



July 2, 2015

Mayor Dan Wolk
Mayor Pro Tempore Robb Davis
Councilmember Lucas Frerichs
Councilmember Brett Lee
Councilmember Rochelle Swanson

Re: Proposed Project – Sterling 5th Street Apartments

Dear Mayor Wolk and City Councilmembers:

The Rancho Yolo Community Association (RYCA) has a number of concerns with the proposed “Sterling 5th Street Apartment project at the 2100 5th Street site. We have reviewed the staff report and materials provided by the developer and submit the following comments for your consideration.

1. The staff report states that: “The site is not immediately adjacent to sensitive uses, such as single-family housing. Alternatively it is not adjacent to incompatible uses that could create nuisances for the residential use.” Staff clearly did not take Rancho Yolo into consideration. Rancho Yolo has 262 single family homes directly across from the project site. The site map in the Staff report shows clearly the Rancho Yolo community.
2. The General Plan has the 2100 5th Street site zoned as Industrial. This zoning is consistent with adjacent property uses, e.g., Post Office, Vanderhamm Goodyear, Center City Automotive, etc. We already have more than enough large apartment buildings in this neighborhood.



3. The project proposes a housing density of 45 units per acre that far exceeds the General Plan's 16.8 to 30 units per acre requirement for housing density. This density is off the charts.
4. The project is inconsistent with City policy and guidelines that state, "Multi-family housing complexes should be designed, constructed and managed in projects of no more than 150 units." This project has nearly double that number of units. The only exception noted in the staff report is the University Retirement Community which is a very upscale project.
5. Traffic is already a problem in this area. This project will add significant traffic.
6. This project with its 843 bedrooms will add a minimum of 1,000 and up to 1,300 new residents for this area. That number of new residents represents a major impact.
7. The higher density is supported by staff for one reason only – the fact that the project proposes "affordable" housing for "single persons and households with children with extremely low, very low, and low incomes." Although the affordable housing goals are laudable, they should not be achieved in a project that is this far out of scale for our neighborhood. This project will surely negatively impact the entire area.
8. The City staff has already taken a position that supports the project even though the project is not consistent with the City of Davis General Plan. The City staff should have remained at best neutral given the scale and density of the proposed project.

Rancho Yolo Community Association Directors met with Developer representatives Josh Vasbinder and George Phillips, per their request, on June 30 to hear first-hand about the



RANCHO YOLO
COMMUNITY
ASSOCIATION

proposed project. We, of course, also used the opportunity to express our deep concerns about the scale and density of the proposed project and the significant adverse impacts the project would have on our community. Regrettably, we were left with the impression that City representatives have already given considerable encouragement to the project developers. It is our hope that this is not the case. The project is so far outside the basic tenets of the City of Davis General Plan and City policies that the City Council should state unequivocally that it will not consider the project without major changes to scale and density.

Sincerely,

Bea Vincent
President
Rancho Yolo Community Association

Cc: City Manager Dirk Brazil
City of Davis Planning Commission
RYCA Board of Directors