



**City of Davis
Notice of Public Hearing**

The City of Davis **City Council** will conduct a public hearing on the project application, as described below, at a meeting beginning at **6:30 p.m. on Tuesday, September 3, 2019** in the Community Chambers, City Offices, 23 Russell Boulevard, Davis, California. Please contact the Department of Community Development and Sustainability for the approximate time this item will be heard.

This project has been rescheduled and renoticed to September 3, 2019 from the original hearing date of August 27, 2019.

- Project Name:** Guads Taco and Beer - 231 3rd Street PD Zoning Amendment
- Project Location:** 231 3rd Street
- Owner:** DBA Aggie Properties, LLC, c/o Eloisa Mahoney, 2190 Hidden Pond Road, Lafayette, CA 94549
- Applicant:** Rigoberto Hernandez, 1621 Harry Lorenzo Avenue, Woodland, CA 95776
- File Number:** Planning Application #19-35 for Rezone/PD Amendment #03-19

Project Description:

The applicant is requesting approval to amend the Planned Development (PD) zoning for the property located at 231 3rd Street to allow a restaurant use with outdoor seating. The property is located at the northeast corner of 3rd Street and University Avenue in the University Avenue/Rice Lane Neighborhood and is currently zoned PD 2-86C, Subarea D: Retail with Offices. The site contains an existing two-story mixed-use building with ground floor commercial space and two apartments units above. Permitted uses for 231 3rd Street currently include residential, mixed use, retail stores, shops, offices, neighborhood grocery or deli, personal or business services. It does not currently allow a restaurant or café use. These same uses, including restaurant and café, are allowed and currently operate on the adjacent 3rd Street blocks to the east and west in the same PD subarea.

The proposed amendment would adjust the PD zoning to add 231 3rd Street to the same subzone for the properties on the west 3rd Street block, from the west side of University Avenue to A Street. 231 3rd Street would be subject to the same permitted uses, which includes the same as those listed above and are already allowed on the site, plus a restaurant or café use. No other properties are affected. No other changes to the PD zoning document or development standards are proposed and no exterior changes to the existing building are proposed.

Environmental Determination:

The City has determined that the proposed project, which is consistent with the Environmental Impact Report (EIR) (SCH#2006012026) that was prepared and adopted for the B and 3rd Streets Visioning Project. As part of that project, PD 2-86A was amended to PD 2-86B, which included changes to encourage higher density, mixed-use development along B Street and on 3rd Street. The EIR adequately evaluated the project's environmental impacts and identified significant and unavoidable impacts related to alley traffic and parking, historic resources, and aesthetics and visual character, and a Statement of Overriding Considerations was adopted. A Mitigation Monitoring and Reporting Program was also adopted. All other impacts were determined to be less than significant or fully mitigated. The proposed project is consistent with the scope of the prior EIR analysis and does not result in any new or additional impacts. All applicable mitigation measures continue to apply and no new or additional environmental analysis is required. A subsequent EIR Addendum for a PD amendment to PD 2-86C related to Subarea E, B Street Transitional District, was approved, but did not affect the subject property.

Availability of Documents:

The project application file is available for review at the Department of Community Development and Sustainability, Planning Division, 23 Russell Boulevard, Suite 2, Davis, California, 95616. City Council staff reports are available through the City's website at: <https://cityofdavis.org/cityhall/city-council/city-council-meetings/agendas>. Staff reports for the public hearing are generally available five (5) days prior to the hearing date and may be available by contacting the project planner.

Public Comments:

All interested parties are invited to attend the meeting or send written comments to the project planner at: City of Davis, Department of Community Development and Sustainability, c/o Eric Lee, Project Planner, 23 Russell Boulevard, Suite 2, Davis, California, 95616; or via email at: elee@cityofdavis.org. To ensure comments will be distributed, comments are requested to be provided no later than 12:00 noon the date of the meeting. For questions, please call the project planner at: (530) 757-5610 x 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 Department of Community Development and Sustainability or City Clerk at, or prior to, the public hearing.

Ashley Feeney, Assistant City Manager
Community Development and Sustainability