included in the expectations such as tree preservation, water efficient landscape, stormwater quality, accessibility or development impact fees.
ADDITIONAL NOTES REGARDING APPLICABILITY

Affordable housing projects shall be reviewed in terms of the principles included in this document. The principles are applicable to decisions regarding the location and design of an affordable housing site, and not intended to render the development of an affordable housing site infeasible or unaffordable.

POTENTIAL INFILL SITES

There are several areas or parcels in the City of Davis that are potential sites for new infill development, with a focus on residential use. The City will also be identifying potential sites for commercial infill projects. The following lists and map are intended to illustrate the sites with potential for residential use; however, they are not all inclusive and new sites may become candidates for infill development as uses, markets and conditions change (note: potential new housing infill sites can be identified per City Resolution No. 11-077). The categories of “Green Light” and “Yellow Light” had the following meanings in Resolution 11-077: “Green Light” referred to additional sites beyond currently planned/zoned for housing; and “Yellow Light” referred to other sites that could be considered for housing if needed.

“GREEN LIGHT” SITES

1. DJ USD Administrative Offices, B Street
2. Kennedy Place
4. Nugget Fields, Wildhorse
5. Sweet Briar Drive
8. Downtown
9. PG &E Service Center
10. Transit Corridor, Anderson Road
12. City/DJ USD Corp Yards, Fifth Street
13. RHD Zone, Oxford Circle net increase of units
14. Fifth Avenue Place, net increase of units
16. Civic Center Fields, B Street
20. Neighborhood Shopping Centers

“YELLOW LIGHT” SITES

22. Wildhorse Horse Ranch
23. Willowbank Church Site, northwest corner of Mace and Montgomery
25. Cowell Boulevard, southeast and part of northwest parcel
27. Northeast corner of Mace and Cowell
29. Little League Fields, F Street
30. Willow Creek Light Industrial, Chiles Road
32. Seiber, Cowell Boulevard

OTHER POTENTIAL SITES

A. Families First Site, Fifth Street
PRINCIPLES
For the Planning and Design of Infill Development Projects

HOW THE PRINCIPLES SHALL BE USED

The City of Davis staff, Planning Commission and City Council (as designated depending on the type of review) shall apply the following principles as part of the review of projects requiring discretionary planning applications, such as General Plan Amendments, Specific Plan Amendments, Rezoning, Final Planned Developments, Conditional Use Permits and Design Reviews. As with other review criteria, the project applicant(s) has the burden to demonstrate how their project is consistent with these principles.

The principles are not ordered or weighted in terms of importance. In turn, certain principles may have greater (or lesser) relevance to a given infill project.

BALANCING OF PRINCIPLES WITH OTHER FACTORS

City staff (in its analysis and recommendations), the Planning Commission and the City Council (in their decision making) will need to balance the principles with other factors including:

- Consistency with adopted policies, codes and guidelines;
- Current or future applicable City Council goals, which currently include “Build and Promote a Vibrant Downtown,” and “Advance densification and infill opportunities, promote mixed use”;
- City economic development goals including but not limited to increasing jobs and revenues to the City where possible; and
- Whether there is an overall community benefit resulting from the project that outweigh any impacts including fiscal impacts. Such community benefits may include social, cultural, environmental, or other community-serving aspects.
REVIEW FOR CONSISTENCY

A project shall be reviewed for consistency with these principles. The project may be approved if it is consistent with a preponderance (but not all) of the principles. In addition, all of the principles may not be applicable to all infill projects. For example, a detailed design expectation would not apply to a General Plan Amendment, but the principles should be reviewed nonetheless. Specifically, the City will evaluate an infill project relative to these principles when conducting the following reviews:

- **Review of a proposed use:** As part of the review of a proposed use (such as a General Plan Amendment, Rezoning or Conditional Use Permit), the principles may affect the approval, denial or the Conditions of Approval.

- **Review of a proposed design:** As part of a design review, the principles may affect the design, intensity and the conditions of approval of a project. A project design may be denied based on a lack of conformance with principles, but a principal permitted use in an existing zoning district will not be questioned in the design review.
PRINCIPLE #1: EXISTING ASSETS

Value and efficiently use existing building(s), site, neighborhood and other physical assets.

PUBLIC AND PRIVATE FACILITIES AND SERVICES. Efficiently use existing public and private infrastructure, such as transportation and parking facilities, utilities, public and quasi-public buildings and services, park and recreation facilities and services, greenbelts, and shopping facilities. Use existing capacities to reduce the need to increase infrastructure, service or parking capacities and costs.

Example to avoid: Building a new surface parking lot directly adjacent to an existing surface parking lot without providing connections or a cumulative reduction in parking.

EXISTING BUILDINGS. Efficiently use existing buildings where feasible through preservation, rehabilitation or adaptive reuse. Examples include: providing greater population support in an area where existing businesses could benefit from great support and public facilities have excess capacities; adaptive reuse of historic buildings; densification of existing low intensity shopping centers or office parks; and joint use of existing parking spaces or public parking garages.

Example to avoid: Demolishing a building that is suitable and economically feasible for adaptive re-use.

COMPATIBILITY. Complement existing development patterns and minimize impacts on neighboring properties, including privacy. Examples include: following the prevailing front and side setbacks on developed blocks; breaking up large buildings into smaller forms reflective of the scale of nearby structures; stepping back upper stories of taller structures; using porches or balconies to counteract the vertical emphasis of taller buildings; using trees and landscaping to soften scale differences (particularly where trees and vegetation are unifying aspects of
community character); and considering the privacy of neighboring properties through the placement of windows, stepping back upper portions of buildings, and landscape design. In addition, the use of a story pole is an effective way to visualize the height of proposed buildings that are taller than surrounding buildings. City staff or the Planning Commission may require such staking where needed.

