

This chapter provides a comprehensive description of the Theta Xi Fraternity Redevelopment Project (proposed project), including proposed uses, infrastructure improvements, requested entitlements, and project objectives.

Figures referenced throughout this section are located at the end of the chapter.

2.1 PROJECT LOCATION AND ENVIRONMENTAL SETTING

PROJECT LOCATION

The project site consists of approximately 0.45 acres located in the central portion of the City of Davis, north of the Interstate 80 (I-80) Freeway, at 503, 509, and 515 First Street. The project site can be identified by its Yolo County Assessor's Parcel Numbers (APNs) 070-244-004, 070-244-005, and 070-244-006. The project site is located in the Davis Downtown Core Area, near what is considered the historic gateway to the City of Davis. The project's regional location is shown in Figure 2.0-1 and the project area and site boundary are shown in Figure 2.0-2.

EXISTING SITE USES

The project site is currently developed with three two-story adjacent Theta Xi fraternity houses, totaling 19,800 square feet (sf). The three lots are owned by the Beta Epsilon Association of Theta Xi, a non-profit California corporation, and occupied by the fraternity. The site has provided student housing dating from 1950 when Theta Xi (TX) acquired the first of the three lots. From east to west, the fraternity houses include the "TX Main House" located at 515 First Street (3,964 total sf, excluding the basement), the "Bryson House" located at 509 First Street (2,009 total sf, excluding the basement), and the "Jackson House" located at 503 First Street (2,065 total sf, excluding the basement). There is a detached garage in the northwest corner of the project site, and the side yard of the Jackson House is used for off-street parking for approximately seven vehicles. Additionally, a paved recreation/patio area is situated behind the Jackson House and Bryson House. The site currently contains approximately 28 trees, including those located along the frontages of First Street and D Street.

An aerial view of the project site is shown in Figure 2.0-3. The existing site plan and elevations are shown in Figure 2.0-4, and existing site context photos are shown in Figure 2.0-5.

SURROUNDING LAND USES

The project site is bounded by Second Street and existing mixed-use development to the north, D Street to the west, First Street to the south, and E Street and the Natsoulas Gallery to the east. The surrounding land uses consists of a mix of retail, single family, and apartment developments along First Street, D Street, and E Street. Adjacent parcels include a funeral home on D Street and Natsoulas Art Gallery on First Street adjacent to the TX Main House. The project site faces a landscaped buffer and the back of a retail building in a shopping plaza (i.e., Davis Commons) on the south side of First Street.

2.2 PROJECT GOALS, OBJECTIVES, AND ENTITLEMENT REQUESTS

GOALS AND OBJECTIVES

Consistent with California Environmental Quality Act (CEQA) Guidelines Section 15124(b), a clear statement of objectives and the underlying purpose of the project shall be discussed. The principal objective of the proposed project is the approval and subsequent redevelopment of the proposed project site. The quantifiable objective of the proposed project includes demolition of two of the three existing buildings, merging the three lots, re-subdividing the property into two lots, and redevelopment of one parcel with a consolidated 35-bed, three-story fraternity building.

The project proponent's objectives are as follows:

1. Address deficiencies in the structural integrity of the three houses used to house the undergraduate members of the Theta Xi Fraternity on First Street in Davis, CA, as identified in the report by Pemberton Engineering, dated July 27, 2016;
2. Renovate the subject properties in a way that provides for the needs of University of California, Davis students by ensuring that housing is competitive both in rent and amenities available within the City of Davis, including on-campus housing, in order to ensure the sustainability of the fraternity;
3. Use the value embedded in the three owned lots to assist in funding the renovation project by consolidating the housing needs of the fraternity onto a smaller footprint;
4. Construct the new building with features that will allow it to achieve a high level of energy efficiency and reduce ongoing maintenance costs; and
5. Continue to use the new facility as classrooms that, through fellowship and alumni guidance, lead to the wholesome mental, moral, physical, and spiritual growth that is the purpose of the Theta Xi Fraternity.

ENTITLEMENT REQUESTS AND OTHER APPROVALS

The City of Davis is the Lead Agency for the proposed project, pursuant to the State Guidelines for Implementation of the CEQA, Section 15050.

This document will be used by the City of Davis in consideration of the following actions:

- Approval of the requested merging and re-subdivision of the three parcels (APNs 070-244-004, 070-244-005, and 070-244-006) to create two parcels that will accommodate the proposed project, while retaining the building at 515 First Street.
- Approval of the Conditional Use Permit to continue the existing living group use at the site.
- Approval of the Tier III Design Review.
- Approval of the demolition permit for the two buildings at 503 and 509 First Street.
- Approval of the building permit for the proposed three-story building.
- Approval of the Focused EIR.
- Adoption of the Mitigation Monitoring and Reporting Program (MMRP).

2.3 PROJECT DESCRIPTION

PROJECT OVERVIEW

The proposed project includes merging the three lots located at 503, 509, and 515 First Street and re-subdividing the property into two lots for the redevelopment of one parcel with a consolidated 35-bed, three-story building. The project would include demolition of the buildings at 503 and 509 First Street (Bryson House, Jackson House, and a garage structure), the retention of the building at 515 First Street (TX Main House) on a reconfigured lot of approximately 9,450 sf, and the construction of a new three-story fraternity on the new 10,350 sf lot.

The existing and proposed housing characteristics are summarized in Table 2.0-1.

