

THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND SUSTAINABILITY



PLANNING APPLICATION FORM

GENERAL REQUIREMENTS (Print or Type)

Complete this application thoroughly and accurately. Include the required exhibits indicated in the **Application and Filing Requirements** list. Please note that an incomplete application will **not** be accepted for processing.

Project Name	Theta Xi Fraternity		
Project Address/ Location	APN(s): 503, 509, 515 First Street, Davis, CA 95616 070-244-004-000; 070-244-006-000; 070-244-005-000		
Property/Building Information	Zoning (Existing): CC-Central Commercial Proposed: CU-Residential Group Living (Fraternity) General Plan (Existing): Retail Stores (Downtown Core) Proposed: CU-Residential Group Living (Fraternity) Property Size (Sq. Ft.): 19,800 SF (approx) Acres: 0.45 Ac (approx) Building Size: 11,483 SF Gross (approx) Building Height: 43'-0" (approx)		
Applicant/Contact	Name/Address: Robert D. Testa or Skip Mezger, Directors, Beta Epsilon Association of Theta Xi P. O. Box 4450, Davis, CA 95617 Phone/Email: 925-899-6707; bobtesta@sbcglobal.net or 916-548-1731; scmezger89@gmail.com		
Property Owner (if different from above)	Name/Address: Justin Schlageter, President, Board of Directors Beta Epsilon Association of Theta Xi P.O. Box 4450, Davis, CA 95617 Phone/Email: 530-400-1168; jeschlageter@hotmail.com		

Application Type: Type of Review Requested (Please Check All Applicable Boxes)

- | | | |
|---|---|--|
| <input type="checkbox"/> Preapplication | <input type="checkbox"/> Rezoning/Rezoning | <input checked="" type="checkbox"/> Design Review |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Rezoning/Preliminary P.D. | <input type="checkbox"/> Minor Modification |
| <input checked="" type="checkbox"/> Specific Plan Amendment | <input type="checkbox"/> Final P.D./Revision | <input checked="" type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Zoning Ordinance Amendment | <input type="checkbox"/> Tentative Subdivision Map | <input type="checkbox"/> Public Convenience or Necessity |
| <input type="checkbox"/> Variance | <input checked="" type="checkbox"/> Lot Line Adjustment | |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Other _____ | |

PROJECT DESCRIPTION

Detailed description of the Proposed Project (Attach additional sheets if necessary)

See Planning Application Form Continuation Sheet (attached)

OWNER CERTIFICATION

I declare under penalty of perjury that I am the legal owner of the above described property involved in this application. I certify that the information furnished above and in the attached exhibits is true and correct to the best of my knowledge and belief. (If the undersigned is different from the legal property owner, a letter of authorization must accompany this form).

President, Board of Directors, Beta Epsilon Association of Theta Xi

Signature of Property Owner	Title	Date
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For Office Use Only

Received By:	Date	Fee Amount (Deposit)	Fee Amount (Fixed)
PA#	Application No (s)	Project Billing No.	



APPLICATION PROCEDURE AND FILING REQUIREMENTS

SECTION 1: Application Procedure & General Filing Requirements

A. Preapplication Review

It is recommended for projects of a more complex nature, that the applicant submit a Preapplication proposal prior to submission of the formal application. This will allow the Planning, Building and Public Works staff to review the request and provide input on potential environmental concerns, zoning and engineering requirements, and specific traffic, site planning, landscaping, and building design criteria. This early review and input by staff should save the applicant possible delay and expensive plan revisions later in the process.

B. Initial Submittal – Due when initial application is filed with the City

(Note: Some items listed below may not be required based on type of application, Refer to Section 3, Table 1)

- ☐ 1. Completed Planning Application Form.
- ☐ 2. Applicant Narrative / Justification Statement.
- ☐ 3. Environmental Information Form (may not be required for minor applications).
- ☐ 4. Filing Fees and Fee Agreement.
- ☐ 5. **Twelve sets of the Project Development Review Information** (if applicable, see Section 3, Table 1, Part 2) to be reviewed by staff for completeness and accuracy. Fewer sets may be acceptable for minor applications.
- ☐ 6. One materials / color board.
- ☐ 7. One set of 8½ x 11” reductions of all plans.
- ☐ 8. One set of colored elevations.
- ☐ 9. Other: Depending on the nature of the project, additional descriptive materials may be required such as models, sight line studies, computer overlay graphics, and/or a streetscape perspective.
- ☐ 10. Electronic copy of application, plans and color exhibits in PDF or other acceptable image format.

C. Final Submittal – Due once application has been determined complete and ready for further processing

(Note: Some items listed below may not be required based on type of application. Refer to Section 3, Table 1, i.e. final submittal may not be required for minor applications)

- ☐ 1. **Twelve sets of Project Development Review Information** (if applicable, see Section 3, Table 1, Part 2)
- ☐ 2. A revised set of colored plans to include: a detailed site plan, conceptual landscape plan, illustrative building elevations, and any necessary cross-sections.
- ☐ 3. A revised building materials sample board in an 8½ x 11” format, as needed.

- ☐ 4. Photographs of the existing site (dependent on scope of project) taken from locations as shown in the attached example. The submitted photos are encouraged to be in digital form (JPEG files, formatted for the PC). Printed photos mounted on 8½ x 11" paper are acceptable and may include a photographic location map, as needed.
- ☐ 5. A revised set of 8½ x 11" reduced plans.
- ☐ 6. Streetscape perspective. Required for all residential (new construction) applications. May be required for other projects.
- ☐ 7. A revised electronic copy of application, plans and color exhibits in PDF or other acceptable image format

SECTION 2: Plan Preparation Guidelines

- ☐ 1. All plans shall be drawn on uniform sheets of 24" x 36" or 30" x 42". However, for minor application reviews such as minor modifications, plans may be 8½ x 11" in size as long as all necessary information has been provided and plans are clearly legible.
- ☐ 2. All site and landscape plans shall be drawn to an engineering scale of 1"=20'; 1"=30'; 1"=40'; or 1"=50' with the scale clearly labeled.
- ☐ 3. All elevations shall be drawn to an architectural scale no smaller than ¼"=1'.
- ☐ 4. All required plans shall be collated and stapled together into development package sets and shall be folded to the following specifications. Each set shall be:
 - a) folded lengthwise in half with the text inside
 - b) fold the two opposite edges back over to meet the spine of the original fold
 - c) then, beginning on one long end fold in 2 or 3 sections as necessary to result in a rectangular set approximately 8½ x 11" in size (accordion style).

Colored plans shall be rolled rather than folded.

* It should be noted that additional sets of plans may be required for distribution.