Example to avoid: Constructing a new larger building adjacent to an existing smaller building without mitigating impacts of scale/form differences, privacy, and light and air.

PRINCIPLE #2: SUSTAINABLE DESIGN

Use an overall “sustainable” or “green” building and site design approach to be environmentally-responsible and resource efficient.

SITE DESIGN. Design in harmony with existing natural features located on or near the site, the climate of the Davis region, and to in ways that conserve natural resources. Efficiently site buildings and amenities on a site to maximize allowable space while minimizing the overall land consumption (see “Principle 4, Compactness”).

LANDSCAPE DESIGN. Plant vegetation to shade buildings and outdoor areas from the sun and to protect them from the wind. Use drought resistant, non-invasive, or native plants and water efficient irrigation. Consider incorporating organic community gardens with edible landscaping and creative open space areas that support pollinators, wildlife and accommodate stormwater management and quality.

Example to avoid: Creating a common open space that is uncomfortable in both the summer and winter months or contains planting areas that are wasteful to irrigate, use invasive species and generate excessive runoff.
ENERGY EFFICIENCY. Promote energy efficiency in the site, landscape and building design. Orient and design buildings to maximize natural heating, cooling and lighting opportunities. Plant shade trees to reduce ground and building temperatures in the summer, while still providing opportunities for photovoltaic systems. Consider incorporating energy efficient HVAC systems, lighting and appliances (see Expectations related to “Sustainability Requirements for New Buildings” and “Photovoltaic System Requirement for New Single Family Dwellings”).

Example to avoid: Causing undesirable solar heat gain in the summer due to an inappropriate building configuration or design of openings, glazing and eaves.

WATER EFFICIENCY. Promote water conservation in the site, landscape and building design. Consider incorporating rainwater harvesting and greywater systems consistent with State codes (see Expectations related to “Model Water Efficient Landscape Ordinance (MWELO) Requirements” and “Stormwater Quality Requirements”). Encourage the use of permeable pavement and other Low-Impact Design techniques to retain water onsite and avoid unnecessary water run-off.

MATERIALS EFFICIENCY. Consider using renewable plant materials (e.g., bamboo and straw), recycled stone, recycled metal, and other products that are non-toxic, reusable, renewable, and/or recyclable, energy efficient building materials and appliances.
WASTE REDUCTION. Meet the standards adopted by the City of Davis for the diversion of on-site waste generated during construction (e.g., CalGreen Tier 1). Provide for sufficient space for 75% of the generated waste to be diverted into recycling and organic bins.

PRINCIPLE #3: OPEN SPACE

Incorporate open space into site design to conserve resources, improve connections, enhance livability and promote recreation.

RESOURCE CONSERVATION. Incorporate public open space to enhance existing natural features, conserve wildlife and plant habitat, protect landmark and other significant trees, and improve quality of life by providing places for people to enjoy the outdoors. Consider pervious naturalistic alternatives to traditional paved parking lots to complement the open space plan. Provide recycling bins next to each trash bin. Encourage the use of native vegetation to provide habitat for pollinators and wildlife-friendly low water use landscapes.

Example to avoid: Removing a significant tree(s) that could have been incorporated into the site design to provide enjoyment for people and wildlife habitat.

CONNECTIONS. Design walking and bike paths within the site that connect to off-site paths and the City’s greenbelts.

Example to avoid: Creating a barrier to an existing pedestrian and bicycle path.
**RECREATION.** Design for both common and private open space in residential projects. Examples include: a community gathering space; tot lot; community garden; walking paths; open space under the drip line of a tree; or private patio spaces for the exclusive use of residents and their visitors. Consider providing for unmet needs in the City’s Park and Recreation Master Plan such as basketball courts, multi-purpose sports fields, group picnic areas, dog exercise areas, and swimming pools.

Integrate common open space with new buildings to enhance living and working areas, promote health and organize higher density housing around usable common open space areas. Provide common active or passive usable open space for residents to enjoy activities that require a larger communal space but minimize large areas of open turf. Provide recreational open space or a place to sit within retail, office, business park and industrial projects. It is also recognized that small infill projects may not be able to provide for all the types of open spaces described above, such as resource conservation, given the scale of the project. It may be determined that it is sufficient for a project to take advantage of an existing public open space.

Example to avoid: Providing small private open spaces but no common open spaces for such activities as gathering, play for children, recreating, sitting or walking.

**PRINCIPLE #4: COMPACTNESS**

Create environments that are compact and use space efficiently and aesthetically.

**ACTIVE TRANSPORTATION.** Encourage walking, biking and use of transit through building compactly and efficiently especially on major transportation corridors.
AFFORDABILITY. Provide opportunities for affordability through higher densities, compact lots, and efficient construction.

BALANCE WITH RESPECT FOR CONTEXT AND GOOD SITE DESIGN. Balance the principle of compactness with other principles to value existing assets and community enhancement.

Example to avoid: Providing for greater residential density than can be accommodated on the site and not reasonably respecting the existing context and not reasonably providing open space for the residents.

PRINCIPLE #5: MIXED USE

Promote a mix of residential, commercial and industrial land uses to create active, vital neighborhoods in contrast to single use neighborhoods.

VARIous Types. Promote a mix of different uses, either in a vertical arrangement in one single building or horizontally with a mix of uses in adjacent or immediately near buildings. Examples include: a building with ground floor retail with offices and residential uses above; a housing project located near an employment center; and shopping opportunities within a residential neighborhood.

