



Notice of Intent to Approve a Design Review

Interested parties are hereby being notified of the Community Development Department's intent to approve the proposed project. There will be a **10-day comment period beginning on August 25, 2024 and ending on September 4, 2024**. This comment period will enable you to bring your comments or questions to the attention of the Community Development Department.

Project Name: Lifestyle Hotel

Application Summary: Construct a 5-story, 104-room hotel building

Project Address: 110 F Street

Zoning: Main Street-Large

Project Description:

The proposed project would demolish an existing 2-story structure to the rear of the existing downtown Hilton Hotel and construct a new 5-story, 104-room hotel along G Street. The project has proposed a conference room, fitness center, ground floor retail, and a rooftop bar as a component of the project. The project will remove the existing parking lot and comply with the [Downtown Form Based Code](#).

City staff has reviewed the proposal and determined that the proposed project complies with all applicable zoning development standards, including size, setbacks, height, building type, lot coverage, floor area ratio, open space. More information on the project can be found on the City's [Development Projects Webpage](#).

Environmental Determination:

The proposed project is consistent with the Downtown Davis Specific Plan Environmental Impact Report (EIR) (SCH#2020100103), which was certified by the City on December 13, 2022. Per CEQA Guidelines Section 15162(a), the proposed project does not require further environmental review if the proposed project would not result in new significant impacts or new significantly changed mitigation measures. The proposed project is consistent with the impacts analyzed in the EIR and therefore additional environmental review is not required.

Administrative Procedure

Under the provisions of the City's Zoning Ordinance, the Community Development Department is allowed to administratively approve certain types of projects without a public hearing. However, properties within 500 feet of the site are provided a notice. Before approval is given, there is a **10-day public**

110 F Street Lifestyle Hotel

PA: #23-40, DR: #14-23, Demo: #05-23

08/25/2024

comment period beginning on August 25, 2024 and ending on September 4, 2024. This comment period will enable you to bring your comments or questions to the attention of the Community Development Department. No appeal forms or fee are required and you may correspond orally or in writing.

If you have any questions about the project or the process, please contact the project planner, Thomas McNairn, at (530) 757-5610 ext. 7230; or via email at tmcnairn@cityofdavis.org.

Unless the department receives information which, in its judgment, warrants that a public hearing be held, the project will be approved. **An appeal period will commence on September 5, 2024 and will close at 5:00 p.m. on September 15, 2024.** If you wish to appeal the approval, thereby requesting a public hearing to be held on this project, an appeal application accompanied by a written statement of the grounds for the objection, along with a fee of \$250 must be received prior to the end of the appeal period.

You will not receive any further notice unless an appeal is filed and a public hearing is scheduled.

110 F Street Lifestyle Hotel
PA: #23-40, DR: #14-23, Demo: #05-23
08/25/2024



110 F Street Lifestyle Hotel
PA: #23-40, DR: #14-23, Demo: #05-23
08/25/2024