SECTION 3: Table 1 – Application Submittal Requirements

The following information is required to process planning applications. An “X” in a cell means the information is required for that particular application. Applicants are responsible for providing a complete and accurate submittal package which will allow the city to evaluate the application. The **initial** submittal requirements are due when the application is filed with the City (at filing deadline). The **final** submittal requirements are due once the application has been determined complete and ready for further processing. These plans will then be used to prepare final conditions and will be distributed to Planning Commission/City Council. Staff will notify project applicant when the final submittal package is due.

General Project Information							
SUBMITTAL REQUIREMENTS	General / Specific Plan Amendment	Rezone & Preliminary PD	Final PD & Revision	Tentative Map / Other Map Applications	Design Review	Conditional Use Permit	Variance & Minor Modification
Completed Application Form (Signed by the Property Owner)	X	X	X	X	X	X	X
Applicant Narrative / Justification	X	X	X	X	X	X	X
Environmental Information Form	X	X	X	X	X	X	X
Signed Fee Agreement	X	X	X	X	X	X	X
Fee	X	X	X	X	X	X	X
Electronic copy of application, Plans & color exhibits	X	X	X	X	X	X	X
Title Report	X	X	X	X	X	X	X
Legal Description	X	X	X	X	X	X	X
Contextual Map	X	X	X	X	X	X*	X*

Project Development Review Information														
SUBMITTAL REQUIREMENTS	General / Specific Plan Amendment		Rezone & Preliminary PD		Final PD & Revision		Tentative Map / Other Map Applications		Design Review		Conditional Use Permit		Variance & Minor Modification	
INITIAL/FINAL	I	F	I	F	I	F	I	F	I	F	I	F	I	F
Site Plan (12 sets) if applicable	X	X	X	X	X	X	X	X	X	X	X*	X*	X*	X*
Building Elevations/ Floor Plans (12 sets)					X	X			X	X	X*	X*	X*	X*
Materials/Color Board (1 set)					X	X			X	X	X*	X*		
Conceptual Landscape Plan (12 sets)					X	X			X	X	X*	X*		
Parking Lot Shading Plan (12 sets)					X	X			X	X	X*	X*		
Conceptual Grading Plan					X	X	X	X	X	X				
Tentative Map (12 sets)					X#	X#	X	X						
8 ½” x 11” Reductions of all Plans (1 set)		X		X		X		X		X		X		X
Colored Landscape Plans (1 set)						X				X		X*		
Colored Elevations (1 set)					X	X			X	X	X	X		
Streetscape Perspective						X				X		X		

* Required number of sets are dependent upon nature of the application. Those which are minor in nature, may only be required to submit 4-sets of plans and may not be required to submit material samples. Additionally, at the discretion of the Department of Community Development and Sustainability, minor projects such as minor modification may only require in 8½ x 11” size plans.

If a tentative map is involved, please submit additional copies with the package.

SECTION 4: Explanation of Matrix Information

- ☐ **Application Form, Fees, and Environmental Information Form.** Only one form is required for all applications; do not submit separate applications for the different requested actions. Fees are according to entitlement.
- ☐ **Applicant Narrative/Justification.** This is a written narrative provided by the project proponent explaining the application request, project description and goals, and justification statement if any deviation from approved or standard code is requested. In the case of a request for a General Plan amendment, the applicant should provide written justification as to why and how a change in the approved General Plan would provide benefit to the community.

Outreach Summary. The City encourages early consultation with adjacent neighbors, particularly if they may be impacted by a proposed project. Provide information on outreach to potentially affected parties, including: who has been contacted; by what means (preferably in person); what comments and concerns were received; and what has been done to address, or the reasons for not addressing, the comments and concerns.
- ☐ **Title Report.** This is required unless specifically waived by the Public Works Staff.
- ☐ **Legal Description.** This can be obtained from the Title Report. Lot Line Adjustment/Mergers require descriptions of both the existing and proposed properties. Check with Staff for other requirements.
- ☐ **Contextual Map.** This is a map that shows the location of the site and the relationship of the proposed project to existing surrounding properties, buildings, and site features. This map shall indicate the proposed project site plan, all parcel lines and streets, location and use of structures, adjacent access and circulation, and existing zoning and land use within an approximately 300-foot radius. Aerial photographs may be used if features are properly labeled.
- ☐ **Site Plans.** The following information is required to be included on all plans in order for the plan to be considered complete. Information may be provided on more than one page for legibility, if necessary.
 - ☐ Name, address, and daytime phone number of the applicant and the author of the plan.
 - ☐ Date of preparation of plan, scale, and north arrow. North must be at the top of the site plan. A small vicinity map shall be located in the upper right hand corner of the plan, or attached as a separate map, with the project site located in relation to major streets and landmarks.
 - ☐ Property lines and lot dimensions, square footage, Assessor's Parcel Number, address and APN's of the adjacent properties.
 - ☐ Existing and proposed easements. State the purpose of the easement (i.e., access, PUE, etc.) If requesting abandonment of an easement, include a statement on the plan which contains the legal description of the easement, plus the County Recorder's book and Page numbers, date easement was granted, who granted the easement, for what purpose the easement was granted and whether the easement has been used.
 - ☐ Drainage structures and direction of surface flow (if not included on a conceptual grading plan).
 - ☐ Locations of all buildings and other structures, including existing fencing, both on the property and within 200 feet of the site.
 - ☐ **Dimensioned locations of:**
 - ☐ Street dedications and improvements (existing and proposed), including overhead utilities
 - ☐ Access, for vehicular, bicycles, and pedestrian, showing service area and points of ingress and egress.
 - ☐ Off street parking and loading or outdoor storage areas showing location, number and typical dimension of spaces and wheel stop locations.
 - ☐ All street improvements, driveways and parking on adjacent and across-the-street properties within 200 feet of the site.
 - ☐ Any existing or planned median islands within 200 feet of the site.
 - ☐ All structures/ buildings existing or proposed on site; clearly indicating size of structure(s), setbacks from property lines, yard areas, and distances between buildings/structures.
 - ☐ Landscape areas including designated open space, landscape planters, islands, tree wells, etc.