Contribution by Individual Projects. Contribute to mixed use with residential, commercial and industrial buildings near each other to create an active and vital neighborhood; contribute to a local activity center; create a sense of community; and encourage walking, biking, and transit use. It is recognized that a small infill project may have a relatively small, yet important contribution toward the creation of a mixed-use neighborhood.
Example to avoid: Missing the opportunity to create a local activity center for the neighborhood and a sense of community on a suitable site.

PRINCIPLE #6: DIVERSE HOUSING

Create a variety of housing opportunities to provide for a variety of needs and incomes.

**MIX OF TYPES.** Provide a variety of innovative housing unit types that offer a range of choices for various housing needs groups. This would include (but are not limited to): students; singles; families; workforce; and seniors. Housing unit types vary and may include single family houses on varying lot sizes; accessory dwelling units; co-housing communities; townhouses; stacked flat condominiums; and apartments.

**MIX OF TENURE TYPES, PRICES AND AFFORDABILITY LEVELS.** Provide a variety of housing tenure types including: ownership; cooperative ownership; land trust ownership; and rental. Provide a variety of prices for household incomes including: above moderate; moderate; low; very low; and extremely low. It is recognized that a small infill project may have a relatively small, yet important contribution toward the diversity of housing opportunities within a neighborhood.

Example to avoid: Continuing the same type and prices of housing in the area without adding compatible new types and prices serving other housing needs.
PRINCIPLE #7: BALANCED TRANSPORTATION

Provide for the transportation needs of all people while promoting active transportation, safety, comfort, health, convenience and sustainability.

Explanation: Active transportation is any form of human-powered transportation including: walking; walking to transit; bicycling; non-mechanized wheel chairing; or skate boarding. Benefits can include health from physical activity, enhanced social interactions, reduced congestion, reduced greenhouse gas emissions, and cost savings (e.g., less money spent on purchasing gas and parking).

ON-SITE CIRCULATION. Design the site and buildings to be human scaled with comfortable, safe, convenient and attractive circulation for all people, including all ages and abilities. Design the buildings, streets and pedestrian facilities to create an internal network which encourages walking, biking and transit use.

Example to avoid: Promoting primarily vehicular circulation and providing an excess of parking.

OFF-SITE CONNECTIVITY. Provide access and connections to off-site networks and public facilities including walkways, bikeways, transit stops, parks, greenbelts and neighborhood centers. Implement, where appropriate, transportation management plans and related measures to encourage alternative forms of transportation, reduce parking demand and construction, reduce spillover to on-street parking, minimize parking impacts on the neighborhood, and provide improved services to residents and employees.

Example to avoid: Missing an opportunity to create a pedestrian-friendly environment and promote active transportation through connections.
PARKING. Provide a balance between the need to provide adequate parking with the benefits of providing the minimum amount of parking needed for the proposed use and potentially reducing automobile travel. One example is to provide a portion of the required parking in a landscaped reserve area and to not convert the area to parking unless the need is demonstrated.

PRINCIPLE #8: COMMUNITY ENHANCEMENT AND AESTHETICS

Design for community enhancement and quality aesthetics.

COMMUNITY ENHANCEMENT. Design to enhance the community and provide a strong and positive image and identity. Design to minimize and avoid adverse impacts on the community such as visual, noise or privacy. Design with a respect for existing context and uniqueness and at a scale that is not glaringly out of place. The location of driveways and parking can support a pedestrian-friendly environment when they are located toward the rear or side of buildings away from public streets and sidewalks. In addition, parking adjacent to streets should be screened with low fences and landscaping. See also the “Principle 1, Existing Assets” to complement existing development patterns and minimize impacts on neighboring properties.

Example to avoid: Design a project primarily for the ease of automobile access and circulation, and not to human scale.

Example to avoid: Constructing a new larger building adjacent to an existing smaller building without mitigation impacts of scale/ form difference and privacy. Locating surface parking lots to be visually dominant.
**AESTHETICS.** Design to be attractive and bring interest and joy to those who use or view the project. Design for human scale rather than car scale. Design to be functional, understandable, and honest. Design structures to be, and use materials which are, authentic and durable, and not artificial. Design to balance competing objectives of unity and variation, simplicity and detail, and tradition and innovation. Use a broad variety of species in landscaping for texture and color. Utilize latest innovations in construction technology. This principle is not intended to dictate a specific architectural “style” nor unreasonably constrain creativity and innovation. See also “Principle 2, Sustainable Design.”

**PRINCIPLE #9: SAFETY**

Promote safety, security and public health through design.

**CONNECTED AND COMPACT URBAN DESIGN.** Promote safe and convenient spaces for walking and cycling, and reduce the need for car travel by providing: smaller block sizes; frequent street connections; narrower streets; pedestrian-oriented streets; and access to multiple destinations.

**TRANSPORTATION SAFETY.** Promote transportation safety through design elements including: traffic calming measures; reducing conflicts between road users; pedestrian facilities; bicycling networks; and safety improvements at transit stops and stations.

Example to avoid: Streets and drives that encourage speeding.
CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN. Deter criminal behavior through physical design by strategies including: natural surveillance through good visibility by appropriate lighting, landscaping, fencing, and windows; natural access control by having distinct and legitimate points for entry and exit; and territory/defensible space to show how the community “owns” the neighborhood. Examples include: front porches and apartment balconies that provide street surveillance; clear transitions between public, semi-private and private areas; and streets and drives appropriately sized to the neighborhood to discourage speeding.

Example to avoid: An open space which is hidden from basic surveillance and view.

