



**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, November 14, 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 of this item.

Project Name: Traskside Center Mixed-Use 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: Traskside Center, LLC
c/o Kemble Pope
2940 Spafford Street, Suite 202
Davis, CA 95618

Project Description:

The Traskside Center project proposes to demolish two existing commercial buildings and construct a new 4-story, 47,983 square-foot mixed-use building located at 901-919 3rd Street. The proposed building consists of 8,950 square feet of commercial retail space on the ground floor and 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 which 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 without the lease area (39.1 units per project site acre with 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 without the lease area (1.59 for the project site with the lease area). The project also includes an Amendment to the Core Area Specific Plan (CASP) for text changes allowing increased density on the site, a Rezone of the site to a new Planned Development addressing uses and development standards, and adoption of a Sustainable Communities Environmental Assessment (SCEA) Initial Study.

Environmental Determination and Review:

The City has determined that the proposed project qualifies as a Transit Priority Project (TPP) under the California Public Resources Code (PRC) Section 21155 for implementation of a Sustainable Communities Strategy. Consistent with the requirements for a TPP, a Sustainable Communities Environmental Assessment (SCEA) Initial Study has been prepared for the project 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. The SCEA also identifies mitigation measures that would reduce project impacts to a less than significant level. The 30-day public review and comment period on the SCEA began on July 11, 2017 and ended on August 11, 2017. Public comments were received and resulted in minor corrections and additional information in the SCEA for clarification purposes, but do not substantially alter the analysis or conclusions and do not require recirculation of the SCEA.

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. 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 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. Project materials and the SCEA are also available online 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.

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