



City of Davis Notice of Public Hearing

The City of Davis **City Council** will conduct a public hearing on the project application, as described below, at a meeting beginning at **6:30 p.m. on Tuesday, April 18, 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 5th Street Apartments

Project Location: 2100 5th 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 5th Street with the proposed Sterling 5th Street Apartments project. The existing facilities, improvements, and trees would be removed and redeveloped with a 160-unit, market-rate, student-oriented apartment site 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. The reduced project would have a total of 198 apartment units and 611 bedrooms between two sites in 3 and 4-story apartment buildings and a reduced parking structure.

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

4, and 5-bedroom units totaling 540 single-occupancy bedrooms. The 4-story (5-level) parking structure provides 343 parking spaces with 5 additional surface parking spaces. The 38-unit affordable site would have a 3 and 4-story building with a mix of 1, 2, and 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 was prepared for the project pursuant to CEQA requirements. 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 mitigation. All other impacts were determined to be less than significant. The City Council is being asked to certify the Final EIR and adopt a statement of overriding considerations.

Availability of Documents:

The project application file is available for review at the Department of Community Development and Sustainability, 23 Russell Boulevard, Davis, CA 95616. City Council staff reports are available through the City's website at: <http://cityofdavis.org/city-hall/city-council/city-council-meetings/agendas>. Staff reports are generally available five (5) days prior to the hearing date and may also be available by contacting the project planner. Project plans and materials, including the EIR, are available online at: <http://cityofdavis.org/city-hall/community-development-and-sustainability/development-projects/sterling-5th-street-apartments>.

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, 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