AIR QUALITY. Conduct site-specific analyses of pollution patterns and health impacts. Study the need for a buffer around potential pollution sources especially adjacent to sites designed for children, the elderly, and people facing potential cumulative health burdens (per the California Air Resources Board). And, incorporate mitigation measures such as adjustments to building orientation and design, including the addition of filtration systems.

NOISE. Mitigate incompatible noise through project design features such as attractive sound barriers and soundproofing.
EXPECTATIONS
For Applications and Processing of Infill Development Projects

HOW THE EXPECTATIONS SHALL BE USED

The expectations in this document are intended to assist residents, property owners, prospective developers and staff by compiling a variety of adopted application and processing requirements and standard procedures in one place. Without this document, developers and staff would be required to find these items individually and possibly become aware of them too late in the City review process.

EXPECTATION #1: PRE-APPLICATION REVIEW

BACKGROUND

Applicants are encouraged to meet with City staff to informally discuss an infill development project in terms of application requirements, how the “Infill Principles” might apply to the project, and any potential planning or design issues.

Should such discussions need to expand beyond a brief informal meeting(s), City staff may encourage the submittal of a more formal Pre-application with the required processing deposit fee. The Pre-application could be reviewed by City departments or the Planning Commission and City Council if input would be beneficial to the preparation of the formal project application(s).

EXPECTATIONS

A prospective project applicant should discuss with City staff whether to meet informally or submit a more formal Pre-application with processing deposit fee.

The City appreciates when a project applicant openly and genuinely shares objectives, concepts and alternatives with the City early in the plan development process. Staff can better give input and assist in the development of a final proposal if staff is involved in the process. Staff finds it is less productive when a project applicant
develops a final proposal without any interaction with staff or affected neighbors (see “Community Outreach” expectation below) and because of the investment is reluctant to consider changes due to policy or code conflicts.

**EXPECTATION #2: COMMUNITY OUTREACH**

**BACKGROUND**

The City’s planning application requires an “Applicant Narrative/Justification” to explain the application, project description and justification. One of the components is an “Outreach Summary” that states:

“The City encourages early consultation with adjacent neighbors, particularly if they may be impacted by a proposed project. Provide information on outreach to potentially affected parties, including: who has been contacted; by what means (preferably in person); what comments and concerns were received; and what has been done to address, or the reasons for not addressing, the comments and concerns.”

In some project reviews, City staff has found that the use of a professional facilitator/mediator has been beneficial in identifying/clarifying issues and resolving problems.

Hearings on the application may be delayed if potentially resolvable problems are not resolved.

**EXPECTATIONS**

The project applicant shall make a good faith effort to inform and obtain input from interested parties, and respond to their concerns and solve problems.

**EXPECTATION #3: REVIEW BY CITY COMMISSIONS**

**BACKGROUND**

After an application is submitted, it is distributed to various City departments for review of completeness of information and to identify (or potentially resolve) planning issues. Although some applications may be acted upon by City staff (such as most secondary dwelling units), most applications are acted upon at hearings by the Planning Commission and/or City Council after other appointed City commissions review and make recommendations as appropriate.

Community Development and Sustainability staff typically coordinates which of the City’s commissions review applications. City commissions that review and make recommendations on a new residential or commercial project involving General Plan amendment and rezoning may include (but
not in all cases) those shown in the table below.

**CITY COMMISSIONS AND MAJOR AREAS OF REVIEW**

<table>
<thead>
<tr>
<th>CITY COMMISSIONS (listed alphabetically)</th>
<th>MAJOR AREAS OF REVIEW AND RECOMMENDATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bicycling, Transportation and Street Safety</td>
<td>Bicycle, pedestrian, transit and vehicular planning. Street design, parking and overall traffic safety and circulation.</td>
</tr>
<tr>
<td>Finance and Budget</td>
<td>Staff conducts fiscal impact studies for projects based on methodology developed by the F&amp;B Commission. (Note: A project’s positive or negative fiscal impact is only one factor in the overall decision on the application.)</td>
</tr>
<tr>
<td>Historical Resources Management</td>
<td>Recommends designation of historical resources and reviews applications for alteration permits for historical structures, including demolitions and impacts on historical resources on site or within 300 feet.</td>
</tr>
<tr>
<td>Natural Resources</td>
<td>Advises the City Council on the preservation, management and enhancement of the city’s natural resources (water, wastewater, stormwater, solid waste, air quality, energy, hazardous materials and global warming.)</td>
</tr>
<tr>
<td>Open Space and Habitat</td>
<td>Advises on all matters relating to agricultural and habitat protection, open space issues and projects including those dealing with habitat.</td>
</tr>
<tr>
<td>Planning</td>
<td>Makes decisions and recommendations on planning, zoning and subdivision matters. Determines consistency with planning policies, codes and guidelines.</td>
</tr>
<tr>
<td>Recreation and Park</td>
<td>Advises on matters pertaining to public recreation and park planning.</td>
</tr>
<tr>
<td>Senior Citizen</td>
<td>Identifies the needs of the aging of the community.</td>
</tr>
<tr>
<td>Social Services</td>
<td>Advises on matters of social services including but not limited to affordable housing, homelessness, hunger, transit and accessibility.</td>
</tr>
<tr>
<td>Tree</td>
<td>Reviews tree removal requests. Hears appeals regarding denials for tree modification permit applications. Reviews and makes recommendations regarding designations of Landmark Trees.</td>
</tr>
</tbody>
</table>

**EXPECTATIONS**

The project applicant should be aware that depending on the proposed project and relevant issues, one or more City commissions may need to review and make individual recommendations on the project.
EXPECTATION #4:
CONSISTENCY WITH POLICIES, CODES AND GUIDELINES

BACKGROUND

A development proposal is reviewed for consistency and/or compliance with policies, codes and guidelines adopted by City Council including but not limited to the following:

- General Plan
- Specific Plans, including Core Area Specific Plan (CASP)
- Zoning, including Planned Development (PD) district
- Davis Downtown and Traditional Residential Neighborhoods Design Guidelines (DDTRNDG)

Other sections of the Davis Municipal Code may also affect a development proposal and are not addressed here but may include: buildings; fire code; environmental regulations; housing; noise; parks and open space areas; stormwater management and discharge control; management of garbage and other wastes; sewers and sewage disposal; streets and sidewalks; subdivisions; tree planting; water; zoning; and right to farm.

