



## City of Davis Notice of Public Hearing

The City of Davis **City Council** will conduct public hearing on the project application, as described below, at a meeting beginning at **6:30 p.m. on Tuesday, March 19, 2019** in the Community Chambers, City Offices, 23 Russell Boulevard, Davis, California. Please contact the Department of Community Development and Sustainability for the approximate time this item will be heard.

**Project Name:** 3820 Chiles Road Apartments Project and Historical Designation

**File Number:** Planning Application ##17-40 for General Plan Amendment #02-17, Specific Plan Amendment #02-17, Rezone/PPD #02-17, Final Planned Development #07-18, Design Review #13-18, Demolition #04-18, Affordable Housing Plan #02-18, Development Agreement #04-18, and EIR #07-17

**Location:** 3820 Chiles Road

**Applicant:** Chuck Cunningham, 2940 Spafford Street, Suite 200, Davis, CA 95616

**Owner:** Shepard Family Holdings, LLC, c/o Lawrence Shepard,  
66 College Park, Davis, CA 95616

### **Project Description**

The applicant is requesting approvals to redevelop the property located at 3820 Chiles Road and replace the existing office development with a new multi-family residential project. The project would demolish the existing on-site building and parking lots and includes tree removal. The new residential development would include 225 apartment units, a fitness center, a leasing office, a clubhouse, and pool, with related parking, landscaping, site amenities, frontage and site improvements. The apartment units consist of a mix of 1, 2, and 3-bedroom units for a total of 361 bedrooms, located in 3- and 4-story residential buildings. The project provides 361 bicycle parking spaces and a 319 vehicle parking spaces. Proposed density is 31.25 units per net acre.

Project entitlements include an amendment to the General Plan and South Davis Specific Plan for a change in the land use to Residential High Density, a Rezone of the site to Preliminary Planned Development, and approval of a Final Planned Development, Design Review, Demolition, and Affordable Housing Plan. The project includes a Development Agreement and certification of an Environmental Impact Report with adoption of a Mitigation Monitoring and Reporting Plan, EIR Findings of Fact, and a Statement of Overriding Considerations.

### Merit Resource Designation Recommendation

Concurrent with the development proposal, the City Council will also consider a recommendation by the Historical Resources Management Commission's (HRMC) to designate the site a Merit Resource. Consideration of the historical designation has been processed in accordance with Municipal Code Section 40.23.070 for historical resources. The City Council may choose to designate or not to designate the property. The City Council action does not alter the analysis or conclusions of the Environmental Impact Report, which evaluated the property as a historical resource under CEQA.

### **Environmental Determination**

An Environmental Impact Report (SCH#2016022005) evaluating the environmental impacts has been prepared for the project pursuant to CEQA requirements and will be reviewed for a recommendation to City Council. The EIR identified significant and unavoidable impacts related to cultural resources, which requires adoption of a statement of overriding considerations. Potentially significant impacts related to air quality, biological, cultural, hazardous materials, hydrology, noise, and transportation were identified, but impacts were reduced to a less-than-significant level through the implementation of mitigation measures. All other impacts were determined to be less than significant. The Final EIR is available online with other project documents at the project website below.

### **Availability of Documents**

The project application file is available for review at the Department of Community Development and Sustainability, 23 Russell Boulevard, Suite 2, Davis, California, 95616. Project documents are also available online at: <https://cityofdavis.org/city-hall/community-development-and-sustainability/development-projects/3820-chiles-road-apartments>. Staff reports for the public hearing are generally available five (5) days prior to the hearing date and may also be available by contacting the project planner. City Council staff reports are available through the City's website at: <https://cityofdavis.org/city-hall/city-council/city-council-meetings/agendas>.

### **Public Comments**

All interested parties are invited to attend the meeting or send written comments to the project planner at: City of Davis, Department of Community Development and Sustainability, c/o Eric Lee, Project Planner, 23 Russell Boulevard, Suite 2, Davis, California, 95616; or via email at: [elee@cityofdavis.org](mailto:elee@cityofdavis.org). To ensure comments will be distributed, comments are requested to be provided no later than 12:00 noon the date of the meeting. For questions please call the project planner at: (530) 757-5610 x 7237.

The City does not transcribe its proceedings. Persons who wish to obtain a verbatim record should arrange for attendance by a court reporter or for some other acceptable means of recordation. Such arrangements will be at the sole expense of the person requesting the recordation. If you challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence to the Director of Department of Community Development and Sustainability or City Clerk at, or prior to, the public hearing.

Ash Feeney, Assistant City Manager  
Community Development and Sustainability Department