



April 23, 2018

Ike Njoku, Project Planner  
City of Davis Department of Community Development and Sustainability  
23 Russell Boulevard  
Davis, CA 05616

Re: **“Theta Xi” Project Data, Zoning Summary and Standards**

Dear Mr. Njoku,

As requested, this letter serves to summarize the project zoning against our development proposal in order to confirm general conformance. We propose a lot-line adjustment to create two separate parcels as part of the project development proposal. All the data below is relative to the western lot which consolidates all fraternity functions in new construction. The remaining eastern lot and existing residence will no longer serve the fraternity once the new building is occupied. We recognize that the proposed vehicle parking is less than city requirements, but it is a considerable improvement over the existing parking arrangement. The project mitigates by providing a pedestrian and bike-centric design with bike capacity well above what is required. We also believe the central downtown location is ideal for consideration of a parking reduction, as the near proximity to UCD and city amenities make pedestrian and bike access easy, convenient and far less expensive to students.

### **Project Data**

Project site area:	10,350 SF / 0.24 acres
Building area:	11,721 SF
FAR building area:	10,040 SF
FAR:	0.97
Building stories / height:	3-story, 43' to roof
Lot coverage:	3,506 SF (34%)
Landscape area:	2,297 SF (22%)
Walks and patios:	896 SF (9%)
Residential bedrooms:	18
Beds:	35
On-site vehicle parking:	13 spaces - 5 standards, 8 compacts
	Note: 23 required per 40.25.090 (d)

Long-term enclosed / secured bike parking:	36 spaces (26 required)
Over-the-summer bike storage:	20 spaces (no standard)
Short-term visitor bicycle parking:	12 spaces (9 required)
Front setback:	0' ground floor, 1.5' upper floors
Street side setback:	5' ground floor, 2' upper floors
Interior side setback:	0'
Rear setback:	44'

**Zoning and Standards are as follows:**

Zoning:	CC Central Commercial C-D Core area design combining district (40.13) DDTRN Downtown Core Commercial and Mixed-Use
Residential density:	40 units per acre, per R-H-D – see 40.14.030 (o) below
40.14.080 FAR (floor area ratio):	3.0
40.14.080 Yard requirements:	No front yards required No side yards required Rear yard minimum of 10'
Allowable height:	No height regulation
40.14.030 (o) Permitted uses:	Residential structures and apartments with densities up to those permitted in the R-H-D district (up to 40 units per acre)
40.14.050 (l) Conditional uses:	Living groups (fraternity)
40.14.090 (d) Parking	Multi-family: 1 space per bedroom, multi-family
40.25.090 (d) Parking	Fraternity: 2 spaces for every three beds
40.25A.040 (a) Bicycle parking (fraternity):	1.0 space per bed (75% long term, 25% short term)