EXPECTATIONS

A project applicant is expected to become familiar with applicable policies, codes and guidelines and plan/design the project to be consistent and conform. A project applicant is encouraged to prepare and submit an analysis of consistency with the application as this will save the time for staff and expense for the applicant in the project review. Where changes to adopted policies are proposed, a justification should be provided.

EXPECTATION #5:
CHANGES FROM COMMERCIAL TO RESIDENTIAL USE

BACKGROUND

In October 2003, the City Council directed by a unanimous motion that the following language be added to the Planning Application:

“In the case of a requested conversion from property currently zoned or developed for commercial use to a residential zoning or use, an additional analysis is expected as part of the applicant justification. The
applicant should provide a written analysis, prepared either by the applicant or by an objective third party, which addresses the following criteria:

- Utility of the property for commercial uses (may include information about the property’s feasibility for different types of commercial uses, size, location, proximity to residential, utility constraints, distance to arterial road, frontage, access, etc.);
- Availability of similarly zoned property;
- Market support for existing zoning/land use;
- Use of neighboring properties;
- Current/past uses of property; and
- Other potential uses of property."

Additional information may be requested by staff upon completion of the analysis.

The following other basic planning considerations from the Interim Infill Development Project Guidelines adopted in October 2001 remain relevant and should be addressed in the written justification from the applicant:

- Greater feasibility and benefit. Demonstrate that the proposed residential use has greater feasibility, long term community benefit, and sustainability than the currently planned non-residential use.

- Well-served by facilities and services. Demonstrate that the residential use is well-served by facilities and services. Such facilities and services include neighborhood shopping, employment, transit, parks, schools, greenbelts, bikeways and other public facilities and services. The type and density of the proposed residential use is appropriate given the location of the site in relation to facilities and services. The project contributes to the planning of a residential “neighborhood” with an identity and a complement of facilities and services rather than an isolated housing “island” or “enclave.”

- Compatibility with noise environment and air quality. Ensure that the residential use is compatible with the noise environment and air quality. Noise mitigation along major streets and/or highways does not consist of large and unattractive walls “forced in” simply to mitigate incompatible, high levels of noise or to justify use of unsuitable sites. Sound mitigation is integrated into the overall site planning. The proposed type of residential use allows for the provision of a well-designed sound barrier with well-designed landscaping.
- Compatible with existing uses.
  Demonstrate that the proposed residential use (including its arrangement of uses on the site) is compatible with the existing and planned residential and non-residential uses in the area (that is, the characteristics of the proposed use are compatible with the characteristics of the existing uses, and vice versa). Compatibility includes, but is not limited to, the provision of privacy and protection from noise.

**EXPECTATIONS**

The project applicant in a proposed change from commercial to residential use shall include in the justification: (1) the written analysis directed by City Council (provided above); and (2) the basic planning considerations that have been part of infill guidelines since 2001 (provided above).

**EXPECTATION #6:**

**USE OF PLANNED DEVELOPMENT (PD) ZONING DISTRICT**

**BACKGROUND**

The Planned Development (PD) zone may be the appropriate zone and tool if it is being used to promote creativity and innovation. As examples, the PD zone is intended to:

- Allow diversification and relief from the rigid standards of conventional zoning;
- Provide a mix of housing styles and costs in residential projects;
- Provide creative approaches in the development of land and advances in technology; and
- Provide more efficient and desirable use of open area.

The findings to approve a PD include:

- Provide a residential environment of sustained desirability and stability in harmony with the surrounding neighborhood; and
- Provide open space at least equivalent to other conventional zones (often through clustering and common open space of some type).

**EXPECTATIONS**

Should a PD zone be proposed, the project applicant shall demonstrate how the project is consistent with the intent of the PD zone and
shall justify deviations in conventional standards. The project applicant should not use the PD zone simply to avoid or lower standards.

**EXPECTATION #7:**

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

**BACKGROUND**

All development projects are subject to compliance with California Environmental Quality Act (CEQA). Some infill projects, however, may be subject to streamlined review, a residential infill exemption, or may be categorically exempt from further review as follows:

- **Streamlining for Infill Projects**, Section 15183.3 of the CEQA Guidelines, allows for a streamlined environmental review process where the environmental effects have been addressed in a planning level decision or by applicable development policies. Section 15183.3 may be consulted for eligibility and the nature of the streamlined review process.

- **Residential Infill Exemption**, Section 15195 of the CEQA Guidelines, exempts infill projects that meet certain conditions for: consistency with general plan and zoning; site size; location; not a habitat for special status species; no significant effects relating to traffic, noise, air quality or water quality; and adequacy of services.

- **Infill Development Projects**, Section 15332 of the CEQA Guidelines under Article 19 Categorical Exemptions, exempts infill projects that meet certain conditions for: consistency with general plan and zoning; site size; location; not a habitat for special status species; no significant effects relating to traffic, noise, air quality or water quality; and adequacy of services.

