

**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, March 3, 2009**, in the Community Chambers, City Offices, 23 Russell Boulevard, Davis. Please contact the Community Development Department for the approximate time this item will be heard.

**Project Name:**           **New Harmony Affordable Apartment Community  
and Environmental Impact Report**

**Project Location:**    Southwest corner of Cowell Boulevard and Drummond Avenue,  
(Assessor's Parcel Numbers: 069-020-084; 085; & 046)

**Owner/Applicant:**    Sacramento Mutual Housing Association  
                                  c/o Wendy Carter  
                                  3451 Fifth Avenue  
                                  Sacramento, CA 95817

**Project File No.:**     Planning Application #61-07 (GPA#6-07, SPA#1-08, REZ#6-07,  
                                  FPD#7-07, DR#27-07, TM#1-08, MM#2-08, APP#3-08, EIR#5-08)

**Project Description:**

The project is proposing to construct a 69-unit affordable apartment community on a vacant parcel in south Davis. Development would consist of approximately 70,000 square feet made up of two three-story apartment buildings (41,256 sq. ft. and 23,175 sq. ft.) and a one-story community building (3,871 sq. ft.). The project includes landscaping, parking, play areas, a community garden, site and frontage improvements.

The project site consists of three parcels (1.09 acres, 2.56 acres, and 0.75 acres) split by Cowell Boulevard. A tentative map would create two parcels, a 3.38-acre residential parcel on the south side of Cowell Boulevard and a 1.16 business park/office parcel on the north side of Cowell Boulevard. The apartment development would be constructed on the residential parcel. The office parcel is not proposed for development as part of this project.

The project includes a General Plan Amendment to change the land use designation from "Business Park" to "Residential High Density," a Rezone of the residential parcel from "Industrial Research" to "Multi-Family," and a Specific Plan Amendment to reflect the changes. The office parcel would retain its Business Park designation and Industrial Research zoning. The project includes a Minor Modification to allow an increase in the height of the apartment buildings from 38 feet to 41 feet 9 inches.

### **Planning Commission/City Council Review**

The Planning Commission considered the project on September 10, 2008 and voted 4-2 to deny the project. The applicant filed an appeal of the Planning Commission's denial to the City Council. This hearing is a continuance of the City Council's previous hearing on November 5, 2008 on the project which considered the applicant's appeal and directed preparation of an Environmental Impact Report.

### **Environmental Determination:**

An Environmental Impact Report (SCH#2008122091) evaluating potential environmental impacts has been prepared for the project pursuant to CEQA requirements and will also be reviewed. Impacts were identified related to biological, traffic, noise and air quality resources. All of these impacts were reduced to a less-than-significant level through the implementation of mitigation measures. The EIR focused on the air quality and noise impacts and determined that the project as mitigated would have a less-than-significant effect on the environment.

### **Availability of Documents:**

The Final EIR, including the response to comments, will be available for review at the Community Development Department, located in the City Offices at 23 Russell Boulevard, Davis, California, 95616 or reviewed at the Davis Public Library located at 351 East 14<sup>th</sup> Street. Project information and the Final EIR, when completed, will also be available on-line at: <http://cityofdavis.org/cdd/projects/New-Harmony-Apartment/documents.cfm>.

Staff reports are available for the price of copying at Kinko's copies, 313 F Street, Navin's Copy Shop, 231 Third Street, and Post Marks, 417 Mace Boulevard. Staff reports for the public hearing are generally available five (5) days prior to the hearing date.

The City Council staff report will be available as part of the City Council packet at: <http://cityofdavis.org/meetings/agenda.cfm?c=18>.

### **Public Comments:**

All interested parties are invited to attend the meeting or send written comments to the Community Development Department, c/o Eric Lee, Assistant Planner, no later than 12:00 p.m. the date of the meeting, at [elee@cityofdavis.org](mailto:elee@cityofdavis.org); or call (530) 757-5610.

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 delivered to the Community Development Director, City Clerk, or City Council at, or prior to, the public hearing.

Katherine Hess  
Community Development Director