

COMMUNITY DEVELOPMENT DEPARTMENT

23 Russell Boulevard – Davis, California 95616
530/757-5610 – FAX: 530/757-5660 – TDD: 530/757-5666



**City of Davis
Notice of Public Hearing**

The City of Davis **City Council** will conduct a public hearing on the project applications, as described below, at a meeting beginning at **6:30 p.m. on Tuesday, December 16, 2008**, in the Community Chambers, City Offices, 23 Russell Boulevard, Davis, California. Please contact the City Clerk's Office for the approximate time this item will be heard.

Project Name: Grande School Site Subdivision

Project Location: South of Grande Avenue & North of Covell Park (Broadly Situated Between "F" Street & Catalina Drive)

File Number: Planning Application #77-07; GPA#7-07, DA #4-07; REZ & PPD #7-07, VTM #2-07, FPD#11-07, & MND #08-07

Owner: Davis Joint Unified School District
526 B Street, Davis, CA 95616

Applicant: Thomas Lumbrazo, 1504 Sierra Gardens Drive
Roseville, CA 95661

Project Description:

The proposed project will involve the following:

1. General Plan Amendment to change the land use map designation for the 8.83 gross acres parcel from Public/Semi-public to Residential Low-Density.
2. Rezoning and Preliminary Planned Development to change the zoning designation of the site from Residential One-family to a Planned Development Residential One-family. Some deviations from Residential One-family district development standards are requested to accommodate the proposed planned development;
3. Approval of a Development Agreement to govern the affordable housing and middle-income housing component of the proposed development, and the energy-efficiency improvements to existing DJUSD facilities. The proposal is to give preference to DJUSD employees for the affordable and middle-income units at initial sales, while indemnifying the City of Davis;
4. Vesting Tentative Subdivision Map to divide the 8.83 gross acre parcel into 41 lots for single-family residential development, including provision of greenbelt parcels to the east and west of the site, additional parkland dedication to be added to Covell Park to the south, Grande Avenue improvements, and internal public roadway. The proposed lots will range in sizes as follows:
 - Market-rate lots from 4,736 to 7,602 square feet (27 total)



- Middle-income lots from 4,660 to 5,131 square feet (6 total)
 - Low-income lots from 4,095 to 5,428 square feet (8 total)
5. Final Planned Development to establish zoning standards for the 41 lots, which include yard setbacks, building heights, lot coverage, floor area ratio, parking, and usable open space. Requested deviations for the market-rate lots pertain to yard setbacks, lot width, and minimum lot size. The deviations for the affordable housing lots pertain to yard setbacks, lot width, floor area ratio, lot coverage, usable open space, and minimum lot size; and
 6. Mitigated Negative Declaration to evaluate and address any potential environmental impacts of the proposed project.

No formal affordable housing plan is submitted. The applicant proposes as part of the project description concept that is consistent with the Affordable Housing Ordinance with the exception of targeting the affordable and middle-income units to School District staff. The current proposal is to provide eight low-moderate income single-family for-sale ownership units and six middle-income units. The proposal is to give preference to District employees in the initial sale of the affordable and middle-income units. This would be accomplished by an initial lottery of District employees and a second lottery under the city's standard Incentive System should additional buyers were to be needed. The District would have to indemnify the city and provide demographic information to demonstrate that there is no disparate impact on a protected class.

According to the applicant, the DJUSD has determined the site to be surplus property, including Nugget Fields, and would never develop a new school on it. The applicant states that the purpose for the requested project applications is to accord the DJUSD opportunity to create potential additional value through the eventual sale of the property in order to generate needed funds for DJUSD facilities. The applicant adds that the DJUSD has not determined whether to sale the property to a master developer, or more than one developer, or small builders, or a combination of these in order to obtain the best value to the DJUSD. The applicant reiterates that the sale of the property would generate funds for maintaining and upgrading existing facilities as the DJUSD estimates that there is about \$20 million in deferred facilities needs. The applicant indicates that no prospective developer has been identified at this time. The District diligently worked with the neighbors in good faith to draft the submitted project plans.

Planning Commission Action:

On November 12, 2008, the Planning Commission recommended to City Council approval of the Grande School Site project entitlement applications listed above by a vote of five to zero (5 to 0). The Commission action was subject to staff working with the applicant to address the District's concern that recommended greenbelt improvement timing condition could impose financial burden to the prospective developer; and review the Noise Ordinance to see if it is consistent with the recommended condition relative to neighborhood concern about start time for construction activities.

Environmental Determination:

An Initial Study was completed to examine potential areas of impacts resulting from the proposed project. The Environmental Checklist reveals that there are no significant adverse impacts associated with the proposed project that would warrant an Environmental Impact Report (EIR) given the recommended mitigation measures, which are acceptable to the applicant.

Impacts associated to the proposed project will be mitigated to a less than significant level through proposed mitigation measures and conditions of approval. A Mitigated Negative Declaration has been prepared for the City Council adoption.

Availability of Documents:

The project application file is available for review at the Community Development Department, Planning Division, 23 Russell Boulevard, Davis, California, 95616. You may contact the project planner, Ike Njoku, at (530) 757-5610. Staff reports are available for the price of copying at Kinko's Copies, 313 F Street, or Navin's Copy Shop, 231 Third Street, or Postmarks, 417 Mace Boulevard. Staff reports for the public hearing are generally available five (5) days prior to the hearing date.

Public Comments:

All interested parties are invited to attend the meeting or send written comments to the Community Development Department, c/o Eric Lee, Assistant Planner, no later than 12:00 p.m. the date of the meeting, at injoku@cityofdavis.org or call (530) 757-5610.

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 Community Development Director or City Clerk at, or prior to, the public hearing.

Bill Emlen, City Manager