

**City of Davis  
Notice of Public Hearing**

**Date: November 9, 2023**

The City of Davis **City Council** will conduct a public hearing on the project, described below, at a meeting beginning at **6:30 p.m. on Tuesday, December 5, 2023**, 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 and Sustainability Department for the approximate time this item will be heard.

**Project Name:** City of Davis 2021-2029 Housing Element Update (Version 3) and General Plan Amendment and Rezone to Meet Regional Housing Needs Allocation

**Project Location:** Various (16 sites city-wide listed below), City of Davis

**Property Owners:** Various

**Project Applicant:** City of Davis

**Project File:** Planning Application #22-05 for General Plan Amendment #01-22, Rezone/Preliminary Planned Development #01-22 and #05-22, Negative Declaration #03-22

**Project Description**

The proposed project includes the adoption of the City's revised 6<sup>th</sup> Cycle Housing Element (2021-2029) (Version 3). The 6<sup>th</sup> Cycle Housing Element was previously adopted by the City on January 31, 2023, but has since been revised in response to a second round of comments from the California Department of Housing and Community Development. Adoption of the Housing Element requires approval of a General Plan Amendment by the City of Davis City Council.

The Housing Element addresses the City's housing needs for this planning cycle and shows how the City intends to meet the Regional Housing Needs Allocation (RHNA) numbers assigned by the Sacramento Area Council of Governments (SACOG) and the State of California. The RHNA for the City of Davis includes a total of 2,075 housing units consisting of 580 very low-income units, 350 low-income units, 340 moderate-income units, and 805 above moderate-income units.

The proposed project does not include any actual physical development of housing identified in the Housing Element. However, the City proposes to revise its site inventory to identify additional sites to accommodate the (revised) shortfall of 496 lower income housing units, as discussed in

the Housing Element. The City also proposes to rezone 16 sites and has identified a 753-unit capacity that exceeds the 496 dwelling unit shortfall requirement.

The 16 sites would have the following proposed changes to their General Plan designation and Zoning. Proposed Planned Development (PD) Zoning of the sites would be either to a high density residential PD (#01-22) or a high density residential mixed use PD (#05-22) with development standards and a minimum residential requirement of 20 units per acre to meet necessary density requirements, or added as a new high density overlay zoning district. Development projects consistent with the residential requirement and PD standards would be processed as an administrative design review. The Planning Commission recommended that the City Council approve the elimination of sites 3 and 4 from the list and that the designation for site 16 be Medium High Density Residential.

	<b>Address</b>	<b>APN</b>	<b>Proposed General Plan</b>	<b>Proposed Zoning</b>
1	1100 Kennedy Place	704-300-020	Residential High Density	PD 01-22 (High Density)
2	3500 Chiles Road	069-530-024	Residential High Density and Residential Medium High Density	PD 01-22 (High Density)
3	3425 Chiles Road	069-530-025	Residential High Density	PD 01-22 (High Density)
4	3015 Cowell Boulevard	069-530-007	Residential High Density	PD 01-22 (High Density)
5	1000 Montgomery Ave	069-100-025	Residential High Density	PD 01-22 (High Density)
6	2740 Cowell Boulevard	069-530-029	Residential High Density	PD 01-22 (High Density)
7	4920 Chiles Road	068-010-009	Residential High Density	PD 01-22 (High Density)
8	2932 Spafford Street	071-403-002	Mixed Use	PD 05-22 (High Density Mixed)
9	1800 Research Park Drive	069-290-019	N/A	PD 05-22 (High Density Mixed)
10	1021 Olive Drive	070-260-022	Mixed Use	PD 05-22 (High Density Mixed)
11	315 Mace Boulevard	071-100-049	Residential High Density	PD 01-22 (High Density)
12	4600 Fermi Place	071-425-001	Mixed Use	High Density Overlay District
13	1616 DaVinci Court	069-060-024	Mixed Use	PD 05-22 (High Density Mixed)
14	4100 Chiles Road	069-070-032	Mixed Use	PD 05-22 (High Density Mixed)

15	4120 Chiles Road	069-070-031	Mixed Use	PD 05-22 (High Density Mixed)
16	526 B Street	070-017-001	Residential High Density	PD 01-22 (High Density)

The project also includes related changes amending DMC Article 40.13 (Downtown Code) to add a provision allowing ministerial review of qualifying residential developments in accordance with Government Code Section 65913.4. and amending DMC Article 40.14A pertaining to the boundaries of the Downtown and Traditional Neighborhood Overlay District Map to remove the site located at 526 B Street. In addition, the City of Davis has prepared an Initial Study for the project and intends to adopt a Negative Declaration for the project.

**Environmental Determination**

An Initial Study analyzing the potential environmental impacts of the project has been conducted and a Negative Declaration prepared in accordance CEQA requirements. The Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment. A 20-day public comment period on the Negative Declaration, which was previously noticed, began on October 18, 2023 and ended on November 7, 2023.

**Availability of Documents**

Information pertaining to the project is available on the project webpage at: [2021-2029 \(Version 3\) Housing Element Update | City of Davis, CA](#); or for review at the Department of Community Development and Sustainability, Planning Division, 23 Russell Boulevard, Davis, California, 95616. Staff reports are available through the city’s website at: <https://cityofdavis.org/city-hall/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 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 and Sustainability, 23 Russell Boulevard, Suite 2, Davis, California, 95616; or via email at: [elee@cityofdavis.org](mailto: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 and Sustainability or City Clerk at, or prior to, the public hearing.

Sherri Metzker,  
Director of Community Development

Proposed Housing Rezone Sites (City of Davis)

