



January 28, 2025

TO: Applicant and Adjacent Property Owners

FROM: City of Davis, Community Development Department

SUBJECT: **Chiles Ranch Minor Modifications** - Notice of Intent to Approve Planning Application #24-62 for Minor Modification #02-24 and Design Review #22-24

This notice is to inform you of the Community Development Department's intent to administratively approve a planning application for the following project.

Application Summary: Minor modifications to standards, lot lines, and house designs for the approved Chiles Ranch Subdivision

Project Applicant: Century Communities, 6700 Koll Center Parkway, Suite 210, Pleasanton, CA, 95616

Project Description:

The applicant is requesting approval of a planning application for a Minor Modification and Design Review to the Chiles Ranch Final Planned Development (PA#55-07 and PA#15-24). The changes include minor adjustments to lot lines, design updates to residential plans, modifications to the development standards related to the updated plans and lots, and design review for increased floor area ratio.

The design of the residential floor plans and exteriors have been refined and updated. It includes attached and detached dwellings with one-story, one-and-a-half stories, and two-story designs that are substantially consistent with the previously approved designs and range of single-family housing types and sizes.

The updated lot lines are minor changes and do not materially affect the overall design and layout of the subdivision, does not change the number of approved lots or alter any roadways or other subdivision features. The subdivision layout would still be consistent with the final planned development map and would be in substantial conformance with the approved tentative map.

The changes also include modifications to the final planned development standards to reflect the updated plans and lots. The minor modification addresses open space and lot coverage calculations. The approved final planned development and design review included house plans with total living area ranging in size from approximately 1,314 square feet to

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2,648 square feet. With the proposed modifications, living areas would range from 1,456 square feet to 2,727 square feet.

Proposed modifications would remain within 10% of the approved open space and lot coverage for every lot. Existing approved maximum lot coverage for the subdivision lots ranges between 40% and 63%. With the modifications, maximum proposed lot coverage would range between 29% and 64%. Existing approved minimum open space for the subdivision lots ranges between 15% and 65%. With the modifications, minimum proposed open space would range between 34% and 65%.

Additionally, the design review allows an increase in the floor area ratio for the affected lots. The existing approved maximum floor area ratio calculation for the subdivision lots ranges between 40% and 83% on the individual lots. Proposed increases in the living areas of the house plans with the changes to the lot lines would result in maximum floor area ratio calculations ranging between 38% and 79% for the lots. Overall, total floor area ratio for the entire project would increase from 60.8% to 62.0%

No changes are proposed that would affect the maximum building heights or building setback requirements. Project materials for the proposed modifications and design changes are available on the project webpage at: [Chiles Ranch Project Information | City of Davis, CA](#).

Pursuant to Municipal Code Section 40.27.080(b.9) and 40.31.040(s), a minor modification for deviations to final planned development maps and administrative design review for building designs and increases in allowable floor area ratio are allowed. City staff has reviewed the proposal and determined that the proposal will comply with all applicable zoning development standards and requirements, with approval of these planning applications.

Environmental Determination:

The proposed project is Categorically Exempt from further environmental review pursuant to CEQA Guidelines Section 15305, which exempts minor alterations in land use limitations which do not result in changes to land use or density. Furthermore, the project is consistent with the Initial Study/Negative Declaration (Neg Dec #01-08) which was previously prepared for the approved Chiles Ranch Project and adopted by the City.

Administrative Procedure:

Under the provisions of the City's Zoning Ordinance, the Community Development Department is allowed to administratively approve certain types of applications without a public hearing. However, before approval is given, there will be a **10-day comment period beginning on January 30, 2025 and ending on February 10, 2025**. This comment period will enable you to bring your comments or questions to the attention of the Community Development Department. No appeal form, or fee is required and you may correspond orally or in writing. If you have any questions about the project or the process, please contact the Community Development Department at (530) 757-5610; or via email at elee@cityofdavis.org.

Unless the department receives information which, in its judgment, warrants that a public hearing be held, the project will be approved. **An appeal period will commence on February 12, 2025, and will close at 5:00 p.m. on February 21, 2025.** If you wish to appeal the approval, thereby requesting a public hearing to be held on this project, an appeal application accompanied by a written statement of the grounds for the objection, along with a fee of \$256 must be received prior to the end of the appeal period.

You will not receive any further notice unless an appeal is filed and a public hearing is scheduled.

Attachments:

1. Proposed Schematic Site Plan

Proposed Schematic Site Plan and House Plan Footprints