TABLE 2.0-1: EXISTING VERSUS PROPOSED HOUSING CHARACTERISTICS

	<i>EXISTING JACKSON HOUSE</i>	<i>EXISTING BRYSON HOUSE</i>	<i>EXISTING TX MAIN HOUSE</i>	<i>TOTAL EXISTING HOUSES</i>	<i>PROPOSED NEW HOUSE</i>
# of stories	2	2	2	2	3
Basement	Partial	Partial	Partial	Partial	Partial
Site area sf	6,900	6,900	6,000	19,800	10,350
Building area (gross sf)	2,065	2,009	3,964	8,038	9,802
Ground floor	1,282	1,208	2,000	4,490	3,100
2 nd floor	783	801	1,964	3,548	3,351
3 rd floor	--	--	--	--	3,351
Total sf (excluding basement)	2,065	2,009	3,964	8,038	9,802
Basement sf	720	433	450	1,603	1,684
Storage/laundry sf	96	0	0	96	238
Trash enclosure sf	0	0	0	0	168
Garage sf	450	0	0	450	0
Libraries/meeting rooms	1	0	1	2	4
Kitchen	0	0	1	1	1
Living room	0	0	1	1	1
Dining room	0	0	1	1	1
On-site parking spaces	6	0	0	6	13
Bike barn # of bicycles)	0	0	0	0	24
Additional bicycle parking	0	0	0	0	24
# of bedrooms	7	7	7	21	18
# beds (single rooms)	5	2	0	7	1
# beds (double rooms)	2	4	5	11	18
# beds (triples rooms)	0	1	2	3	0
# beds (4-man rooms)	0	0	0	0	16
Total beds	9	13	16	38	35
# of bathrooms	1	2	2	5	9
# toilets	2	3	2	7	10
# basins	4	3	3	10	18
# showerheads	2	3	4	9	9

The proposed site plan and first floor plan is shown in Figure 2.0-6. The proposed elevations are shown in Figure 2.0-7, and visual simulations of the three-story building are shown in Figure 2.0-8.

FRATERNITY REDEVELOPMENT

As shown in Table 2.0-1, the proposed three-story fraternity building would provide 35 total beds and nine total bathrooms. This would result in three fewer beds and four additional bathrooms compared to the existing houses. The project would also consolidate all living and study areas into the proposed three-story building with partial basement, a detached laundry, storage building, and trash enclosure, and associated site landscaping with exterior meeting and gathering spaces. Due to the increase in building height and square footage, the densification of the overall project site would be increased from an existing floor-area-ratio of approximately 0.41 to a proposed floor-area-ratio of approximately 0.97.

The proposed three-story fraternity building architectural theme would be similar to the Craftsman Bungalow style of the existing houses being replaced. The development would be handicap-accessible and would incorporate energy efficiency measures. Sustainable design features would include high levels of envelope insulation, high efficiency HVAC, LED Lighting, solar shading devices, electric vehicle charging outlets, and a low water use landscaping and irrigation system. Landscaped bio-swales would also be incorporated into the First and D street landscaping edges. It is anticipated that the project would target a “LEED Silver” equivalency. For example, the project would be required to comply with Chapter 8.01 of the City of Davis’ Municipal Code, which requires that buildings are to comply with the Tier 2 standards of the California Green Building Standards (CALGreen) Code. Further, the project would be required to provide solar photovoltaics, among other requirements, on the proposed fraternity building, as required by the City’s “Green Reach Code”¹.

There would also be a dedicated “Bike Barn” with bike maintenance space and a one-to-one ratio of covered and secured bike storage to beds. Additional guest bike parking would be provided along the landscape strip on First Street. The project would include a new parking lot accessed from D Street through a secured vehicle gate. The new concealed off-street parking and recreation area in the rear would significantly increase the number of conforming off-street parking spaces available to the fraternity.

During construction, the TX Main House would continue to serve the fraternity's housing and study needs. Once the proposed three-story fraternity building is completed, the fraternity would consolidate all of its activities onto the new western parcel. Once the fraternity is consolidated into the western parcel and associated three-story building, the TX Main House, along with its expanded lot, would be vacated and placed for sale or lease to a third party on the open market. As such, the TX Main House would not be retained for TX Fraternity uses.

¹ For more information on the ordinance, see:
<http://documents.cityofdavis.org/Media/Default/Documents/PDF/CityCouncil/CouncilMeetings/Agendas/20190423/04G-Second-Reading-Reach-Code-Ordinance.pdf>

DESIGN REVIEW

Tier III Design Review approval is required because the project site is within 300-feet of a designated historical resource, Dresbach-Hunt-Boyer Home, and the site is within the Conservation Overlay District. According to the Davis Municipal Code, the Conservation Overlay District supports planning policy stipulating that new development and renovation of existing buildings should respect the traditional scale and character found within a defined area. Conservation Overlay Districts are designated under Chapter 40 of the Code. However, some individual buildings within the Conservation Overlay District are designated Landmarks or Merit Resources in the Davis Register of Historic Resources.

LAND USE DESIGNATION

The project site is in the Core Area Specific Plan (CASP), which also includes the City of Davis General Plan and its Land Use Map and Zoning. The General Plan designation for the project site is CASP, and the CASP Land Use designation is Retail Stores. The Downtown of the Core Area (the area bounded by First and Third Streets and D Street and the railroad tracks) is intended to provide a concentration of stores and uses that allows each to benefit from the presence of the others. Retail uses at ground floor level with professional and administrative offices and residential units are encouraged for upper stories in this zone within the Core Area. Cultural and entertainment uses are also permitted at ground floor level. Total floor area may reach three times the site area. Parking structures are excluded from the calculations of floor area ratio.

The CASP further encourages retail uses at the ground floor level in the Retail Stores area, with professional and administrative offices and residential units in the upper stories. However, the CASP does not explicitly prohibit ground floor residential uses in the Retail Stores area, and does note that some residential uses exist in the Retail Stores area of the Downtown Core. The CASP, therefore, does not prohibit ground floor residential uses in the Retail Stores area, and the Planning Commission, or City Council, could find that the proposed project is consistent with the CASP and the General Plan, provided that the project as a whole is consistent with the CASP and the General Plan.