- ☐ Building accessory structure and mechanical equipment locations, including pavement/sidewalks, trellises, light standards, trash enclosures, transformers, and monument signs, including dimensioned setbacks (front, rear, sides)
 - ☐ Location, height and materials of all walls.
 - ☐ All property proposed for public use. Note size of all property to be dedicated, conveyed and /or reserved for streets, open space and affordable housing program dedicated land.
 - ☐ Open space use must be described (i.e., yard, greenbelt, park, drainage, etc.) and a statement disclosing the means whereby such open space provided for public use shall be established and maintained. For residential projects, a separate exhibit showing usable open space locations and calculations shall be included.
 - ☐ Parking areas shall be clearly labeled. Include a summary table of the number of spaces, accessible and van-accessible spaces and ramps, dimensions of spaces and aisles, and a comparison of required and provided spaces.
 - ☐ Plans must also show location of bicycle racks, and path of travel from the street to the bicycle racks. A separate bicycle parking exhibit is suggested for commercial/apartment projects.
- ☐ **Building Elevations**
- ☐ Illustrative elevations of all sides of buildings and structures. “Illustrative” building elevations means drawn with shadows to give depth with people, cars or trees for scale. Do not cover the elevation with trees, cars, or people – place them behind or on the side.
 - ☐ Illustrative elevations of all walls and/or fences.
 - ☐ Illustrative cross sections and enlargements or architectural elements or details as needed.
 - ☐ All exterior building materials shall be clearly labeled on each sheet of elevations. These shall include notes on all design details such as building materials, roofing materials, trim and building colors, etc. Design details such as lighting fixtures, bicycle racks, paving materials, directory structures, trellis and awnings, fencing, etc. shall be clearly described and drawn.
- ☐ **Floor Plans.** All floors, including labeled use of each room (bedroom, kitchen, office, warehouse, etc.) Dimensions of all exterior walls, doors, windows and room sizes.
- ☐ **Materials Board.** Exhibit containing actual samples of roof, building, paint, awning, and window materials.
- ☐ **Conceptual Landscape Plans**
- ☐ All proposed and existing structures and improvements as shown on the detailed site plan; however, all dimensions shall be excluded. Show roof outlines, including eave overhang.
 - ☐ Conceptual location of all plants and a planting legend which identifies such things as:
 - ☐ Trees, shrubs, and ground cover areas or other softscape elements. Indicate the intended function of plants (i.e. street tree, accent tree, canopy shade tree, parking lot tree, screening hedge, etc.)
 - ☐ Plant legend (schedule) shall identify type of plant with genus and common names, size of plants initially and at maximum growth, and corresponding symbol identification for the plan.
 - ☐ Include description of open space areas, (i.e. common area, tot lot, barbeque areas, pool/spas, recreation buildings, sports courts, etc...) calculation of landscape area or useable open space.
 - ☐ Existing trees on site or other plants proposed for removal and/or retention. Plants to be deleted shall be marked with an ‘X’ across the trunk or plant base.
 - ☐ Information on identified significant trees (Section 37.04.040) including: species, size, and condition, as determined by an arborist. Details of proposed construction activity within the root zone, including grading trenching, building construction, utility work, staging, storage and parking, both during construction and upon project completion.
 - ☐ Plazas, sidewalks or other hardscape elements, such as special paving materials or rockscape.

- ☐ Private and public sidewalks, paths or greenbelts.
- ☐ Primary and secondary project entry points and their treatment (textured paving, accent planting, entry walls, and/or monument signs).
- ☐ **Parking Lot Shading Plan.** This plan is to be separate from the landscape plan. (See Parking Lot Shading Guidelines handout for examples and approved parking lot tree species)
 - ☐ The plan should clearly show all surfaced areas included in the calculation. Parking areas included should be shaded. A surface area square footage amount shall be indicated.
 - ☐ Tree canopies drawn to scale representing the appropriate canopy size at 15 years and the percentage of shade for each tree clearly indicated using shading or other graphic representation.
 - ☐ Provide a shade calculation table identifying the quantity and type of trees used and the corresponding percentage of shade credited to each tree.
- ☐ **Conceptual Grading Plan.**
 - ☐ Proposed items shall be identified with solid lines and existing features with short dashes or screened
 - ☐ Proposed grading, structures, curbs, walls (ht), sidewalk gutters, drainage structures, swales, etc. The plan shall include spot elevations, gradients, contours, details, cross sections, flow arrows, etc.
 - ☐ Existing features within 200 feet beyond site boundaries; natural ground (contours), trees, structures (pad and floor elevations), drainage courses, streets, etc.
 - ☐ Structures, footprints, pad and floor elevations, retaining walls, etc.
 - ☐ Easements, property lines and rights of way
 - ☐ Earthwork quantities (borrow and disposal areas)
 - ☐ Existing and proposed sewers
 - ☐ Drainage and flood control facilities (size, type, etc.)
 - ☐ Cross sections at all site boundaries to scale, showing existing and proposed grading, cut and fall, wall heights, and elevation differences. Sections should extend through building pads and streets.
 - ☐ Shade pavement and slopes 3:1 or steeper
- ☐ **Tentative Map.** See Supplemental Requirements for Tentative Map Applications handout.
- ☐ **Reduced Plans.** A set of site plans reduced to 8½ x 11" paper and legible for photocopying. For Rezoning, Tentative Maps, and Planned Developments the reductions must be PMT reductions.
- ☐ **Colored Landscape Plans.** Plans should be colored to clearly illustrate locations and percentage of pavement, building areas as well as amount and type of landscape.
- ☐ **Electronic copy** of application, plans and color exhibits in PDF or other acceptable image format.

Colored Elevations. **Elevations should be colored to represent as closely as possible the colors and materials proposed.**

**RULES PERTAINING TO YOUR OBLIGATION TO PAY
THE CITY OF DAVIS
FOR THE TOTAL COST OF PROCESSING
AN APPLICATION FOR A LAND USE ENTITLEMENT**

PLEASE READ THE FOLLOWING CAREFULLY. IT EXPLAINS YOUR LEGAL OBLIGATION TO PAY THE FULL COST OF PROCESSING YOUR LAND USE APPLICATION WITH THE CITY OF DAVIS.

GENERAL

1. The City Council of the City of Davis has adopted a policy which requires that you, as an applicant for a land use entitlement from the City, pay all costs and fees associated with the processing of your application.
2. A land use entitlement is the grant by the City of Davis, under its municipal powers, which allows you to use your property in a certain way as defined by the ordinances, resolutions, rules and regulations of the City and of State law. Some examples of land use entitlements are: a rezoning, a conditional use permit, and a subdivision map.
3. The policy provides that all costs associated with the processing of your application are to be paid by you whether or not your application is ultimately approved.

SPECIFIC REQUIREMENTS AND OBLIGATIONS

1. In order for the Community Development and Sustainability Department (the "Department") to commence the processing of your application, you must have on file, in addition to the application itself, a signed copy of the form entitled AGREEMENT TO PAY THE CITY OF DAVIS THE TOTAL COSTS INCURRED IN CONNECTION WITH THE PROCESSING OF AN APPLICATION FOR A LAND USE ENTITLEMENT.

A copy of the Agreement for your signature is attached.

2. The Agreement places upon you certain legal obligations. If you have any questions concerning it, you should consult with an attorney of your choice. Neither the Department nor the City Attorney can provide you with legal advice.
3. The purpose of the Agreement is for the City to recover the actual costs associated with your application. These costs include, but are not limited to, City staff time, outside professional services, outside agency filing fees, property inspections, and similar matters.
4. The amount to be reimbursed for any particular activity (i.e., staff review) is set forth in the Master Fee Schedule adopted by the City Council from time to time. You are entitled to a copy of the schedule upon request. Fees are subject to increase while your application is pending.
5. Some applications require only the payment of a fixed fee. Others are processed on an hourly rate basis. For those applications processed on an hourly basis, a deposit is required as set forth in the Master Fee Schedule. From time to time you may be required to make additional deposits as determined by the Department. *A failure to make any required deposit within the time specified by the Department will result in your application being put "on hold" until the deposit is made. Your application will not be considered by the City Planning Commission, the City Council, or any other*

decision-making body until all required deposit(s) have been made. If a deposit is not made within 10 days after you receive a final demand to make the deposit, your application will be deemed denied.

