



City of Davis Notice of Public Hearing

The City of Davis **Social Services Commission** will conduct a public hearing on the project, as described below, at a meeting beginning at **7:00 p.m. on Monday, October 20, 2025**, in the Community Chambers, City Offices, 23 Russell Boulevard, Davis, California. The meeting agenda is generally available on the City's website five (5) days prior to the hearing date. Please contact the City Clerk's Office or Community Development Department for the approximate time this item will be heard.

Project Name: The Lumberyard Revised Affordable Housing Plan

Project Location: 500, 506, and 512 G Street

Project Applicant: Davis Lumberyard LLC, c/o Scott Cooper,
2 Cooper Street, Camden, NJ 08102

Project File: Planning Application #25-46 for Affordable Housing Plan #04-25

Project Description

The applicant is requesting approval of a revised Affordable Housing Plan for the previously approved Lumberyard Project located at 500-512 G Street. The approved project allows construction of a new 4 and 5-story, mixed-use building with 227 apartment units and associated site improvements. It included an affordable housing plan for 11 affordable units. The applicant has proposed interior layout modifications changing the unit mix that require approval of a revised Affordable Housing Plan.

The interior changes would result in a decrease in project units from 227 units to 205 units, which would be comprised of a mix of studios, one-bedroom, two-bedroom, three-bedroom, and four-bedroom units. Total number of bedrooms would increase from 322 bedrooms to 444 bedrooms. The revised AHP would still provide 11 affordable units as previously required for the approved 227 units but with an updated unit mix.

Other related interior changes include mechanical and utility areas and additional bicycle parking. Exterior design changes include additional windows and minor exterior adjustments, but the building exterior, square footage, height, and site design would remain substantially the same as the approved project.

Environmental Determination

The Affordable Housing Plan is part the approved Lumberyard planning application project, which included demolition and design review approvals, previously approved by the City in 2024. The approved Lumberyard Project was determined to be consistent with the scope of the Downtown Davis Specific Plan Environmental Impact Report

(SCH#2020100103) that was certified by the City on December 13, 2022 and included analysis of the rezoning of the downtown area, including the subject site, for redevelopment. The proposed project for the revised Affordable Housing Plan does not involve any physical changes that would substantially affect the previous demolition or design review approval, previous environmental determination, or require additional environmental review. The City of Davis has determined that the proposed revised Affordable Housing Plan, which identifies the number and location of a project's inclusionary housing units, is exempt from review under the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000, et seq.), pursuant to State CEQA Regulation Section 15061(b)(3), which exempts projects where it can be seen with certainty that there is no possibility that the activity may have significant effect on the environment.

Availability of Documents

Information pertaining to the project is available on the project webpage at: [The Lumberyard \(500 G Street\) | City of Davis, CA](#); or for review at the Department of Community Development, Planning Division, 23 Russell Boulevard, Davis, California, 95616. Staff reports for the public hearing are generally available five (5) days prior to the hearing date through the city's website at: www.cityofdavis.org/city-hall/commissions-and-committees/social-services-commission/agendas; and are also available by contacting the project planner.

Public Comments

All interested parties are invited to participate in the meeting as described in the meeting agenda, or send written comments to City Clerk's Office or to Eric Lee, Project Planner, City of Davis, Department of Community Development, 23 Russell Boulevard, Suite 2, Davis, California, 95616; or via email at: elee@cityofdavis.org, no later than noon the date of the meeting. For questions, please call the project planner at (530) 757-5610, extension 7237.

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

Sherri Metzker, Community Development Director