The existing Land Use Designation for the site and the surrounding area is shown on Figure 2.0-9.

ZONING DESIGNATION

The project site is currently zoned Central Commercial (C-C). As stated in Section 40.14.030 of the City's Municipal Code, permitted uses in the C-C district are as follows:

- (a) Retail stores, shops and offices supplying commodities or performing services such as department stores, specialty shops, banks, and other financial institutions, personal and business service establishments, antique shops, artists' supply stores and similar uses, but not including gasoline service stations.

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- (b) Restaurants, including outdoor eating areas and establishments, establishments serving alcoholic beverages, and similar enterprises, but not including formula fast food restaurants.
- (c) Professional and administrative offices. First floor office uses discouraged in the downtown core as defined by the core area specific plan. Offices are not discouraged in C-C zones outside the downtown core.
- (d) Medical clinics.
- (e) Hotels and motels.
- (f) Business and technical schools, and schools and studios for photography, art, music, and dance.
- (g) Any other retail business or service establishment which the planning commission finds to be consistent with the purposes of this article and which will not impair the present or potential use of adjacent properties.
- (h) Group care homes with six or fewer clients, subject to the provisions of Section 40.26.135.
- (i) Family and group day care homes as defined in Section 40.01.010.
- (j) Infill developments containing any of the above uses.
- (k) Auto service stations with frontage on Fifth Street.
- (l) Theaters and movie houses.
- (m) Supportive housing.
- (n) Transitional housing.
- (o) Residential structures and apartments with densities up to those permitted in the Residential High Density Apartment (R-HD) district.

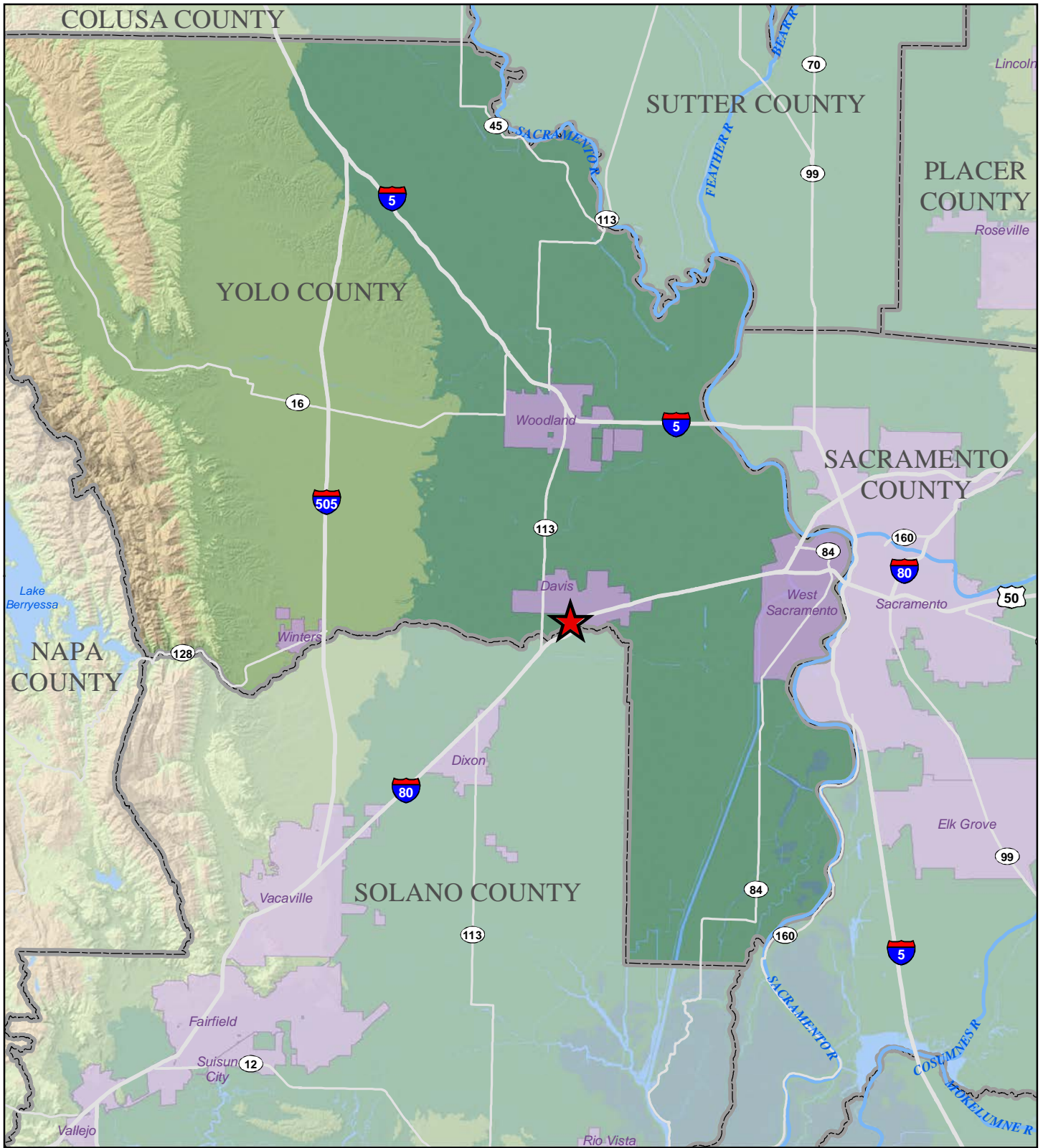
The fraternity house that is currently located on the project site is a legal nonconforming use, based on a Settlement Agreement and Release of all Claims entered into by and between the City and Theta Xi in 1995. However, if two of the buildings are demolished and Theta Xi constructs a new fraternity house on the western lot (as proposed), the new building would not retain the legal nonconforming status under the City's Zoning Code. The fraternity house constitutes a "living group" use, which is a conditional use within the Central Commercial District where the project site is located (see except of the Zoning Ordinance below). Therefore, the project would need approval of a Conditional Use Permit (CUP) for the proposed new fraternity house.

