

STAFF REPORT

DATE: July 26, 2017

TO: Planning Commission

FROM: Ike Njoku, Planner & Historical Resources Manager

SUBJECT: Lincoln40 Apartments Project Draft Environmental Impact Report. Planning Application #16-01 for General Plan, Specific Plan and Zoning Amendments; Lot Merger; Demolition; Affordable Housing Plan; Development Agreement; and Environmental Impact Report (EIR)

Staff Recommendation

Staff recommends that the Commission hold a public meeting and take the following actions:

1. Receive the staff / EIR Consultant presentation and comments from the public on the Lincoln40 Apartments project's Draft EIR; and
2. Provide comments to staff on the Draft EIR.

Public and Commission comments on the Draft EIR will be summarized by staff for inclusion in the Final EIR. There will be no verbatim transcript of the oral comments. Those who wish to have their verbatim comments incorporated in the Final EIR are directed to submit their comments in writing.

Lincoln40 project qualifies to be processed under CEQA streamline provisions as stated in Section 1(Introduction) of the DEIR because it is considered a Transit Priority Project as defined by SB 375 (PRC § 21155(b)).

"The Legislature has adopted several statutory provisions to streamline CEQA for infill development within this region of the State that are consistent with the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) adopted by the Sacramento Area Council of Governments (SACOG), including but not limited to Public Resources Code sections 21094.5-21094.5.5, 21155-21155.4, 21159.28, and 21099. SACOG has released a MTP/SCS Consistency Determination Worksheet for jurisdictions to use in evaluating whether a proposed project is consistent with SACOG's MTP/SCS.

A project's consistency with the MTP/SCS is determined using project based criteria (e.g. density requirements) and location-based criteria (e.g. proximity to transit). SACOG assists jurisdictions in making an MTP/SCS consistency determination; however, it is the lead agency's responsibility to make the final determination. As such, the City of Davis prepared a draft MTP/SCS Consistency Determination worksheet for review by SACOG. On October 3, 2016, SACOG provided the City of Davis with a letter of concurrence stating that SACOG agrees with the City's conclusion that the proposed project would be consistent with the MTP/SCS."

Notwithstanding this determination, the applicant agreed to staff recommendation to proceed with the EIR preparation.

Project Description

The proposed project is a residential in-fill project that would include the demolition of the existing 14-unit apartment complex and ten single-family homes and the construction of a 130-unit student oriented apartment building (a 249,788-square foot (sf) multi-family residential building), parking areas, and various amenities.

The three-tiered building would step up in height from Olive Drive; the first tier (closest to Olive Drive) would be three stories, the second would be four stories, and the third (closest to the Union Pacific Rail Road (UPRR) tracks) would be five stories tall, with a maximum height of 60 feet. The five-story portion would be connected to the three- and four-story portions on the first floor and by hallways on floors two through four. Specifically, the proposed project will consist of 130 rental units building, including accessory structures, improvements and amenities. The development is primarily designed as an off-campus student-housing complex, but the applicant's project narrative states that the project would be available to qualified students and non-students.

Because there are currently 24 dwelling units on the project site consisting of ten single-family homes and a fourteen unit apartment complex, the proposal would result in an increase of 106 units over existing conditions on the project site (130 [new] – 24 [existing] = 106).

The first floor consists of the lobby, manager's and leasing office, model unit, mailroom, 15 residential units, a game/theater room, multiple lounges and study spaces, a fitness center, a bike shop, indoor bicycle storage, and three restroom facilities. The remaining floors would consist of residential units and study spaces.

The proposed project would include a mix of two-bedroom to five-bedroom fully furnished units, each approximately 1,024 to 1,797 sf in size. The proposal would include 473 bedrooms, of which, 235 bedrooms would be designed as double-occupancy rooms resulting in 708 beds. Double-occupancy would not be allowed in any other rooms. It should also be noted that no more than two tenants would be allowed in double-occupancy rooms.

Unlike traditional apartments, the proposed project would be leased by the bed and not by the unit. For each lease, the tenant would be assigned a unit and the tenant's specific bedroom and given personalized access rights to the common areas, which are pool area, clubhouse, study rooms, secured bike areas and main apartment building.

Below is the project data summary.