- **Transit Priority Project**, Section 21155.1 of the CEQA Guidelines under Chapter 4.2 Implementation of the Sustainable Communities Strategy, allows the legislative body to be declared a sustainable commuter project and exempt if the project complies with: environment criteria; land use criteria; and one of either affordable housing or open space criteria.

Infill projects which are not exempt shall require an Initial Study by City staff to determine whether environmental effects:

- Are less-than-significant, which allows for a negative declaration to be issued;

- Can be reduced to a less-than-significant level after mitigation measures, which allows for a mitigated negative declaration to be issued; or

- May be potentially significant which
requires an Environmental Impact Report (EIR) to be processed and certified.

Infill projects may require special studies as part of the environmental review. These may include a traffic study, noise study, air quality study (if adjacent to a freeway for example), historical resources analysis or other.

Infill projects which have potentially significant impacts require an EIR. Such impacts may involve traffic, noise, air quality, designated historical resources or other. A focused EIR may be possible if the significant impacts are limited or a full EIR may be needed if there are multiple significant impacts.

EXPECTATIONS

After a project application is submitted and deemed complete, City staff will conduct environmental review and determine whether an exemption applies, or if a negative declaration, mitigated negative declaration, or an EIR will be required. The project applicant will be required to provide special environmental studies as needed. In the case of an EIR, the City typically hires an environmental consultant and the project applicant pays for the services through the City.

It should be recognized that if a project is exempt from further environmental review under CEQA the project must comply with applicable City ordinances including but not limited to grading, stormwater management and discharge control, etc.

**EXPECTATION #8: SUSTAINABILITY REQUIREMENTS FOR NEW BUILDINGS**

**BACKGROUND**

The City has adopted Tier 1 of the California Green Building Standards Code (CALGreen) which establishes “green” features in new buildings, additions and alterations. The requirements address planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality.

The Planning Commission and City Council have considered whether to require additional requirements in the planning approvals of new projects, particularly those that involve legislative actions including General Plan amendment, rezoning or other discretionary approvals. As examples, the City has considered additional requirements including:

- A specified energy efficiency (such as 15% or 25%) above Title 24, Part 6 (California Energy Code); or
- Certification by LEED (Leadership in Energy
The LEED program, developed by the U.S. Green Building Council includes rating systems for the design, construction, operation, and maintenance of green buildings, homes and neighborhoods.

A project applicant may consider the self-assessment tool “Envision”, in the planning, designing, building and maintaining infrastructure. “Envision” provides guidance on sustainable best practices as a planning and design tool, and a means of evaluating infrastructure once complete.

It should be recognized that:

- The City already requires 15% energy efficiency beyond the CALGreen base level by adopting CALGreen Tier 1.
- The City requires photovoltaic systems to be installed on all new single family dwellings with a generation based on size of the dwelling.
- A project that applies for a LEED certification does not receive certification at time of occupancy and the City cannot verify compliance with this non-City program.
- The City requires that all recyclable and organic wastes be kept out of the trash. All new development should provide sufficient space for 75% of the generated waste to be diverted into recycling and organics bins.

**EXPECTATIONS**

At this point in time, City shall continue to ensure that projects comply with CALGreen Tier 1 requirements.

Higher levels of energy and water efficiency are likely to be expected by City Council for larger projects which involve legislative actions including General Plan amendment, rezoning or other discretionary approvals. Such expectation may necessitate voluntary compliance or consideration of a development agreement. Examples of projects implementing higher levels of efficiency include The Cannery and pending projects. See also the MWEO water efficiency requirements below.

**EXPECTATION #9: TREE PLANTING, PRESERVATION AND PROTECTION ORDINANCE**

**BACKGROUND**

Chapter 37 of the City of Davis Municipal Code is Tree Planting, Preservation and Protection ordinance. The ordinance acknowledges the importance of trees to the
community’s health, safety, welfare and tranquility. Much of the city’s valued appearance and ambiance is due to its tree canopy. Trees provide environmental, aesthetic, social and economic benefits. Specifically, trees increase property values, provide visual continuity, provide shade and cooling, decrease wind velocities, provide erosion control, conserve energy, reduce stormwater runoff, act as filters for airborne pollutants, reduce greenhouse gases, reduce noise, provide privacy, provide habitat and food value, and release oxygen. The community forest shall be prudently protected and managed to secure these benefits.

The intent of the chapter is to establish regulations for the planting of new trees in certain areas and the preservation and protection of street trees, city trees (trees in parks, greenbelts, open spaces, on city property or easements, etc.), designated landmark trees, trees of significance (five inches or more in diameter), parking lot trees, and certain private trees to retain and augment the health of the existing community forest.

The City Arborist shall be contacted regarding a Tree Modification Permit for removal or substantial pruning of regulated trees and a permit to plant or replace street trees. Trees to be placed in the public right-of-way or public open spaces need to be approved by the Public Works Department to avoid lighting and utility conflicts. Chapter 37 of the City’s Municipal Code is available at: http://qcode.us/codes/davis/

EXPECTATIONS

A project applicant is expected to become familiar with and comply with the Tree Planting, Preservation and Protection Ordinance if the property has existing trees on the property or in the adjacent right-of-way.

EXPECTATION #10: MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) REQUIREMENTS

BACKGROUND

The City, as a local agency in California, enforces the State-mandated MWELO requirements with the latest amendments effective December 1, 2015.