As stated in Section 40.14.050 of the City's Municipal Code, conditional uses in the C-C district are as follows:

- (a) Public and semipublic buildings and uses of a recreational, educational, religious, cultural or public services type, but not including corporation yards, storage or repair yards, warehouses and similar uses;
- (b) Infill developments containing any of the above uses;
- (c) On-site grade level parking;
- (d) Nursery schools and day care centers, subject to the provisions of Section 40.26.270;
- (e) Structures exceeding two stories;
- (f) Billiards/pool hall with two or fewer tables that are the sole or principal use or with three or more tables complying with the standards set forth in Section 40.26.055;

- (g) Drive-through facilities, subject to the provisions of Section 40.26.420;
- (h) Formula fast food restaurant. In addition to the considerations established in Section 40.30.080 for the granting of a conditional use permit, the planning commission or city council may consider the following in determining whether or not the use constitutes a nuisance, or is detrimental to the public welfare of the community: litter, odors, exterior design, signage, concentration of like uses, and the extent to which the use enhances the unique characteristics of the core area;
- (i) Group care homes with more than six clients, subject to the provisions of Section 40.26.135;
- (j) Cardrooms, subject to the provisions of Section 40.26.058, Sections 40.25.010 through 40.25.120, and Chapter 8A;
- (k) Drive-through facilities, subject to the provisions of Section 40.26.420;
- (l) Living groups;
- (m) Single room occupancy (SRO) units.




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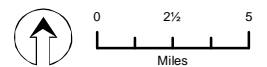


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Figure 2.0-1. Regional Location Map

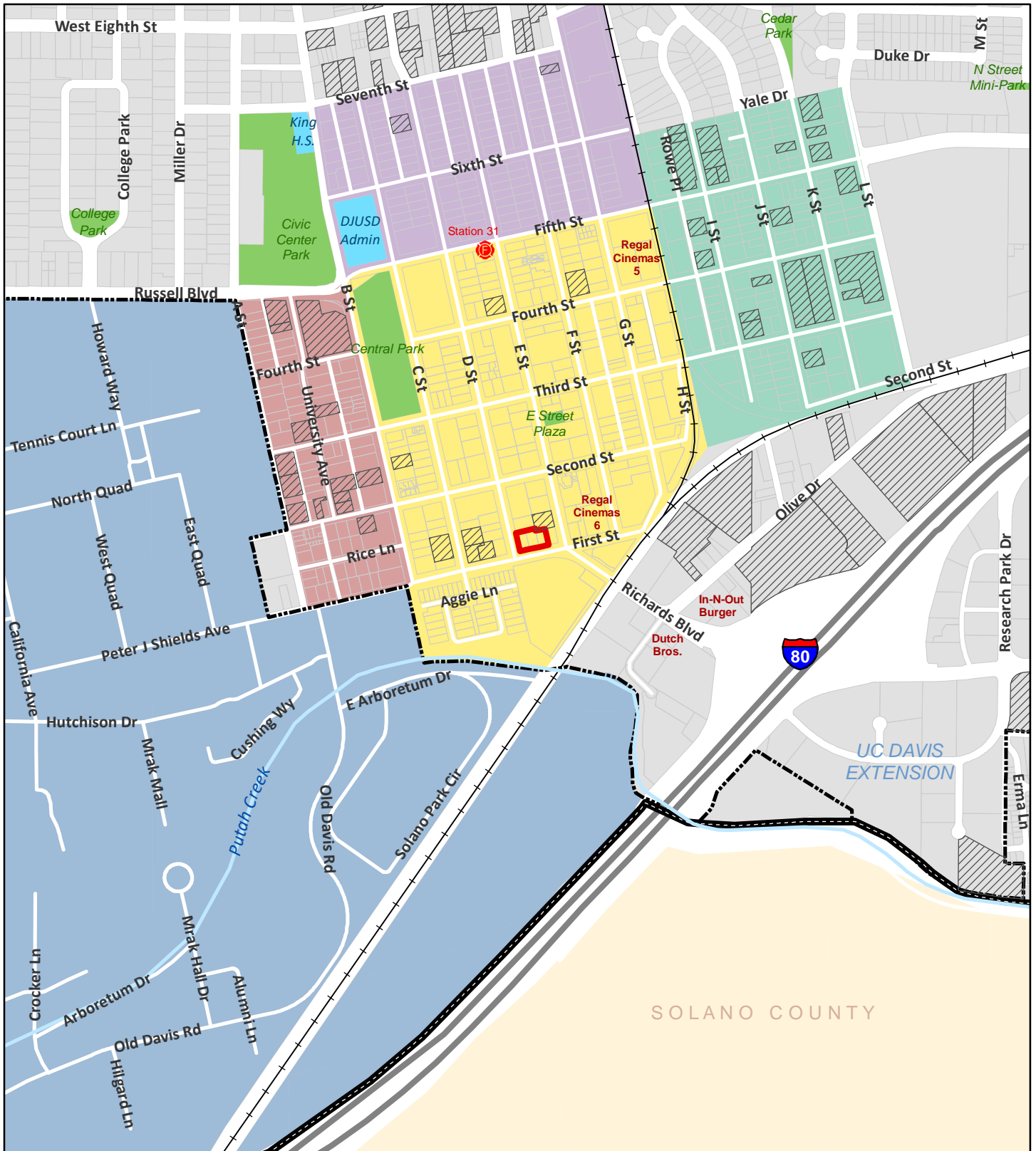
Legend

-  Project Location
-  City Area
-  County Boundary



Sources: CalAtlas; Yolo County; Sacramento County; Placer County; Solano County. Map date: January 16, 2019.