6. You are entitled to know the approximate costs incurred to date during the application process by requesting that information from the Department. If you decide to withdraw your application at any time you will receive a reimbursement of deposited money *only to the extent that your deposit exceeds the total amount of the obligation you have incurred to that point. You are not entitled to a reimbursement for any services actually provided up to the time you withdraw your application. Fixed fee application refunds are subject to the Department of Community Development and Sustainability Refund Policy contained in the Planning Division Fee Schedule.*

7. If, after a determination is made on your application, and all follow-up matters pertaining to your application have been completed and you have money on deposit that exceeds the amount owed under the Agreement, you will receive a refund.

8. The Agreement specifically provides that if the City is required to maintain legal action to enforce it, you will be *required to pay attorney fees incurred by the City.* [Under State law if you win such a legal action the City must pay your attorney fees.] The Agreement also provides that the City may place a lien on the property to which your application pertains for any unpaid fees, including attorney fees.

9. The Agreement also provides that you defend and "hold harmless" the City in the event it is sued for approving your application. However, you may choose to have the City rescind any land use entitlement granted to you rather than defend the City.

10. At any time during the application process you may request that the City, in writing, provide its interpretation of the Agreement if there is a dispute between you and the Department regarding its terms or application.

11. A copy of this document will be incorporated into the Agreement by reference. Below is an acknowledgment which you must sign that shows that you have read and understand this document.

IT IS THE POLICY OF THE CITY OF DAVIS TO DEAL FAIRLY AND IMPARTIALLY WITH EACH APPLICANT FOR A LAND USE ENTITLEMENT. TO AVOID ANY DELAYS OR MISUNDERSTANDINGS, YOU ARE ENCOURAGED TO CONSULT WITH THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND SUSTAINABILITY ON ANY MATTER OF CONCERN.

ACKNOWLEDGMENT

I, Robert D. Testa, AN APPLICANT FOR A LAND USE ENTITLEMENT FROM THE CITY OF DAVIS, ACKNOWLEDGE THAT:

1. I HAVE RECEIVED AND READ A COPY OF THIS DOCUMENT.
2. I UNDERSTAND THE CONTENTS OF THIS DOCUMENT.
3. I UNDERSTAND THAT I WILL BE REQUIRED, AS PART OF THE PROCESSING OF MY LAND USE APPLICATION, TO ENTER INTO A LEGALLY BINDING AGREEMENT TO REIMBURSE THE CITY OF DAVIS FOR COSTS INCURRED IN THAT PROCESSING.

Dated: _____

Signature of Applicant

Signature of Property Owner,
(if different than the Applicant)

**AGREEMENT TO PAY THE CITY OF DAVIS
THE TOTAL COSTS INCURRED
IN CONNECTION WITH THE PROCESSING OF
AN APPLICATION FOR A LAND USE ENTITLEMENT**

THIS IS AN AGREEMENT between Beta Epsilon Association of Theta Xi ("Applicant") and the City of Davis, a municipal corporation ("City"). It is effective on the date that an application for a land use entitlement is accepted for processing by the City. (For purposes of this Agreement, the term "Applicant" includes a) the property owner, and/or b) any authorized agent of the property owner for whose property the entitlement is sought).

THIS AGREEMENT is made with reference to the following facts, among others:

- A. The application pertains to real property commonly identified as Assessor's Parcel(s) No(s) 070-244-004-000; 070-244-006-000, & 070-244-005-000, with a street address of 503, 509, & 515 First Street ("the property").
- B. Applicant has filed, and the City, through its Department of Community Development and Sustainability, has accepted for processing, an application for a land use entitlement for the property. (The term "application" includes a pre-application if the pre-application process is used). The Application number is _____ (the "Application").
- C. The City has adopted a program which requires an applicant for a land use entitlement to pay all costs associated with the processing of an application.
- D. Applicant agrees to pay such costs as herein provided.
- E. This Agreement includes a document entitled RULES PERTAINING TO YOUR OBLIGATION TO PAY THE CITY OF DAVIS FOR THE TOTAL COST OF PROCESSING AN APPLICATION FOR A LAND USE ENTITLEMENT. A copy of that document is attached hereto and incorporated by this reference. Applicant, by his/her/its initials, states that Applicant has read and understood the matters set forth in that document.
Initials _____

WHEREFORE, THE PARTIES AGREE AS FOLLOWS:

- ♦ Applicant agrees to pay the City all costs incurred, both direct and indirect, including State-mandated costs, associated with the review and processing of the Application for a land use entitlement with respect to the property.
- ♦ The obligation set forth in section 1 applies even if the Application is withdrawn or is not approved.
- ♦ The term "costs" includes all items within the scope of the City's adopted Master Fee Schedule, as well as the cost of retaining professional consultants to prepare environmental documentation, provide planning, engineering, building inspection, and legal services, and to perform other functions related to review and processing of the application. (A copy of the current fee schedule may be obtained from the Department of Community Development and Sustainability).
- ♦ Applicant understands that one or more payments will be required to cover the costs described above at such time(s) as requested by the Community Development and Sustainability Director. Certain applications require

only the payment of a flat fee, while others are processed on an hourly rate basis. For those processed on an hourly rate basis, one or more deposits against hourly rate charges are required pursuant to the Master Fee Schedule. Actual costs are charged based on a tiered hourly rate structure adopted by the City Council from time to time.