As required by State legislation in 2006, the Department of Water Resources (DWR) was required to update their Model Water Efficient Landscape Ordinance (MWELO). Starting in January 2010, all local jurisdictions throughout the state were required to enforce the state MWELO or adopt their own version that was at least as stringent as that adopted by the state.
On April 1, 2015, DWR was directed to update their MWELO once again and five items were specifically listed to be addressed in revising the ordinance:

- More efficient irrigation systems.
- Promote greywater systems and usage.
- Promote onsite stormwater capture while reducing site runoff.
- Significantly limit the percentage of turf planted in landscapes.
- Require reporting on the implementation and enforcement of the ordinance by local agencies.

The latest requirements effective on December 1, 2015, apply to:

- New residential and commercial development projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check, or design review.
- Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review.

The latest MWELO amendments are related to: efficient irrigation systems; graywater usage; onsite stormwater capture; and impact on turf.

To comply prior to construction, a project applicant shall submit a Landscape Documentation Package to the City of Davis with the six elements of: project information; water efficient landscape worksheet; soil management report; landscape design plan; irrigation design plan; and grading design plan.

A newly-developed “prescriptive” checklist option can be used for smaller landscape projects such as developer installed or homeowner providing landscaping in single family or two family residential projects with landscape areas under 2,500 square feet.

The MWELO information sheets and compliance forms are available at:


**EXPECTATIONS**

Applicants in infill projects are expected to become familiar with the MWELO requirements and provide the required information for compliance.
EXPECTATION #11: GREENHOUSE GAS REDUCTION STANDARDS FOR NEW RESIDENTIAL DEVELOPMENT

BACKGROUND

To contribute to meeting local and state targets for reducing greenhouse gas emissions, the City Council has adopted reduction standards for new residential projects (Resolution 09-043 in April 2009).

The ordinance requirements and a project worksheet example is available here:


As of January 2017, the City is considering reduction standards for new non-residential projects.

EXPECTATIONS

The project applicant for a new residential project is required to submit an analysis which includes the steps of:

- Project size and reduction requirement (number of units times 2.3 metric tons of CO2e reduction per unit).
- Project credits for smart growth factors (project density, proximity to transit).
- Project mitigation measures (energy efficient upgrades to new units above existing standards; photovoltaics; energy efficient upgrades to existing structures; hybrid or electric vehicle incentives for homeowners; local employee designated housing; contribution to local photovoltaic solar farm; car share program; community engagement program to encourage low carbon diet, etc.).
- Calculation of balance to mitigate (reduction requirement minus credits and mitigation measures).
- Net carbon reduction (credit).

The project applicant’s analysis is expected to demonstrate a net carbon reduction credit. The mitigation measures shall be adjusted if a net carbon reduction is not demonstrated. The analysis is presented in the staff report on the project applications if public hearings are involved.
EXPECTATION #12: PHOTOVOLTAIC SYSTEM REQUIREMENTS FOR NEW SINGLE FAMILY DWELLINGS

BACKGROUND

The City Council adopted an ordinance requiring photovoltaic panels on new single family dwellings (Ordinance No. 2440 in September 2014). The City has not yet adopted similar requirements for multi-family dwellings or commercial buildings.

The ordinance requires different levels of energy generation based on the size of the single family dwelling, as follows:

<table>
<thead>
<tr>
<th>Size of Dwelling</th>
<th>Required kW</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 1,000 square feet</td>
<td>1.6 kW</td>
</tr>
<tr>
<td>1,001 to 1,500 square feet</td>
<td>2.0 kW</td>
</tr>
<tr>
<td>1,501 to 2,000 square feet</td>
<td>2.3 kW</td>
</tr>
<tr>
<td>2,001 to 2,500 square feet</td>
<td>2.5 kW</td>
</tr>
<tr>
<td>2,501 to 3,000 square feet</td>
<td>3.0 kW</td>
</tr>
<tr>
<td>3,001 square feet and larger</td>
<td>3.5 kW</td>
</tr>
</tbody>
</table>

For large projects, the requirement may be calculated on an overall basis if all individual units are not able to comply. Provisions also include compliance through other sources of renewable energy.

The ordinance requirements are available at: http://qcode.us/codes/davis/view.php?topic=8-8_20&frames=on

EXPECTATIONS

The project applicant shall consider this requirement when planning and designing the project and compliance should be noted as part of the project description. Details and final compliance are required as part of the building permit process.

EXPECTATION #13: STORM WATER QUALITY REQUIREMENTS

BACKGROUND

The City of Davis is required by the State of California to comply with stormwater quality requirements of the Phase II Small MS4 General Permit (Permit). The City’s Public Works Department ensures that all construction projects comply with the requirements.

The City has prepared a summary sheet of development application submittal requirements taken from the State permit requirements and is available here: http://cityofdavis.org/home/showdocument?id=5536
The summary sheet contains a flowchart with the “triggers” that determine if your project will need to include permanent treatment control measures for stormwater runoff. The triggers include project type and proposed area of impervious surfacing to be created or replaced for the project.

The summary sheet lists the information needed in a planning application including:

- A preliminary grading and drainage drawing.
- Site design measures for projects requiring such measures.
- A drainage management area drawing that demonstrates how runoff from these areas are treated to remove pollutants for projects requiring such information.
- Preliminary calculations to demonstrate that treatment control measures are sufficiently designed to accommodate qualifying storm events for drainage management areas.

All stormwater quality mitigation and treatment must occur on-site, unless specifically approved otherwise by the Public Works Department.

The summary sheet provides links to related regulatory resources including:

- The Phase II Small MS4 General Permit is available in pdf format at: http://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/phsii2012_5th/order_final.pdf
- The City of Davis Public Works Department 530-757-5686 or http://cityofdavis.org/city-hall/public-works
- The State of California Water Resources Control Board: www.swrcb.ca.gov

**EXPECTATIONS**

Project applicants for infill projects are expected to become familiar with these stormwater quality requirements and provide the required information and measures.
EXPECTATION #14: ACCESSIBILITY, VISITABILITY AND UNIVERSAL DESIGN

BACKGROUND

The City Council has adopted policies and ordinances related to the provision of accessibility, visitability and Universal Design in housing projects as follows:

- Policies in the Housing Element of the General Plan encouraging housing for persons with disabilities and promotion of aging in place through provision of Universal Design and accessibility features.


