



**City of Davis
Notice of Public Hearing and
Notice of Intent to Adopt a Sustainable Communities
Environmental Assessment**

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, July 19, 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.

In addition, notice is hereby given that the City of Davis has prepared a Sustainable Communities Environmental Assessment (SCEA) Initial Study and intends to adopt a SCEA as part of the project. However, prior to adoption there will be a 30-day public review period for the SCEA.

Project Name: Trackside Center Project

Project Location: 901-919 3rd Street

Planning Application: Planning Application #15-41 (General Plan Amendment #1-15, Core Area Specific Plan Amendment #2-15, Rezone #4-15, Final Planned Development #5-15, Demolition #5-15, Design Review #15-15, SCEA #4-17)

Owner/Applicant: Trackside Center, LLC
c/o Kemble Pope
2940 Spafford Street, Suite 202
Davis, CA 95618

Lead Agency: City of Davis
Community Development and Sustainability Department
23 Russell Boulevard, Suite 2
Davis, CA 95616

Agency Contact: Eric Lee, Project Planner

SCEA Public Review Period: **Begins** – July 11, 2017
Ends – August 11, 2017

After review by the Planning Commission, a public hearing by the City Council is required for the proposed project and the SCEA. The City Council hearing will be noticed.

Project Description:

The Trackside Center project proposes to demolish two existing commercial buildings and construct a new mixed-use building located at 901-919 3rd Street. The proposed new building is a 4-story, 47,983 square-foot building with 8,950 square feet of commercial retail space on the ground floor, 27 apartment units on the three floors above. The project includes 30 covered and uncovered parking spaces, an outdoor plaza on the west side, landscaping, bicycle and pedestrian facilities, alley improvements, and other site improvements.

The proposal would change the existing two-way alley to a one-way alley. The project site includes an area leased from the Union Pacific Railroad Company and has historically been used by the subject property. The lease area is along the west side of the project site where the outdoor plaza and several parking spaces would be located.

The project proposes a residential density of 51.4 units per acre not including the lease area (39.1 units per acre including the lease area). Apartment units include a mix of studio, 1-bedroom, and 2-bedroom units ranging in size from 705 square feet to 1,537 square feet plus balconies. 30 parking stalls are provided in a mix of covered and uncovered spaces. In addition to the apartment units and retail spaces, the building includes common areas for a manager's office, lobby, mail room, bike storage, utility room, trash room, a lounge and roof terrace. Proposed floor area ratio (FAR) is 2.1 not including the lease area (1.59 including the lease area).

The project includes an Amendment to the Core Area Specific Plan (CASP) for text changes allowing increased density and floor area ratio in a limited area and a Rezone of the site to a new Planned Development.

Environmental Determination and Review:

The City has determined that the proposed project qualifies as a Transit Priority Project under the California Public Resources Code (PRC) Section 21155 for implementation of a Sustainable Communities Strategy. Consistent with the requirements for a Transit Priority Project, a Sustainable Communities Environmental Assessment (SCEA) Initial Study has been prepared pursuant to PRC Section 21155.2.

All potentially significant or significant effects required to be identified in the initial study have been identified and analyzed and with respect to each significant effect on the environment either of the following apply: i) changes or alterations have been required in or incorporated into the Project that avoid or mitigate the significant effects to a level of insignificance; or ii) those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.

Public Review Period

Prior to adoption of the SCEA, there will be a 30-day public review period for interested individuals to submit written comments. The public review period begins **July 11, 2017** and ends **August 11, 2017**.

Availability of Documents:

The project application file and a copy of the SCEA are available for review at the Department of Community Development and Sustainability, Planning Division, 23 Russell Boulevard, Suite 2, Davis, California, 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 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.

Additional project materials and the SCEA are available on the project website at: <http://cityofdavis.org/city-hall/community-development-and-sustainability/development-projects/trackside-center>.

Public Comments:

All interested parties are invited to attend the hearing 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 hearing body, 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.

Comments on the SCEA may be submitted to the project planner anytime during the 30-day public review period.

Procedures:

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