

**Draft Initial Study / Environmental Checklist  
City of Davis  
Environmental Coordination and Review**

**I. PROJECT DESCRIPTION**

**A. Project Title:** Olive Drive Mixed Use Development (GPA 20-XX, Rezone 20-XX, SPA Mod 20-XX, and PD 20-XX)

**B. Project Location:** The proposed Olive Drive Mixed Use Project (development site), is located at 1031 – 1047 Olive drive on the north side of Olive Drive, Davis, Yolo County, CA, approximately 300 feet east of Richards Boulevard just north on Interstate 80. All of the proposed Actions will cover all 5 parcels.

**C. Application(s):** General Plan Amendment, Rezone, Specific Plan Modification Planned Development and Design Review

**D. Assessor's Parcel Number (APN):**

Olive Drive Mixed Use Project: 070-260-004, -005, -006, and -007,

**E. Parcel Size:**

Olive Drive Mixed Use Development: 0.56 acres

**F. General Plan Pre-designation (site is currently within City of Davis jurisdiction)**

City of Davis: The project falls under the Gateway/Olive Drive Specific Plan

**G. Zoning/ (site is currently within City of Davis jurisdiction)**

City of Davis: CS - Community Services (APNs: 070-260-004, -005, -006 and RMD3 - Residential Medium Density (APNs 070-260- and 007).

**H. Environmental Setting:** The site consists of 4-fully developed parcels including 4-single family detached homes (1000-1100 sq. feet) constructed sometime in the 1940's, and existing in poor to adequate condition. The entire site fronts on Olive Drive lies within a triangular shaped group of parcels considered in the General Plan separately as the Gateway/Olive Drive Specific Plan. This property is bordered on the north by UP Railroad tracks, on the south by Interstate 80, and on the west by Lincoln Boulevard. The project site is bordered on the North by an existing Mobile Home Park; on the east by Davis Auto Works; on the South by Olive Drive containing a fast food restaurant, a single family home, a liquor store, and an existing 60 unit apartment complex; and on the west by an existing furniture store. The site is approximately 233 feet in width along Olive Drive, extending to the north approximately 105 feet for the westerly three parcels and approximately 145 feet for the easterly parcel. The topography of the site is relatively flat and the property is served by public sewer, storm drain, water and existing curb gutter and sidewalk.

The site is within .3 miles from the Davis downtown core; 0.4 miles to the Davis Amtrack station and other high quality transit corridors are located less than ¼ mile from the project site; and 0.4 miles from the University of California at Davis.

**I. Project Description:**

The applicant proposes to construct a 47-unit apartment complex on a 0.56-acre site, resulting in a gross density of 61.0 units per acre, and a net density of 84 units per acre ("Olive Drive project" hereafter). Currently located in the City of Davis jurisdictional territory within the County of Yolo, the site is designated by the Gateway/Olive Drive Specific Plan(SP) originally adopted July 10, 1966 and amended seven times, with the latest being on March 13, of 2018. A portion of the site (APNs: 070-260-004, -005, -006) is zoned within the SP as Commercial Services (CS). The remaining parcel (APN 070-260-007) is zoned in the SP as Medium Density Residential

The proposed site design calls for four new buildings: one 3-story building with eighteen units, one 3-story building with 15 units, and one 3-story building with 12 units, and two single story commercial building consisting of approximately 1450 square feet of available space on the ground floor with two apartments and storage on the second floor. There will be a new entrance drive and pedestrian path would provide exclusive access to the site from Olive Drive. The project will look to take advantage of the recently adopted Very High Density Residential ordinance, allowing a density up to 84 units an acre of workforce housing by utilizing the density bonus provisions within the existing City Code. This will be accomplished by providing a deed restricted affordable component to the project of up to 13 affordable units. Due to the proximity to both employment centers (Downtown core and UCD), and similar proximity to services and transportation (bus and train station) the project seeks to provide only 7 onsite parking spaces with a 8<sup>th</sup> reserved for a Zip Car. The project will also provide "Jump Bikes" which are electric shared vehicles and will reserve two ride hailing turnouts along the project frontage for the benefit of the residents. The project will include a 8-space parking area with landscaping including on-site amenities around the buildings and parking field.

**J. Public Agency Approvals:**

1. General Plan Amendment (City of Davis)
2. Rezone (City of Davis)
3. Specific Plan Amendment (City of Davis)
4. Planned Development (City of Davis)
5. Project Design Review (City of Davis)

**K. Applicant:** Hallmark Micro, LLC., 1080 Olive Drive, Davis, CA, 95616; (530) 753-2714

**L. City Contact:**

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