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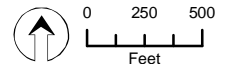


Legend

- | | | | | | |
|--|----------------------|---|---------------|---|-------------------|
|  | Project Boundary |  | Fire Station | Neighborhood Districts | |
|  | Davis City Boundary |  | City Park |  | Downtown Davis |
|  | Yolo County Boundary |  | Public School |  | Old East Davis |
|  | UCDavis |  | Apartments |  | Old North Davis |
| | | | |  | University Avenue |

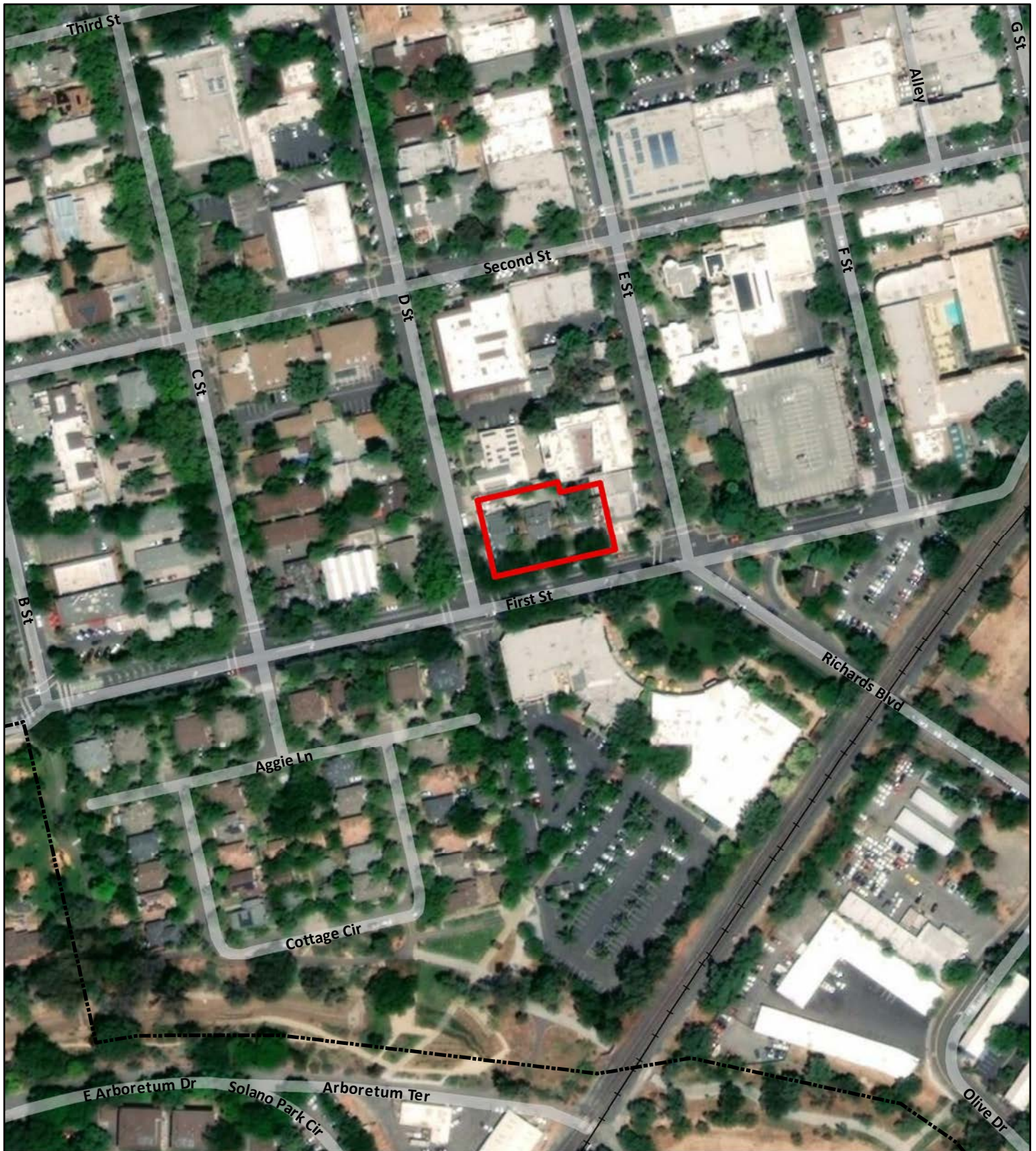
CITY OF DAVIS - THETA XI PROJECT

Figure 2.0-2. Vicinity Map



Sources: Yolo County; City of Davis; CalTrans. Map date: January 16, 2019.