- ♦ Applicant must, at all times, have on deposit a sufficient amount to cover estimated future billings.
- ♦ When one or more deposits are required, Applicant may, from time to time, request from the Department of Community Development and Sustainability the approximate total of the costs incurred to the date of the request.
- ♦ Applicant understands that he/she/it is entitled to a refund of any deposit only to the extent the amount on deposit exceeds the amount due the City under this Agreement. No reimbursement will be made for services already rendered if an application is withdrawn. Fixed fee application refunds are subject to the Community Development and Sustainability Department Refund Policy contained in the Planning Division Fee Schedule.
- ♦ Only when a determination on the Application becomes final, and all staff work is complete, will Applicant receive a refund, if any, as provided in section 7.
- ♦ The City agrees to review and process the Application in accordance with this Agreement and all applicable laws, regulations, ordinances, standards and policies. Applicant understands that if a request for a deposit is outstanding, the Application will not be processed further until the deposit is made. If the deposit is not made within 10 days after a final demand is made for the deposit, the Application shall be deemed denied.
- ♦ The Application will not be considered by the City Planning Commission, the City Council, or any other decision-making body until all required deposit(s) have been made.
- ♦ If the Application is subject to a Measure J, as adopted by the voters of the City, or other similar measure, Applicant shall submit a deposit, in an amount determined by the Community Development and Sustainability Director, to fully cover City and Yolo County election costs. The deposit must be made prior to the City requesting that Yolo County conduct an election.
- ♦ Applicant understands and agrees that no City official, employee, or agent can make any promise or representation concerning the outcome of the Application. Only official action on the Application constitutes approval or disapproval thereof. If any promise or representation is made regarding the outcome of the Application by any official, employee, or agent of the City, such promise and/or representation SHALL BE OF NO FORCE OR EFFECT.
- ♦ In the event any claim, action, or proceeding is instituted against the City, and/or its officers, agents and employees, by any third party on account of the processing or approval of the Application, Applicant shall defend, indemnify and hold harmless the City, and/or its officers, agents and employees. This obligation includes, but is not limited to, the payment of all costs of defense, any amounts awarded by the Court by way of damages or otherwise, including any attorney fees and court costs. City may elect to participate in such litigation at its sole discretion and at its sole expense. As an alternative to defending any such action, Applicant may request the City rescind any approved land use entitlement. The City will promptly notify Applicant of any claim, action, or proceeding, and will cooperate fully in the defense thereof.
- ♦ In any legal action by either Applicant or the City to enforce one or more provisions of this Agreement, the prevailing party shall be entitled to reasonable attorney fees and statutory costs.

- ♦ If Applicant is a person, firm, corporation, or other entity that is different from the owner of the property, such applicant shall be bound by the provisions of this Agreement to the same extent as the property owner, and shall be jointly and severally liable with the owner for any amounts due and owing the City under the terms hereof.
- ♦ The Agreement is valid only when first signed by the property owner, and by any agent or representative of the owner, and then signed by the authorized City official.
- ♦ The property owner expressly agrees that any unpaid amounts due the City under this Agreement shall become a lien against the property and expressly authorizes the City to record a notice of lien and/or a copy of this Agreement with the County Recorder of Yolo County.
- ♦ Amounts owed the City under this Agreement shall be delinquent 30 days after they become due and payable and shall carry an interest rate of 10% per annum until fully paid.
- ♦ This Agreement shall be governed by the laws of the State of California. Venue of any action concerning this Agreement shall be in the Superior Court of Yolo County.
- ♦ The Agreement supersedes any prior agreements or understandings between the parties concerning the subject matter hereof. No amendment to this Agreement is effective until a writing setting forth the amendment is signed by both parties.
- ♦ Person(s) signing this Agreement state that he/she/it/they have the legal authority to do so.

Name of Property Owner: Beta Epsilon Association of Theta Xi (please print)

Title: Justin Schlageter, President, Board of Directros Telephone: 530-400-1168

Address: P. O. Box 4450, Davis, CA 95617

Date:
Signature of Property Owner

And/Or,

Name of Applicant if different than the Owner: Beta Epsilon Association of Theta Xi, Robert D. Testa or Skip Mezger, Directors
(please print)

Date
Signature of Applicant if different than the Owner

Date:
Signature of Community Development and Sustainability Director (or designee)

Person that shall receive billing invoices:

☒ Property Owner

Name Beta Epsilon Association of Theta Xi
Address Justin Schlageter, President, Board of Directors
P. O. Box 4450, Davis, CA 95617

☒ Applicant

Name Beta Epsilon Association of Theta Xi
Address Robert D. Testa or Skip Mezger, Directors
P. O. Box 4450, Davis, CA 95617

Person that shall receive any refund of monies paid:

☒ Property Owner

Name Beta Epsilon Association of Theta Xi
Address Justin Schlageter, President, Board of Directors
P. O. Box 4450, Davis, CA 95617

☐ Applicant

Name
Address

FOR CITY USE ONLY:

Name of Applicant:	<u></u>	Date:	<u></u>
Name of Property Owner:	<u></u>		
Address of Project:	<u></u>	Project No.:	<u></u>
Type of Application	<u></u>	By:	<u></u>
Fee Deposits:	<u>Receipt No. and Date:</u>		

THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND SUSTAINABILITY



ENVIRONMENTAL INFORMATION FORM

The purpose of this form is to inform the City of the basic components of the proposed project so that the City may review the project pursuant to City policies, ordinances and guidelines; the California Environmental Quality Act; and the City's Environmental Review Regulations. It is important that the information requested in this application be provided in full.

GENERAL INFORMATION (Print or Type)

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Please note that it is the responsibility of the applicant to ensure that the application is complete at the time of submittal; city staff will not be available to perform work required to provide missing information.

Name of Proposed Project

PA#

Theta Xi Fraternity

Location of Project

503, 509 & 515 First Street, Davis, CA 95616

Applicant/Contact Name

Phone No: 925-899-6707 or 916-548-1731

Robert D. Testa or Skip Mezger, Directors, Beta Epsilon Association of Theta Xi

FAX No: N/A

Address

P. O. Box 4450, Davis, CA 95617

Name and Address of person preparing this form (if different from above)

Phone No:

Assessors Parcel No

070-244-004-000; 070-244-006-000; 070-244-005-000

GENERAL PROJECT INFORMATION

Detailed description of the Proposed Project This should provide an adequate description of the site in terms of the ultimate use which will result from the proposed project. Indicate if there are proposed phases for development, the extent of development to occur with each phase, and the anticipated completion of each increment. (Attach additional sheets if necessary)

See Planning Application Form Continuation Sheet (attached)

Describe any proposed General Plan amendment, planned development, zone change, or specific plan amendment which would affect the project site. _____

Related Projects: If this project is part or a portion of a larger project, describe the previous project by name, preliminary planned development number, or other project identification. _____

Previous Environmental Documents: If this project is part of a larger project for which a Negative Declaration or an Environmental Impact Report has been prepared and certified, reference the document below. Include the date and SCH # if possible. N/A

Other permits or approvals: Include a description of all permits and approvals that will be necessary from the City of Davis and other governmental agencies in order to fully implement the project. _____

Design review, demolition review, lot line adjustment, conditional use permit.

SITE CHARACTERISTICS

Property size:
Gross (sq. ft./acre) 19,800 SF (approx)

Net (Sq.Ft./acre) (total site minus areas of public streets and proposed dedications) 19,800 SF (approx)

Zoning:
Existing: CC-Central Commercial Proposed: CU-Residential Group Living (Fraternity)

General Plan Designation:
Existing: Retail Stores (Downtown Core) Proposed: CU-Residential Group Living (Fraternity)

Describe the physical setting of the site, as it exists before the project, including information on topography, soils, plants (shrubs, trees) and animals, trails, roads, drainage courses and scenic aspects. Describe any existing structures on site (including age and condition) and the use of the structures. Attach photographs of significant features described. In addition, cite all sources of information (i.e. soils and hydrologic studies, biotic and archeological surveys, traffic studies).

