



## City of Davis Notice of Public Hearing

The City of Davis **Planning Commission** will conduct a public hearing on the project application, as described below, at a meeting beginning at **7:00 p.m. on Wednesday, March 22, 2017**, 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:** Sterling 5<sup>th</sup> Street Apartments

**Project Location:** 2100 5<sup>th</sup> Street

**File Number:** Planning Application #15-49 for General Plan Amendment #2-15; Preliminary Planned Development #5-15; Final Planned Development #7-15, Tentative Map #4-15, Design Review #18-15, Demolition #2-15, Affordable Housing Plan #2-15, Development Agreement #3-15, Environmental Impact Report #3-15

**Owner:** Families First, Inc.  
Attn: Kathryn McCarthy  
251 Llewellyn Avenue  
Campbell, CA 95008

**Applicant:** Din/Cal 3, Inc.  
Attn: Josh Vasbinder  
777 S. Hwy 101, Suite 210  
Solano Beach, CA 92075

### **Project Description:**

The applicant is requesting approvals to redevelop a 6-acre property located at 2100 5<sup>th</sup> Street with the proposed Sterling 5<sup>th</sup> Street Apartments project. The existing facilities, improvements, and trees would be removed and redeveloped with a 160-unit, market-rate, student-oriented apartment site (Sterling Apartments) and a separate parcel created for a 38-unit affordable apartment community. Project revisions have reduced the size, height, and density of the project from the original proposal for a 4 and 5-story building with 244 total units and 801 bedrooms to 3 and 4 stories with 198 total units and 611 bedrooms and also reduced the parking structure.

The 160-unit market-rate site proposes a 3 and 4-story apartment building, a parking structure, a 2-story leasing office/clubhouse building, and site improvements. The apartments are a mix of 1

to 5-bedroom units with a total of 540 single-occupancy bedrooms. The 4-story (5-level) parking structure provides 343 parking spaces. Five additional surface parking spaces are provided. The 38-unit affordable site would have a 3 and 4-story building with a mix of 1 to 3-bedroom units totaling 71 bedrooms with common areas, a tot lot, and 38 surface parking spaces.

The project also includes a General Plan Amendment to change the land use designation from Industrial to High Density Residential, a Rezone of the site to a new Planned Development for the proposal, a Development Agreement, and Affordable Housing Plan.

**Environmental Review:**

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 cumulative impacts related to transportation which require adoption of a statement of overriding considerations. Potentially significant impacts related to aesthetics, air quality, biological, cultural, geology, greenhouse gasses, hazardous materials, hydrology, 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 at: <http://cityofdavis.org/city-hall/community-development-and-sustainability/development-projects/sterling-5th-street-apartments-eir>.

**Availability of Documents:**

The project application file is available for review at the Department of Community Development and Sustainability, Planning Division, 23 Russell Boulevard, Davis, CA 95616. Planning Commission staff reports are available through the City's website at: <http://cityofdavis.org/city-hall/city-council/commissions-and-committees/planning-commission/agendas-and-minutes>. Staff reports 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, Planner, 23 Russell Boulevard, Davis, California, 95616; or via email at: [elee@cityofdavis.org](mailto:elee@cityofdavis.org), no later than 12:00 p.m. the date of the meeting. For questions please call the project planner at: (530) 757-5610 ext. 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 Community Development and Sustainability or City Clerk at, or prior to, the public hearing.

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