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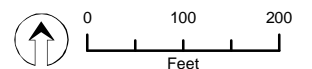


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Figure 2.0-3. Aerial View of Project Site

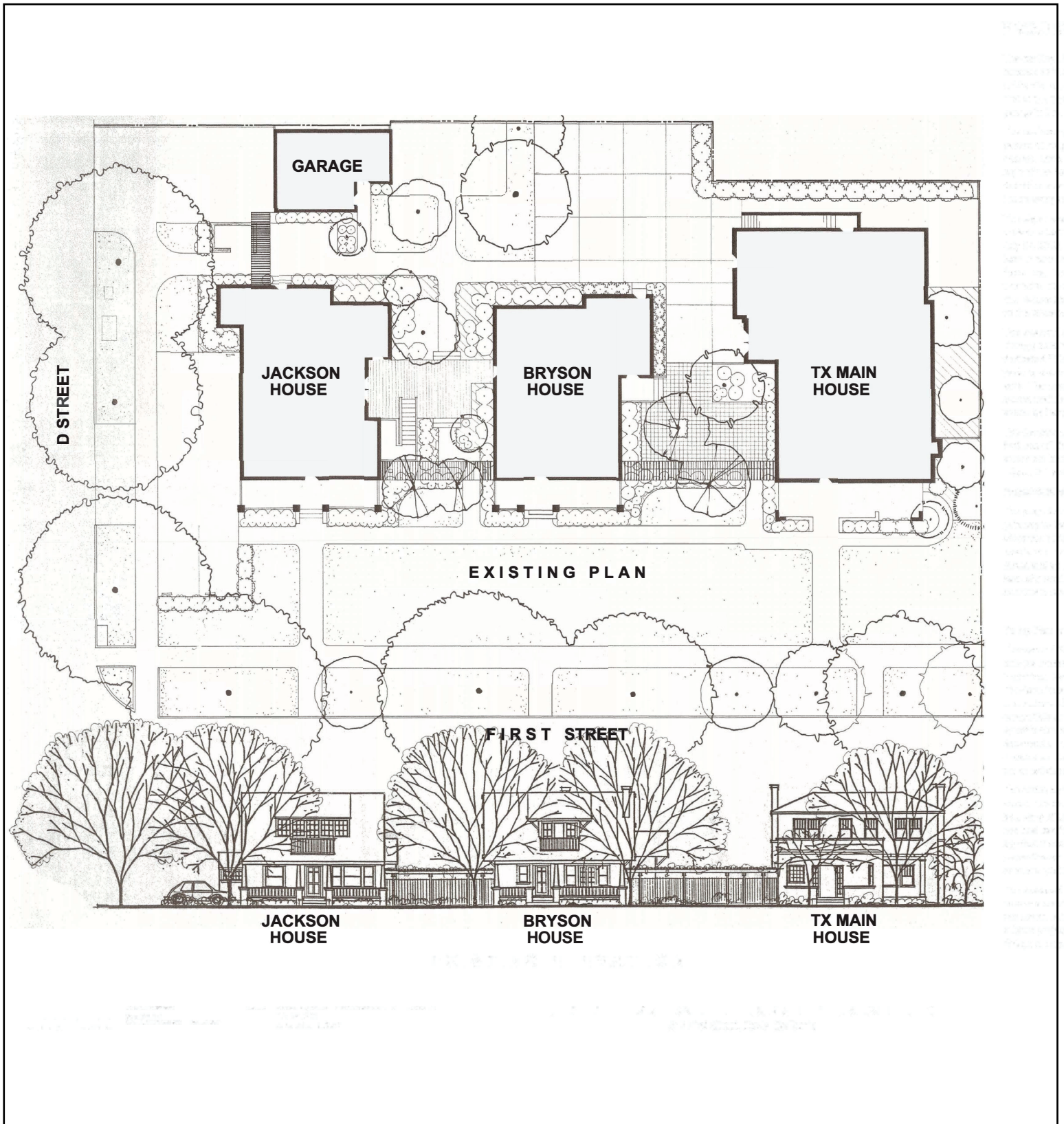
Legend

-  Project Boundary
-  Davis City Boundary



Sources: ArcGIS Online World Imagery Map Service; Yolo County; City of Davis; CalTrans. Map date: January 16,

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Figure 2.0-4. Existing Site Plan and Elevations



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View northwest on First Street



