

Notice of Intent to Adopt a Negative Declaration

Date: October 18, 2023

Document Type: Negative Declaration

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

Project File No.: Planning Application #22-05 for General Plan Amendment 1-22, Rezone/ Preliminary Planned Development 1-22 & 5-22, Negative Declaration 3-22

Project Location - Specific: Various (16 sites city-wide)

Project Location - City: Davis

Project Location - County: Yolo

Project Description

The proposed project includes the adoption of the City's revised 6th Cycle Housing Element (2021-2029) (Version 3). The 6th 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, 350 low-income, 340 moderate-income, 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 or a high density residential mixed use PD with development standards and a minimum residential requirement of 20 units per acre to meet necessary density requirements, or as an added high density overlay zoning district. Development projects consistent with the residential requirement and PD standards would be processed as an administrative design review.

530-757-5610 | @CityofDavis @  

Department of Community Development & Sustainability

23 Russell Boulevard, Suite 2, Davis, CA 95616

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	Address	APN	Proposed General Plan	Proposed Zoning
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 Medium 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)

Lead Agency: City of Davis, Department of Community Development and Sustainability

Lead Agency: Contact Person: Eric Lee, Senior Planner; 530-757-5610

Address where document may be obtained:

Agency Name: City of Davis, Dept. of Community Development and Sustainability

Street Address: 23 Russell Boulevard, Suite 2

City/State/Zip: Davis CA 95616

The document is also available online at: [2021-2029 \(Version 3\) Housing Element Update | City of Davis, CA.](#)

Environmental Determination

An Initial Study analyzing potential environmental impacts has been conducted for the project and a Negative Declaration prepared pursuant to 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.

Public Notice & Comments

Notice is hereby given that the City of Davis has prepared an Initial Study and intends to adopt a Negative Declaration for the project in a public hearing. Anyone interested in this matter is invited to comment on the document by written response or by personal appearance at the hearing. Persons with questions regarding this item or to confirm the meeting date may contact the project planner, Eric Lee at: 530-757-5610 ext. 7237; or via email at: elee@cityofdavis.org.

20-Day Public Review Period

Begins – October 18, 2023 Ends – November 7, 2023

Public Hearing(s)

Planning Commission (PC) Date: November 8, 2023
PC Meeting Time: 7:00 p.m.
Meeting Location: 23 Russell Blvd, City of Davis Community Chambers

City Council (CC) Date: To be determined

Availability of Documents

The Initial Study is available for review on the project webpage above or at the Department of Community Development and Sustainability, Planning Division, 23 Russell Boulevard, Davis, California, 95616. Staff reports are available online for the Planning Commission's at: <https://www.cityofdavis.org/city-hall/commissions-and-committees/planning-commission/agendas>. Staff reports for the public hearing are generally available five (5) days prior to the hearing date and may also be available by contacting the project planner.

Signature: 

Name: Eric Lee

Title: Senior Planner

Proposed Housing Rezone Sites (City of Davis)