See Planning Application Form Continuation Sheet (attached)

In the known history of the site, has there been any use, storage, or discharge of hazardous and/or toxic materials? Examples of hazardous and/or toxic materials include, but are not limited to PCB's; radioactive substances; pesticides and herbicides; fuels, oils, solvents, and other flammable liquids and gasses. Also note, underground storage of any of the above. Please List the materials and describe their use, storage, and/or discharge on the property, as well as the dates of use if known. There are no indications of any hazardous and/or toxic materials used, store or discharged on the site.

In reports dated 7/26/16, Wes-Tec Environmental certified that 503 and 509 First Street, the houses proposed for demolition as part of this project, had been tested by a licensed Certified Asbestos Consultant for asbestos containing material and no asbestos containing materials regulated by the California state codes or standards was found. The reports are attached for reference.

Will the proposed project involve the temporary or long-term use, storage or discharge of hazardous and/or toxic materials, including, but not limited to those examples listed above? If yes, provide an inventory of all such materials to be used and proposed method of disposal. The location of such uses, along with the storage and shipment areas, shall be shown and labeled on the application plans. No

Describe surrounding properties, including information on plants, animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, retail, etc..) and scale of development (height, frontage, setback, rear yard, etc..).

See Planning Application Form Continuations Sheet (attached)

Will the proposed project change the pattern, scale or character of the surrounding general area of the project? _____
This proposal will enable the fraternity to consolidate its activities on roughly half the land that it has occupied for the past
67+ years. The proposed development will alter the existing pattern, scale and character to be in closer conformance
with the city's Downtown Development Guideline goals for this street frontage.

Describe the known cultural and/or historical aspects of the site. Cite all sources of information (books, published reports and oral history). The existing houses may be considered historical resources because of their age (over 100 years old). See Historical Resource Analysis Study of 503, 509 and 515 First Street, Davis, Yolo County California 95616 dated October 2016, prepared by Historic Resource Associates, Dana E. Supernowicz. A copy of the report is attached for reference.

Describe any noise sources and their levels that now affect the site (freeway, roadway noise, etc.) and how they will affect the proposed uses. The fraternity has continuously occupied the site for over 67 years and proposes to continue to do so, with a slightly smaller occupancy level (38 present, 35 proposed). No changes from existing noise sources are anticipated.

Describe any short-term or long-term noise to be generated, including source and amount. How will these noise levels affect adjacent properties and on-site uses. What methods of sound proofing are proposed? _____
Same response as above.

Is the project proposed on land which contains fill or a slope of 10% or more? No

Are there any existing erosion problems? No

Are there any streams or permanent water courses on the site? No

Will the proposed project change drainage patterns or the quality of groundwater? If so, explain: No

Will the project affect any drainage channel, creek, pond or any other water body? Describe below: No

Will the proposal result in the loss of agricultural land? No

Are there any mature or scenic trees or shrubs on the project site? Indicate the number and species to be removed or replaced and the location of the transplant site. There are 2 Queen Palms and one Tallow tree as indicated on the Site Survey that need to be removed in connection with the demolition of the existing structures. The trees are located along the property line between 503 and 509 First Street. There is a Valley Oak tree in the rear of 509 First Street that we would expect to preserve by aligning the parking spaces to accommodate the tree.

Will the project any riparian habitat or modify the habitat of any species identified as a candidate, sensitive or special status species in local or regional plans, policies or regulations, or by the California Dept of Fish and Game or U.S. Fish and Wildlife? No

Will the project result in any new noise source, or will it place new residents in an area of high traffic noise or noise from any other source? No

Describe any air pollutants, other than vehicle exhaust, which would be generated by this project, both during and after construction. Dust particulates are considered pollutants. Any particulate emissions will be controlled by a written dust control program as may be specified by the city.

Will the project produce new sources of dust, ash, smoke, fumes or odor? If yes, describe the source of the emission, methods to control emissions and means of mitigating those effects on adjacent properties: Demolition may result in dust particulates that will be controlled by a written dust control program as may be specified by the city.

Will the project create any new light source or significant glare, other than street lighting? Describe below: No

PROPOSED BUILDING CHARACTERISTICS (BOTH RESIDENTIAL AND NON-RESIDENTIAL)

Size of new structure or addition in gross square feet: 11,483 SF Gross (approx)

Building height measured from ground to highest point in feet: 43;-0" (approx)

Number of floors / stories: 3 Floors + partial basement

Height of other appurtenances (antennas, steeples, etc.) measured from ground: _____

Project site coverage:	Building	<u>3,506</u>	sq. ft.	<u>34</u>	%
	Landscaping	<u>2,297</u>	sq. ft.	<u>22</u>	%
	Paving	<u>4,565</u>	sq. ft.	<u>44</u>	%

Exterior building materials: Painted fiber-cement board, stone or tile veneer, natural concrete, painted steel, composition roofing, stained wood accents.

Wall and / or fencing material: Natural weathering cedar or redwood.

Total number of off-street parking spaces required: Applicability of Parking District 3 requirements are unclear.
provided: 13

Are in-lieu parking fees proposed? Willing to consider if required. Amount: \$ _____

Total number of bicycle parking spaces: 50

RESIDENTIAL PROJECT

Total Lots _____		Net density / acre _____	
Total Acreage _____		Gross density / acre _____	
Total dwelling units: _____			
Single Family	Two Family	Multi-family (More than 2)	Co-op / Condominium (Ownership)
Number of units: _____	_____	_____	_____
Size of lot / unit: _____	_____	_____	_____
Single Family	Two Family	Multi-family	Co-op / Condominium
Size of unit:			
Studio:	_____	_____	_____
1 Bedroom	_____	_____	_____
2 Bedrooms	_____	_____	_____
3 Bedrooms	_____	_____	_____
4+ Bedroom	_____	_____	_____

RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR OTHER PROJECT

Type of use(s): _____

Oriented to: Regional _____ City _____ Neighborhood _____

Hours of operation: _____

Total occupancy / building capacity: _____

Number of fixed seats: _____ Gross floor area: _____

Number of employees (total): _____ Employees per shift: _____

Number of visitors / customers on site at busiest time (best estimate): _____

Other occupants (specify): _____

Approximately how many tons of solid waste will the project produce each year? _____

Is the project site within 2,000 feet of an identified hazardous / toxic site? _____

Is the project site within 2,000 feet of a school or hospital? _____

Has a Border Zone determination been made for the project site? _____

How many new residents is the project estimated to generate? The existing structures can accommodate 38 occupants.
The proposed new structure will accommodate 35 occupants.