View north on First Street - Bryson House



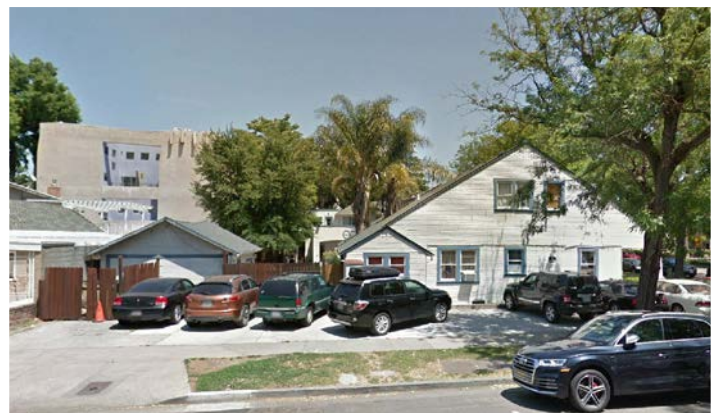
View northeast on First Street



View north on First Street - Jackson House



View north on First Street - TX Main House

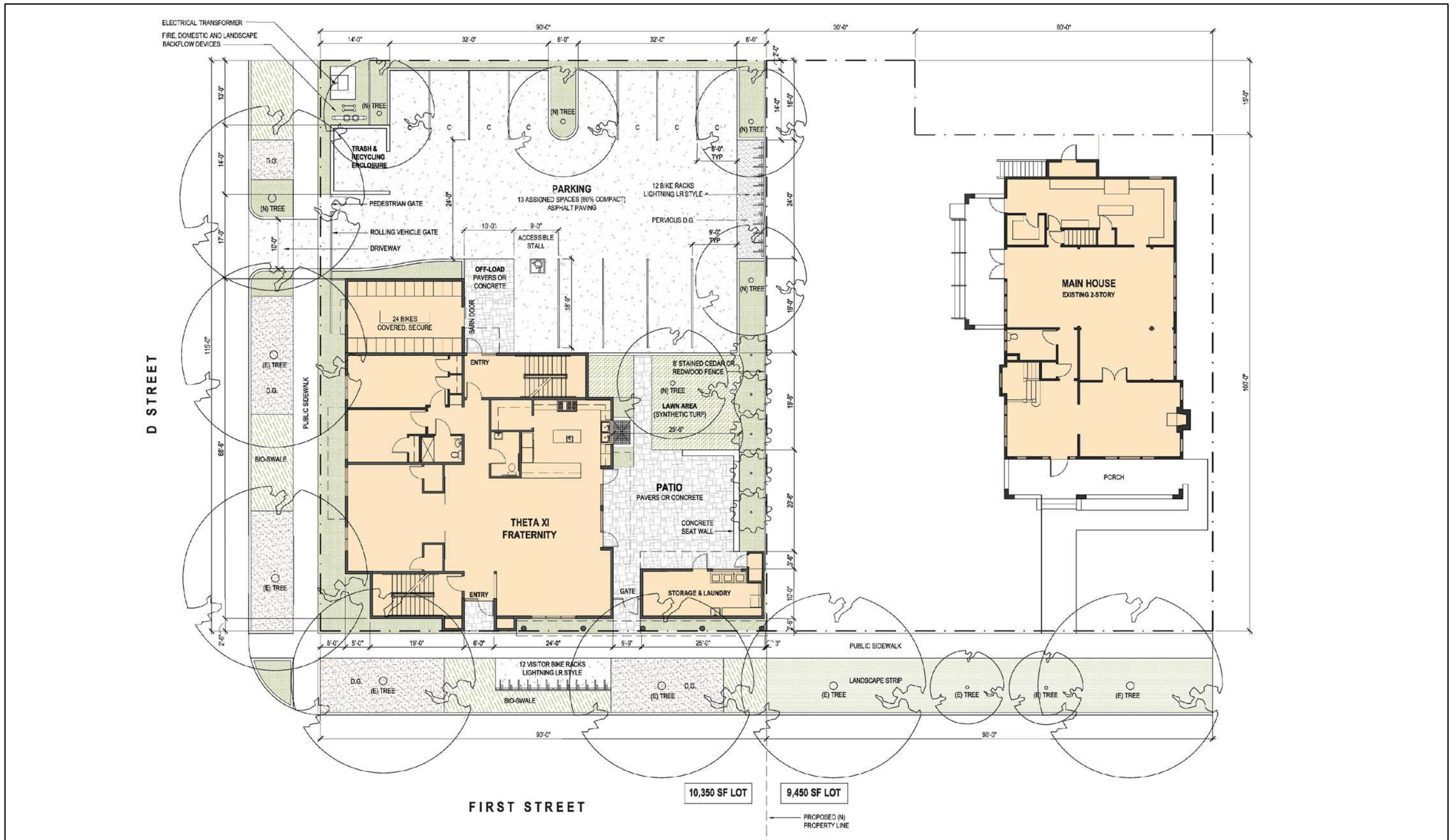


View east on D Street - Garage and Jackson House

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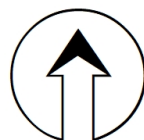
Figure 2.0-5. Existing Site Context Photos

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Figure 2.0-6. Proposed Site and First Floor Plan



Source: YHLA Architects, January 3, 2018.
Map date: January 17, 2019.

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Figure 2.0-7. Proposed Elevations



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View from 1st and D Streets looking northeast