- A “Universal Design Checklist” (Article 18.09 of the Housing Chapter of the Municipal Code), consistent with State law requirements.

The Housing Element policies include:

- Encourage a variety of housing types and care choices for disabled persons (Policy HOUSING 1.4).

- Encourage a variety of housing types that accommodate persons with disabilities and promote aging in place, including a requirement of 100 percent Universal Access features in all new single-family residential units not otherwise subject to multi-family building code requirements (Policy HOUSING 1.5).

The “Requirements of Universal Access in Single Family Housing Units”:

- Implements policies in the General Plan by requiring universal access components in single family residential projects.

- Components include a threshold entry, exterior accessible route, interior accessible route, a minimum of one accessible bathroom with grab bar backings, accessible first floor common room, stairs accommodation for future chairlift or elevator, accessible electrical panel, and accessible switches and fixtures.

- Exempts carriage units, second/accessory units, and projects in the Core Area of 15 units are fewer from the requirements but developers of these units are encouraged to incorporate these features voluntarily.

The “Universal Design Checklist” article in the Municipal Code:

- Requires a builder of new and substantially rehabilitated single-family residential units to provide potential buyers/current owners with a list of specific universal design features, specifying the availability and cost of each feature.

- Intends to inform buyers and owners of available universal design features with the objective of increasing the development of housing that can accommodate the needs of all community members. The checklist includes exterior features, interior features, kitchen features, bathroom features, common room features, bedroom features and laundry area features.

The Universal Design checklist is available here: [http://cityofdavis.org/home/showdocument?id=510](http://cityofdavis.org/home/showdocument?id=510)

**EXPECTATIONS**

The project applicant in a residential infill project should become familiar with these policies and codes and demonstrate consistency and compliance.

**EXPECTATION #15: GUIDELINES FOR HOUSING THAT SERVES SENIORS AND PERSONS WITH DISABILITIES**

**BACKGROUND**


On February 23, 2016, the City Council directed that all affordable housing projects consisting of five or greater affordable housing units and all senior housing projects shall be reviewed by the City’s Senior Citizen Commission in terms of the aforementioned guidelines.
EXPECTATIONS

The applicant in a senior housing project or an affordable housing project consisting of 5 or greater affordable housing units shall demonstrate how the project is consistent with the adopted “Guidelines for Housing That Serves Seniors and Persons with Disabilities.”

EXPECTATION #16: DEVELOPMENT IMPACT AND OTHER FEES

BACKGROUND

Development Impact Fees. In order to implement the goals and objectives of the Davis General Plan and Specific Plans and to mitigate the impacts caused by new and anticipated developments, projects in the Major Projects Financing Plan must be constructed. The City Council has determined that a development impact fee is needed to finance these public facilities and to pay for new development's fair share of the acquisition and improvement costs. The fees collected shall be used to finance the public facilities identified in the Development Impact Fee Study, the Capital Improvements Master Plan, or other public facility master plans adopted by City Council in the categories of roadways, water, storm sewer, sewer, parks, open space, public safety, and general facilities.

The City Council has adopted a Development Impact Fee Schedule. Impact fees for residential development are based upon the type of housing unit. Impact fees for non-residential development are based on the type of use and the square footage of the building. The City of Davis typically collects development impact fees prior to the issuance of a certificate of occupancy for the project.

Park Land Dedication/In-Lieu Fee. The City of Davis has adopted park land dedication/in lieu fee requirements in its Subdivision Ordinance pursuant to the authority of the Quimby Act as amended (California Government Code). The ordinance requires developers to set aside land or pay fees for park improvements. As a condition of the subdivision or parcel map, the subdivider shall dedicate land, pay a fee in-lieu, or both at the option of the City for neighborhood and community park or recreation purposes. The current in-lieu fee is $9,361 per single family or multi-family residential unit but this amount is subject to regular update. The City collects the park land in-lieu fee along with other development impact fees above.

Affordable Housing In-Lieu Fee. The City of Davis has adopted affordable housing policies in the General Plan and requirements in the Municipal Code for new residential projects (not included as an Expectation in this Guide). An option subject to City approval is to allow a fee to be provided in-lieu of providing on-site permanently affordable housing units. The in-lieu fee is subject to regular update and discounts are allowed for
certain kinds of units such as those in vertical mixed use buildings and stacked air space condominiums.

**Yolo County Impact Fee.** The City of Davis confirms that the Yolo County Impact Fee has been paid prior to the issuance of building permits. Yolo County should be contacted for the amount of the fee and other information.

**School Impact Fee.** The City of Davis collects a school impact fee for the Davis Joint Unified School District (DJUSD) prior to the issuance of building permits. If the property is in a Mello Roos District, the fees may be collected with property taxes. The City of Davis Building Division should be contacted for the amount of the fee and other information.

**EXPECTATIONS**

The project applicant should become aware of applicable City, County and School District impact fees and the timing of their payment.

Prospective applicants may request a Fee Estimate for applicable development-related fees from the City of Davis Community Development and Sustainability Department. Basic project description information is required to develop the estimates. The Fee Estimate addresses: Planning fees; Building plan check and permit fees; Public Works fees; Construction Tax; Development Impact Fees; and Other Public Agency Fees.