- 5.92-acre infill project site, accessed from Olive Drive
- 130 student-oriented rental units
- 473 bedrooms, of which, 235 would be double occupancy (708 beds total)
- Two proposed vehicle access points along Olive Drive
- Curb, gutter, sidewalk improvements along project's frontage
- 240 vehicle parking spaces (256 required)
- 725 bicycle parking spaces (708 required)

Below is a map of the list of properties within the subject site and immediate vicinity.

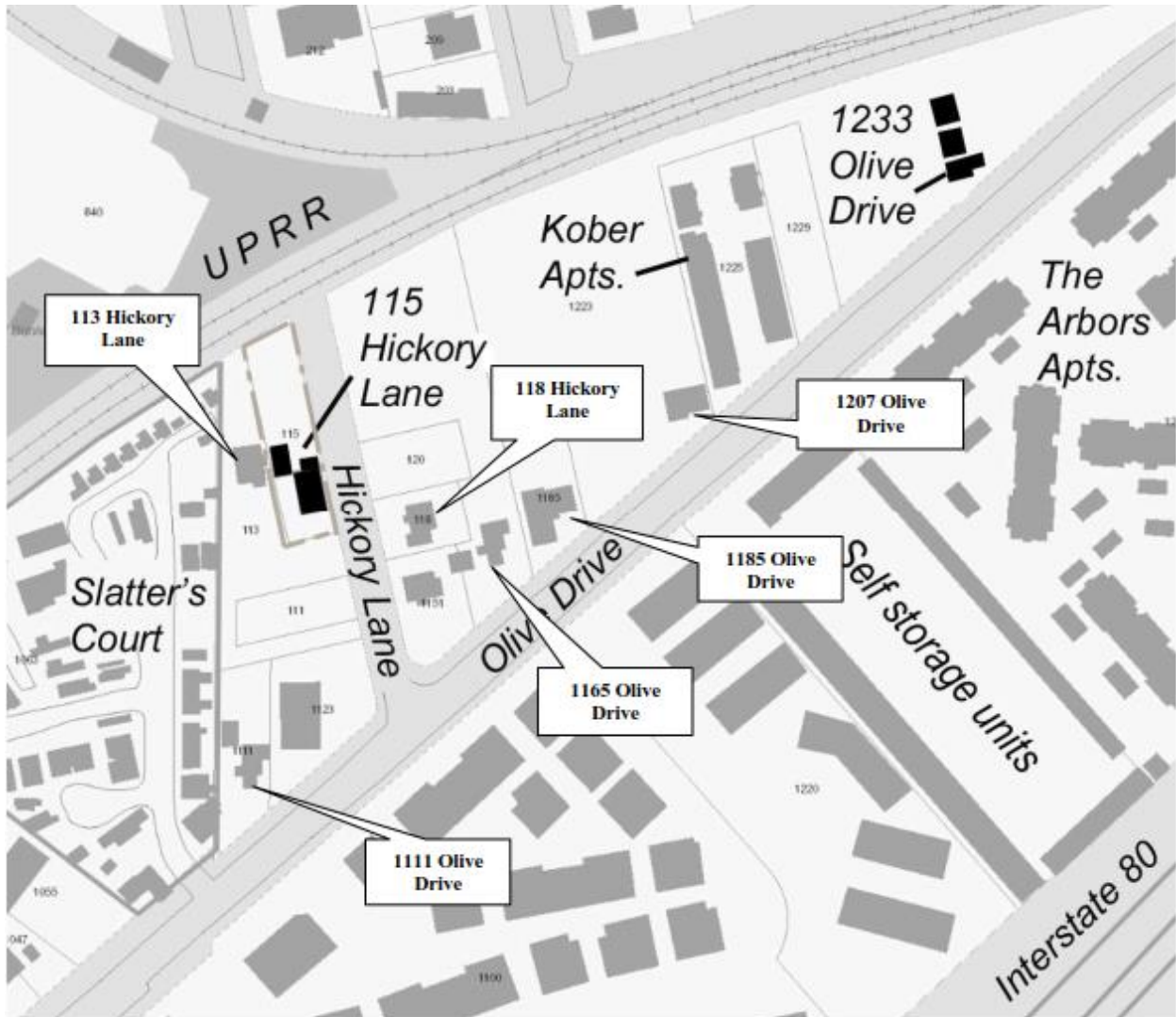
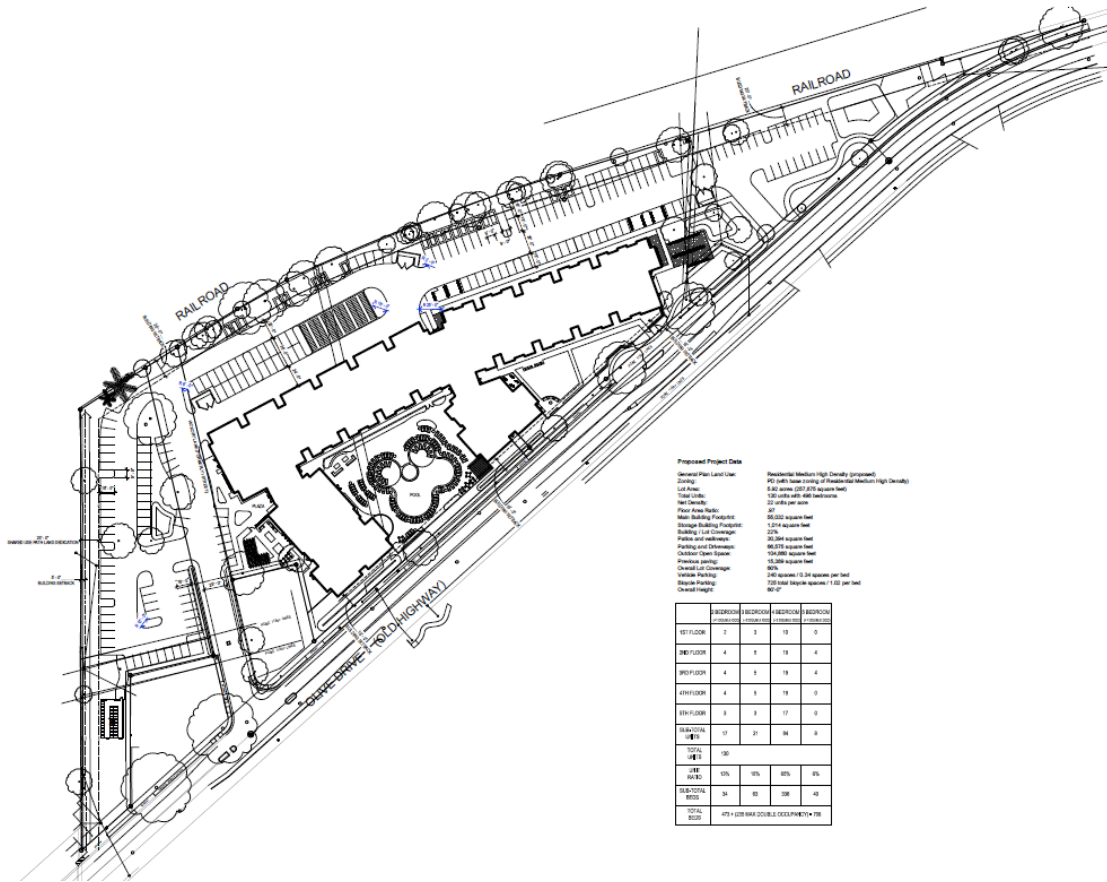