View from north looking south



View from D Street looking southeast



View from 1st Street looking northwest



Birdseye view from 1st and D Streets looking northeast

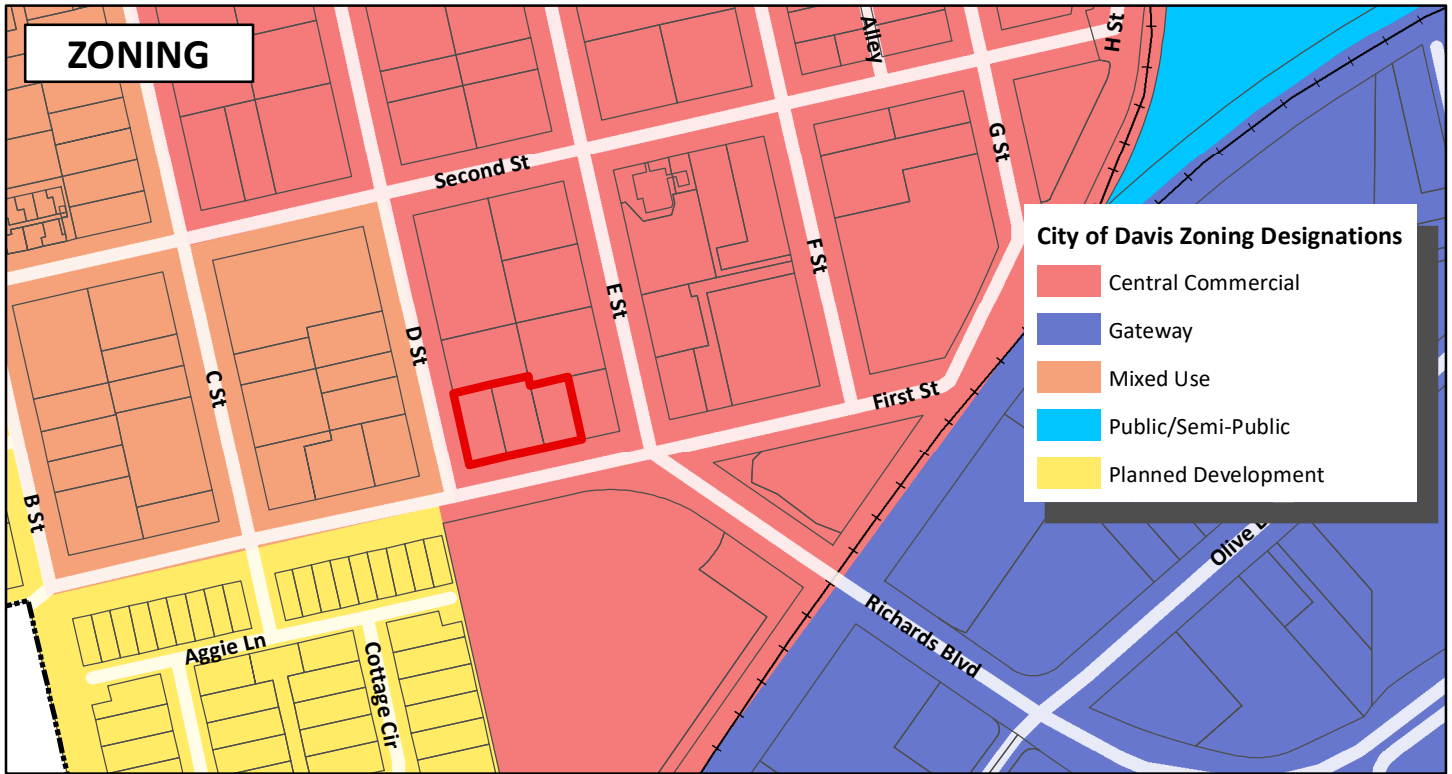
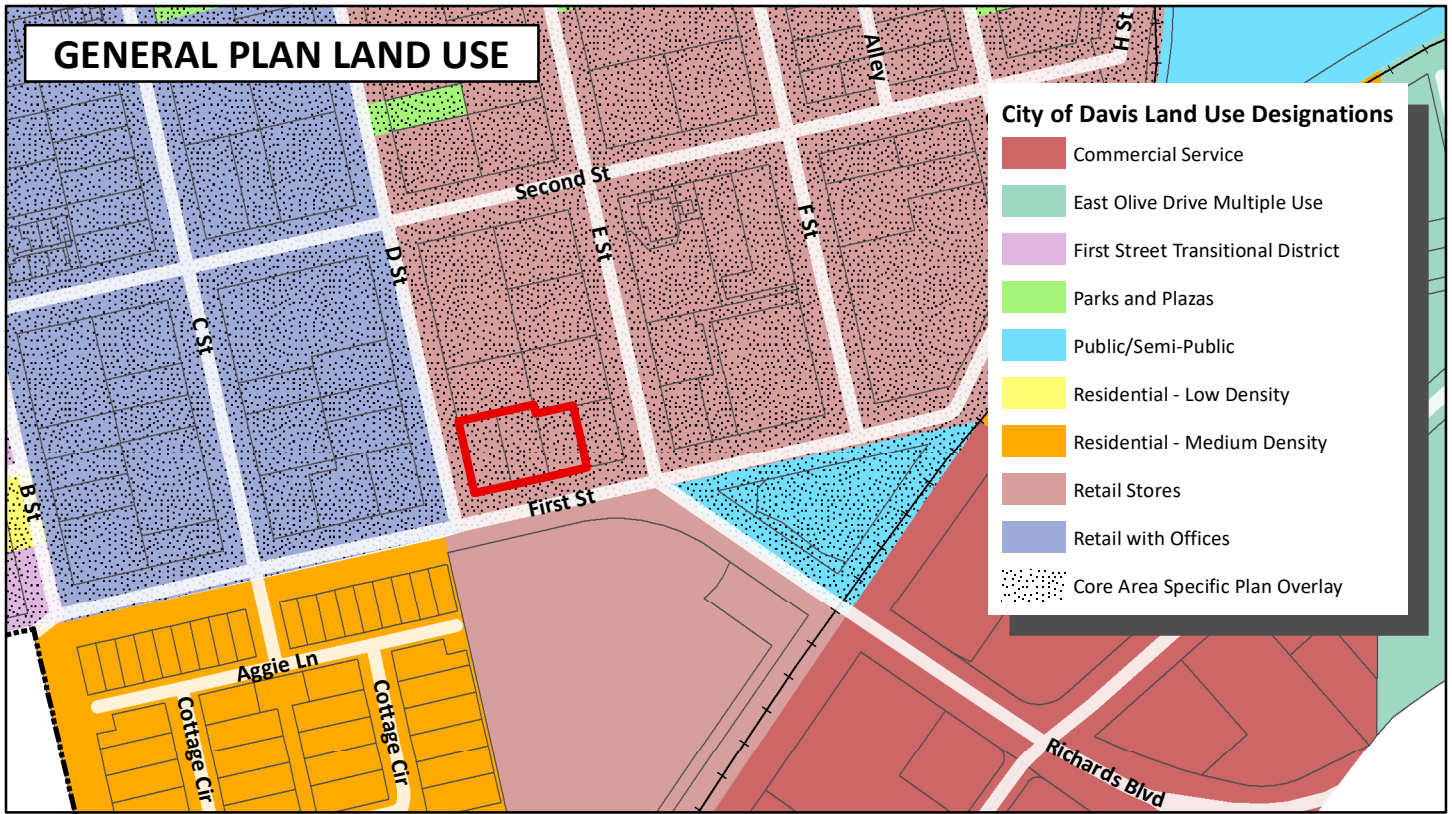


View from northeast looking southwest

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Figure 2.0-8. Visual Simulations

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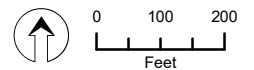


Legend

- Project Boundary
- Davis City Boundary

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Figure 2.0-9. Existing General Plan and Zoning



Sources: ArcGIS Online World Imagery Map Service; Yolo County; City of Davis; CalTrans. Map date: January 16, 2019. Revised April 16, 2019.

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