



City of Davis
Notice of Public Meeting

The City of Davis **Senior Commission** will conduct a public meeting on the project application, as described below, at a meeting beginning at **2:30 p.m. on Thursday, April 14, 2016**, in the Davis Senior Center Game Room located at 646 A Street (corner of A and 7th Streets), Davis, California.

Project Name: Sterling Davis Fifth Street Apartments

Project Location: 2100 5th Street

Project Applicant: Din/Cal 3
c/o Josh Vasbinder, The Dinerstein Companies
777 S. Highway 101, Suite 210
Solano Beach, CA 92075

File Number: Planning Application #15-49 for General Plan Amendment, Rezone, Final Planned Development, Demolition, Design Review, Tentative Map, Affordable Housing Plan, Development Agreement, Environmental Impact Report

Meeting Purpose:

The purpose of the meeting is to present the project to the Senior Commission for their input on the affordable housing proposal as well as general senior issues related to the project.

Project Description:

The proposed project would demolish the existing buildings and redevelop the 6-acre property located at 2100 5th Street with 244 apartment units. Approximately 5.16 acres of the site would be developed as a 4- and 5-story, 203-unit university student-oriented apartment project. The remaining 0.84-acre portion of the site would be developed as a 4-story, 41-unit affordable housing project. Overall density would be 40.6 units per acre and includes a General Plan Amendment to allow for higher density development and a Rezone to a new Planned Development.

The 203-unit market-rate apartment site would include 727 beds, a separate 2-story 11,650 square foot leasing office/clubhouse building, landscaped courtyards and common open space areas, a six-story (seven parking levels) residential parking garage with 545 parking spaces, and other amenities including bicycle parking areas, pedestrian pathways, extensive landscaping, outdoor amenities and facilities.

The 41-unit affordable apartment site would include a mix of 1-bedroom to 3-bedroom units, with common areas, office space, a tot lot, parking, and other improvements.

Availability of Documents:

The project application file is available for review at the Department of Community Development and Sustainability, Planning Division, 23 Russell Boulevard, Suite 2, Davis, California, 95616. Project information is also available on the project website at: <http://cityofdavis.org/city-hall/community-development-and-sustainability/development-projects/sterling-5th-street-apartments>.

Agenda and staff reports for the Senior Commission are available through the City's website at: <http://cityofdavis.org/city-hall/city-council/commissions-and-committees/senior-citizen-commission/agendas-and-minutes>. 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.

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. To ensure comments will be distributed to the Commission, 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.

Michael Webb, Assistant City Manager
Department of Community Development and Sustainability