Figure 15: Parcel Map of the Project Site, illustrating the evaluated properties.

The proposed project's site plan and elevations are as shown on the following pages.



Proposed Project's Site Plan & Tree Exhibit



Lincoln40 Project
Davis Student Housing

Sheet 04



TREE EXHIBIT
EXISTING TREES TO REMAIN / PROPOSED TREES

DATE: 05/20/17
PROJECT NO: 1512-0001
SCALE: 1" = 40'
SHEET: 17 OF 22

HIGHBRIDGE
PROPERTIES





Front Elevation



Back Elevation



Side Elevation



Side Elevation



Proposed Project Elevations & Streetscape Elevation along E. Olive Drive

Project Review Background

A pre-application for the Lincoln40 project was submitted on January 5, 2016, and staff level pre-application input was provided to the applicant. On June 10, 2016, the project applications for the Lincoln40 Apartments was submitted, and has been undergoing review by the City, including this Draft EIR before the Planning Commission tonight.

DEIR Public Meetings. There is a 45-day comment period on the DEIR, which ends on August 2, 2017. The following Commissions will review and provide comments on the DEIR:

| <u>Meeting Date:</u> | <u>Commission:</u> |
|----------------------|--|
| ▪ 06/26/17 | Natural Resources Commission (NRC); DEIR and project, meeting continued to July 24, 2017 |
| ▪ 07/13/17 | Bicycle, Transportation, and Street Safety Commission (BTSSC) |
| ▪ 07/17/17 | Historical Resources Management Commission (HRMC) |
| ▪ 07/24/17 | Second NRC meeting |

Following completion of the DEIR review period, a Final EIR will be prepared with responses to comments received. The certification of the Final EIR is a City Council duty.

Lincoln40 project. There will be a separate review of the project applications by the Social Services Commission and the Planning Commission. The Planning Commission will make recommendations to the City Council on the project applications, and the final consideration for approval or denial will be by the City Council.

DEIR Impacts Analysis and Mitigation

As described in the Executive Summary, project impacts were found to be less than significant or less than significant with mitigation in all of the topic areas. Recommended mitigation measures address impacts to:

4.2 Air Quality and Greenhouse Gas

- Exposure of Sensitive receptors to substantial pollutant concentrations (4.2-3)

4.3 Biological Resources

- Swainson's hawk (4.3-1a&b)
- Burrowing Owl (4.3-2a & b)
- Migratory Bird Treaty Act species (4.3-3)
- Special-Status Bats (4.3-4)
- Conflict with local policies such as tree ordinance (4.3-7a&b)
- Conflict with an adopted HCP (4.3-8)

4.4 Cultural Resources

- Historical resources (4.4-1)
- Paleontological resources (4.4-3)
- Archaeological resources (4.4-4)
- Tribal cultural resources (4.4-4a&b)

4.5 Hazards and Hazardous Materials

- Upset or accident conditions involving release of hazardous materials (4.5-1a&b)

4.6 Hydrology and Water Quality

- Substantially degrade water quality during construction (4.6-1)
- Substantially degrade water quality during operation (4.6-3)

4.8 Noise

- A Substantial temporary or periodic increase in ambient noise (4.8-1)
- Railroad Noise at a new sensitive receptor (4.8-5a&b)

4.11 Transportation and Circulation

- Impact associated with Construction Vehicle Traffic (4.11-7)
- Intersections under cumulative scenario (4.11-8)

Significant and Unavoidable Impacts

No significant and unavoidable impacts have been identified with the proposed project in the DEIR.

Project Alternatives

The California Environmental Quality Act (CEQA) requires that an EIR analyze a reasonable range of feasible alternatives that meet most or all project objectives while reducing or avoiding one or more significant environmental effects of the project. Pursuant to the direction by City Council at their meeting on April 25, 2017, on the matter, the following nine project alternatives were considered in Section 6.0 of this EIR:

- No Project Alternative;
- Existing Gateway/Olive Drive Specific Plan Alternative;
- Conventional Apartments Alternative;
- Reduced Density Student Apartments Alternative;
- Aggressive Transportation and Parking Demand Management Alternative;
- Mixed-Use Alternative;
- Off-Site (3820 Chiles Road) Alternative;
- Off-Site Woodland Alternative; and
- Off-Site UC Davis On-Campus Alternative.

CEQA requires that an environmentally superior alternative be identified. The No Project Alternative is the environmentally superior alternative. However, as required by CEQA, when the No Project Alternative is the environmentally superior alternative, the environmentally superior alternative among the other ones must be identified. The Aggressive Transportation and Parking Demand Management Alternative is the next environmentally superior alternative to the proposed project.

Public Comments

Oral comments made during this Planning Commission meeting will be summarized for inclusion in the Final EIR. Members of the public wishing their verbatim comments to be incorporated are directed to submit their comments in writing.

Attachments

1. The Draft EIR and appendices, including general project information and project-related plans and documents are available at: <http://cityofdavis.org/city-hall/community-development-and-sustainability/development-projects/lincoln-40-apartments/environmental-review>.