The City of Davis Planning Commission will conduct a public hearing on the project applications, as described below, at a meeting beginning at 7:00 p.m. on Wednesday, March 11, 2020 in the Community Chambers, City Offices, 23 Russell Boulevard, Davis, California. Please contact the City Clerk’s Office or Community Development and Sustainability Department for the approximate time this item will be heard.

Project Name: Theta Xi Fraternity Redevelopment Project

Project Location: 503, 509 and 515 First Street, Davis, CA 95616

Owner: Beta Epsilon Association of Theta Xi
        c/o Justin Schlageter, President Board of Directors
        P. O. Box 4450, Davis, CA 95617

Applicant: Robert D. Testa & Skip Mezger, Directors
            Beta Epsilon Association of Theta Xi
            P. O. Box 4450, Davis, CA 95617

File Number: 503, 509 and 515 First Street - Planning Application #18-14 for Demolition #3-18, Lot Merger & Lot Line Adjustment #1-18, Conditional Use Permit (CUP) #5-18, Design Review (DR) #5-18, and Final Environmental Impact Report (FEIR) #3-18 -- Theta Xi Fraternity Redevelopment Project

Project Description:
The applicants propose to demolish two existing buildings at 503 (Bryson House, (2,442 sf)), and 509 First Street (Jackson House, (2,799 sf)), plus a detached garage (450 sf), merge the three parcels into one, and re-subdivide the merged parcel into two. The purpose being to construct a consolidated fraternity building on one lot, while retaining 515 First Street building on a larger new lot. The proposal involves the following project applications:

- Demolition of the two buildings at 503 and 509 First Street (Bryson House (2,442 sf), Jackson House (2,799 sf), and a detached garage (450 sf) structure). The house at 515 First Street (Theta Xi Main House) will be retained on a reconfigured lot of approximately 9,450 sf. The proposed replacement building will be three stories high and approximately 9,952 sf in size. There will also be an approximately 209 sf detached storage and laundry structure and 196 sf trash enclosure on the second new parcel (10,350 sf) for a total of 10,357 sf of new construction;

- Merger & Lot Line Adjustment, which will merge the three lots located at 503, 509, and 515 First Street into one, and re-subdivide the merged parcel into two lots; one parcel will
be developed with a consolidated fraternity 35-bed three-story building, while the other lot will retain 515 First Street building and house the fraternity during construction of the new consolidated building;

β Conditional Use Permit, that allows the modification of the existing living group use permit (i.e., to allow the continued operation of the fraternity at the new consolidated building). The building at 515 First Street will house the fraternity until the completion of the new consolidated building at which time the 515 First Street property will be available for sale-sale to pay for the costs of the new building fraternity building, according to the applicants; and

β Design Review, to review the site plan and architecture of the proposed project.

Environmental Determination:
The City of Davis (City) has prepared a focused Environmental Impact report (EIR) for the project to evaluate the potential environmental impacts. The Final EIR has been completed, and the Commission is being asked to deliberate and certify the FEIR. A finding of facts and statement of overriding consideration has been prepared for the certification of the EIR. A mitigation monitoring plan has also been prepared to address some identified impacts. No new information has been received to warrant re-circulation of the EIR.

Availability of Documents:
Additional information pertaining to the project is available for review at the Department of Community Development and Sustainability, Planning Division, 23 Russell Boulevard, Davis, California, 95616. Staff reports are available through the city’s website at: https://cityofdavis.org/city-hall/commissions-and-committees/planning-commission/agendas. Staff reports for the public hearing are generally available five (5) days prior to the hearing date and may be available by contacting the project planner.

Public Comments:
All interested parties are invited to attend the meeting or send written comments to Ike Njoku, Project Planner, City of Davis, Department of Community Development and Sustainability, 23 Russell Boulevard, Suite 2, Davis, California, 95616; or via email at injoku@cityofdavis.org, no later than noon the date of the meeting. For questions, please call the project planner at (530) 757-5610, extension 7230.

The City does not transcribe its proceedings. Persons who wish to obtain a verbatim record should arrange for attendance by a court reporter or for some other acceptable means of recordation. Such arrangements will be at the sole expense of the person requesting the recordation.

If you challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence to the Director of Community Development and Sustainability or City Clerk at, or prior to, the public hearing.

Sherri Metzker, Principal Planner
Community Development & Sustainability