Will the project require additional housing? No

What is the current and estimated number of motor vehicles to arrive at the site as a result of the project? Less than half of the current occupants have a car, a decline from previous years. That number is expected to continue to decline in the future with the advent of autonomous vehicles and the use of ride services such as Uber & Lyft. The fraternity will charge a monthly fee for parking to discourage car ownership and use. The project is primarily pedestrian & bicycle oriented due to the nature of the occupancy & close proximity to UCD, downtown services and public transportation.

Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians? The proposed reconfiguration of on-site parking to be fully compliant with city standards will decrease the likelihood of vehicle accidents and increase the safety of bicyclists and pedestrians.

How close is the project to the nearest public park or recreation area? The nearest public park is located at 3rd and C Streets.

What schools will be affected by this project? N/A

Describe the energy-efficient features included in the project: The proposal incorporates state-of-the-art energy efficiency measures. Sustainable design features include high levels of envelope insulation, high efficiency HVAC, LED lighting, solar shading devices, EV Charging outlets & a low water use landscaping & irrigation system, including bio-swales. The project will target a "LEED Silver" equivalency.

Describe how the following services or utilities will be provided:

Power and Natural Gas PG&E

Telephone AT&T

Water City of Davis

Sewer City of Davis

Storm Drainage City of Davis

Solid Waste City of Davis

Will the project block any vista or view currently enjoyed by the public? No

OWNER CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for adequate evaluation of this project to the best of my ability that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted before an adequate evaluation can be made by the City of Davis.

Date: _____ Signature: _____

Title: _____

Planning Application Form Continuation Sheets

Page 1 and Page 15. Detailed description of the Proposed Project...

The existing Theta Xi Fraternity currently occupies three adjacent lots/houses on the project site on First Street between D Street and the Natsoulas Gallery Building. The three lots at 503, 509, and 515 First Street 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 acquired the first of the three lots. From west to east are the “Jackson House”, the “Bryson House” and the “TX Main House”. There is also a detached garage structure that includes an attached laundry room in the northwest corner behind the Jackson House.

This re-development proposal anticipates demolition of the Bryson and Jackson houses and garage, and lot line adjustments to create two parcels of roughly equal width with addresses of 515 and 521 First Street. This will allow for construction of a more compact, consolidated singular fraternity building that will also create a more urban edge, consistent with city planning goals for the neighborhood. The architectural theme recalls the Craftsman Bungalow style of the houses being replaced. During construction, the TX Main House will continue to serve the fraternity’s housing and study needs. Once the new fraternity building is completed, the fraternity will consolidate all of its activities onto the new western parcel and the TX Main House along with its expanded lot will be vacated and made available for another tenant or higher and better use re-development proposal. Construction is anticipated to commence in June 2019 and be completed in time for occupancy when the fall term begins at UCD in September 2020.

The objectives of the proposed project are to:

- Address deficiencies in the structural integrity of the three houses used to house the undergraduate members of Theta Xi Fraternity on First Street in Davis, CA, as identified in the report by Pemberton Engineering, dated July 27, 2016;
- Renovate the subject properties in a way that provides for the needs of UCD 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;
- 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;
- Construct the new building with features that will allow it to achieve a high level of energy efficiency and reduce ongoing maintenance costs; and
- 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 .

The proposal will consolidate all living and study areas into a single new 3-story building with partial basement, a detached laundry and storage building and trash enclosure, and associated site landscaping with exterior meeting and gathering spaces. There will 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 is planned for the city landscape strip on First Street. It includes 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 significantly increases the number of conforming off-street parking spaces

available to the fraternity. The number of beds housing the fraternity would be reduced from 38 to 35; the densification of the parcel would be increased by 50%.

The development would be handicap-accessible, safer and incorporate state-of-the art energy efficiency measures. Sustainable design features will include high levels of envelope insulation, high efficiency HVAC, LED Lighting, solar shading devices, EV Charging outlets and a low water use landscaping and irrigation system. Landscaped bio-swales are proposed to be incorporated into the First and D street landscaping edges. It is anticipated that the project will target a "LEED Silver" equivalency.

Several alternatives were considered and rejected for the Theta Xi Fraternity Project because they would not meet basic project objectives, and/or were determined to be infeasible for technological, environmental, legal, social, or other reasons:

New Construction at an Alternative Location

This alternative would involve purchasing land and constructing the proposed facilities at an alternative location. The alternative would be very similar to the proposed project except that: 1) the facility would not be constructed on First Street in an area determined to be ideally situated among the campus, the downtown area, and the Amtrak Railroad Station; and 2) the project would be more expensive because of land acquisition costs that would either include costs for previously installed infrastructure (e.g., roads, sewer, flood control, utilities, etc.) but could also necessitate expenditures for required infrastructure if the infrastructure has not been previously provided. We have not been able to identify a potential site for acquisition that meets the fraternity's requirements. Because of the size of the rural nature of land surrounding UC Davis and the City of Davis, any potential land acquisition would be at a considerable distance from campus and much farther away from downtown Davis and the Amtrak Station. This alternative could have additional environmental impacts because of increased construction impacts (noise, air quality, water runoff, etc.) stemming from the provision of the basic infrastructure.

This alternative was rejected as infeasible because it would establish a location that would not be an attractive location to members or prospective members of the fraternity or competitive with available alternative housing available to students of UCD.

Acquisition and Remodeling of Existing Improved Property at an Alternative Location

This alternative would involve purchasing existing improved property in an area with a comparable proximity to the campus, the downtown area and the Amtrak Station and remodeling it to meet the needs of the fraternity. An affordable site for potential acquisition was not identified as being on the market and is unlikely to be on the market now or in the near future. Even if such a site were to be identified, expected neighborhood opposition to a proposed location of a fraternity in the neighborhood would be anticipated and would present a substantial obstacle to implementation. This alternative was rejected because it cannot be reasonably ascertained and it is considered remote and speculative.

No Project Alternative

This alternative focused on what would reasonably be expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and public services. Under the "No Project" alternative, the fraternity would continue to use its existing facilities on First Street as long as safe use could be assured and as long as the fraternity continued to attract new members. It currently suffers from not being able to compete with amenities offered by alternative housing in Davis. Continued deterioration of the existing property would exacerbate this problem. Without the ability to extract value from the existing properties as would occur by consolidating the fraternity's activities on a smaller footprint as the proposed project would do, the

fraternity would not have the resources to modify significantly the existing facilities to make them competitive with alternative housing options available to UCD students. The no project alternative would not enable the fraternity to correct structural deficiencies, lower its ongoing maintenance costs, or attract new members to ensure its survivability or sustainability, all of which are project objectives. The “No Project” alternative would not meet the basic project objectives.

This alternative is infeasible because it would not meet the project objectives, would result in the continued deterioration of the properties, and would threaten the future safety of the occupants of the existing structures and the continued existence of the Theta Xi Fraternity.

