



September 15, 2025

TO: Applicant and Adjacent Property Owners/Residents

FROM: Eric Lee, Project Planner

SUBJECT: Extension of 240 G Street Project Planning Entitlement Approvals

FILE NO.: Planning Application #25-42 – Extension #03-25

This notice is to inform you of the Community Development Department's intent to administratively approve an Extension for the following project:

Project Name: 240 G Street Mixed Use Project

Project Summary: Extension of previously approved Demolition, Design Review, and Administrative Use Permit for the 240 G Street Project.




Project Location: 240 G Street

Applicant: 240 G Partners, LLC, c/o Charles Zaskorn, ZCON Builders
780 West Grand Avenue, Oakland, CA 94612

Extension Request

The applicant is requesting an extension of previously approved planning applications (PA#23-34) approving a Demolition, Design Review, and Administrative Use Permit for the 240 G Street Mixed Use Project, which was administratively approved on April 26, 2024. The approved project includes demolition of the existing structures, tree removal, and construction of a new six-story, mixed-use building with 126 residential units and related site improvements.

The original approval for the project expires 18 months from the approval date and the applicant is requesting an extension of the approval. Pursuant to the City of Davis Municipal Code, the Director of Community Development may administratively approve an 18-month extension of the approvals. The extension would provide a new expiration date for the approved project of **April 26, 2027**.

530-757-5610 | @CityofDavis   
Department of Community Development
23 Russell Boulevard, Suite 2, Davis, CA 95616

CITYOFDAVIS.ORG

An Affordable Housing Plan (AHP#03-23) was also approved concurrent with the above applications. The Affordable Housing Plan does not require an extension and there are no changes that would require reapproval of the Affordable Housing Plan.

The City finds that the circumstances and conditions of the project have not changed since the project approval and this extension request does not involve any change to the approved project. All conditions of the original approval shall remain in effect and all other project entitlements remain valid and have not expired.

Environmental Determination:

The proposed project was determined to be exempt from environmental review pursuant to section 15332 of the CEQA Guidelines which exempts infill development projects that are consistent with the general plan and zoning designation. Additionally, the project was determined to be consistent with the Downtown Davis Specific Plan Environmental Impact Report (EIR) (SCH# 2020100103), which was certified by the City on December 13, 2022. There are no new or unusual circumstances and no changes to the project related to the proposed extension or project or project site that would require further environmental review.

Administrative Procedure

The Director of Community Development is allowed to administratively approve the proposed extension without a public hearing pursuant to Article 40.39 of the City of Davis Municipal Code. However, in accordance with the Code before approval is given, there will be a **10-day comment period ending on September 29, 2025**. This comment period will enable you to bring your comments or questions to the attention of the Community Development Department. No appeal form or fee is 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, Eric Lee, at (530) 757-5610 ext. 7237; or via email at: elee@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 October 1, 2025 and will close at 5:00 p.m. on October 10, 2025.** 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 \$262 must be received prior to the end of the appeal period.

This approval does not allow for any additions or other improvements to the exterior of the building beyond those proposed in this application. If the applicant wishes to make changes beyond those in this application, a subsequent design review application shall be submitted to the Community Development Department.

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