(Continued on Next Page)

Page 17: Describe the physical setting of the site, as it exists before the project, ...

The project site is located at the northeast corner of First and D Streets in the Downtown Core Area, near what is considered the historic gateway to the City of Davis (see Vicinity Map shown on Cover Sheet T.1 of the accompanying drawings).

The three houses at 503 (Jackson House), 509 (Bryson House) and 515 (TX Main House) First Street are located in a row along First Street, between D and E Streets west of the Natsoulas Art Gallery. A separate garage structure that includes an attached laundry room is located behind the Jackson House, accessible from D Street. The three houses are two-story wood framed buildings built approximately 100 years ago. While the Jackson and Bryson Houses represent a classic Craftsman Bungalow style of architecture, the TX Main House reflects Mediterranean style Revivalist architecture that garnered popularity in Davis during the late 1910s through 1930s.



The Jackson House at 503 First Street, built about 1912, appears to have originally been a single story house with a large attic and a partial basement. The shed roof dormer centered on the roof facing First Street had no veranda, railing or outside access when the house was built; these features were added by the current owner. The original brick fireplace was removed from the east wall by the current owner. The Jackson House has a horizontal board exterior wood siding.



The Bryson House at 509 First Street is of similar design and was built in the same time frame as the Jackson House, but with a second-story living area. It also has a partial basement. One of the truncated wood columns was removed, as was the brick fireplace from the east wall. The current railing is a more recent addition, as is the door to the right of the front door. The Bryson House also has a horizontal board exterior wood siding.



The TX Main House at 515 First Street was built about 1920 as a full two-story house with a partial basement. It has had numerous alterations beginning in 1950, including the demolition of the original garage, addition of an enlarged kitchen. Addition of an upstairs dormitory, and replacement of the original front porch with a veranda having two arches of unequal size. The walls of the TX Main house are clad with stucco.

All three houses are two-story wood framed buildings. Each has a covered front porch with a balcony above and a partial basement. The buildings are set up dorm style, with each having several bedrooms and community bathrooms. The 1st floor of the TX Main House has a large kitchen and a large community dining room. The Jackson and Bryson Houses do not have kitchens or large community rooms. The roofing for all three houses is composed of composite shingles supported by sheathing over rafters. The walls of all three house are composed of 2x4 rough sawn RW joists. The floor joists are supported by a perimeter foundation wall, basement walls, and by 4x6 girders running orthogonal to the joists. The girders are supported by piers and pad footings and posts which extend down into the basement. The foundation for each house is similar. The basement wall thicknesses are all approximately 8 inches. The basements of the Jackson and Bryson Houses are located below the back half of the buildings while the basement of the TX Main House is located towards the central portion of the structure.

A structural evaluation of all three houses was conducted by Pemberton Engineering of Davis on July 27, 2016, and is attached for reference.

The project site is flat and currently consists of three lots. The western most lot is paved between the sidewalk and the structure for off-street parking. The area has several trees scattered about. There is a paved recreation/patio area behind the two houses and the front area is landscaped with shrubbery and lawn. The site is bounded by a mix of uses and facilities. Adjacent parcels include a funeral home on D Street and an art gallery on First Street adjacent to the eastern lot owned by the fraternity on which the TX Main House is located. The project site faces a landscaped buffer and the back of a retail building in a shopping plaza on the south side of First Street. The surrounding area is a mix of retail, single family and apartment developments along First Street and D and E Streets.

From 1950 through 2019, over 1,300 undergraduate men of Theta Xi called the TX Main House, the Bryson House and the Jackson House their home away from home, changing rooms and roommates at the end of each term.

As part of the proposed project, we propose to commemorate the original structures that housed the fraternity with a suitable, prominently displayed commemorative plaque similar to the following:



The original two western structures that housed the Beta Epsilon Chapter of Theta Xi Fraternity at what was then 503 and 509 First Street were built about 1912 and represented a classic Craftsman Bungalow style of architecture. The original eastern structure at what was then 515 First Street was built in 1920 and reflected a Mediterranean Revivalist style of architecture. In that era, First Street was part of the Lincoln Transcontinental Highway, later named US 40, before it was abandoned for present day Interstate 80. All three residential properties were converted to fraternity housing in the decade of the 1950s, beginning with 515 First Street and continuing westward. From 1950 through 2019, over 1,300 undergraduate men of Theta Xi called those three houses their home away from home, changing rooms and roommates at the end of each term.

The Jackson House was named in honor of W. Turrentine “Turpy” Jackson, the fraternity’s long-time advisor who served in that capacity for over 47 years. The Bryson House was named in honor of Ellen Loree “Cookie” Bryson, the fraternity’s initial cook who served in that capacity for about 18 years. The present fraternity house was made possible by the generous donations of fraternity alumni and undergraduate members of the chapter and first occupied in the fall of 2020.

Page 17: Describe surrounding properties,...

The General Plan and Core Area Specific Plan designation for the site is Retail Stores and it is zoned Mixed Use. The Mixed Use District calls for implementing the policies of the core plan; preserving the older architectural styles and encouraging an increased variety and intermixture of residential and commercial activities; and enhancing the tree-shaded ambiance, pedestrian usage and character of the district. The Core Area Design Combining District, an overlay district that applies to areas zoned Mixed-Use, has among its purposes to provide for the harmonious blending of residential and commercial uses;

preserve the older architectural styles and encourage the intermingling of compatible structures; enhance the pedestrian and bicycle-oriented character of the core; and preserve the tree-shaded ambiance. The Specific Plan recognizes the stabilization of existing residential neighborhoods in the Core Area as critical in maintaining a healthy and viable downtown. The retention of a residential base in the Core Area is seen as crucial to the success of the pedestrian environment of the downtown. Among the guiding policies of the General Plan is to strengthen the visual connection between the Core and the University. All of these policies support the efforts of the fraternity to remain at the location that it has occupied for the last 67+ years.

The entire north side of First Street between D and E Streets, occupied by the art gallery and the fraternity, and the portion of the block around the corner on D Street adjacent to the fraternity occupied by the funeral home are among the few remaining properties on the boundary of the retail store designation in the area not developed for retail uses. The north side of First Street between D and E Streets does not lend itself to pedestrian oriented retail development without suitable parking and such parking could only be provided below grade at a significant cost. The designation in the General Plan of First Street being a primary automobile through route raises additional concerns. The properties on First Street between D and E Streets should be recognized as being in the transitional area and not suitable for pedestrian oriented retail store fronts built out to the street along the entire block.

The proposed continuation of residential use on the subject lots is consistent with the zoning on the site which allows multifamily residential uses as a conditional use and the General Plan designation which allows it as a secondary use. The proposed residential use is consistent with the overall buildout of the city under the General Plan. Development of the eastern parcel would require additional review and approval. The subject project, with mitigation and conditions, will be consistent with applicable policies including infill development, housing, mobility, design, energy, and noise.