

Notice of Public Hearing and Notice of Availability

Proposed Chiles Ranch Residential Subdivision

PA # 55-07: General Plan Amendment, Rezone/Preliminary Planned Development, Tentative Subdivision Map; Final Planned Development, Affordable Housing Plan, Design Review, Mitigated Negative Declaration

The City of Davis **Planning Commission** will conduct a public hearing on the project application at a meeting beginning at **7:00 p.m. on Wednesday, May 27, 2009** in the Community Chambers, City Offices, 23 Russell Boulevard, Davis, California. Please contact the Community Development Department for the approximate time this item will be heard.

Project Location: 2411 E. Eight Street, and the abutting parcel to the east (west of Mesquite Drive), and the abutting parcel to the south (north of E. Eighth Street).
Assessor's Parcel Numbers: 71-020-15; 71-401-02, 71-401 -03

Applicant/Owner: New Urban Development, LLC
c/o Don Fouts and Steve Sherman
1930 E. Eighth Street, Suite 100
Davis, CA 95616

Project Description:

The applicant proposes to subdivide three vacant parcel totaling 12.1 acres for the creation of a 108 residential subdivision; city street; city greenbelt; and private alley and common open space parcels. The land use designation on all three parcels is "Residential Low-Density." The applicant proposes a General Plan Amendment from "Residential Low-Density" to "Residential Medium-Density". A rezone of the three parcels from a mix of Agriculture (A) and Residential One and Two Family (R-2) to a residential Planned Development (PD) is also proposed.

The Chiles Ranch Subdivision would include including market rate units and for-sale affordable income housing. Dwelling would be a mix of detached, attached and condominium units in one, one-and-a-half, and two stories oriented around a new public street and private alleys. Vehicular access to the site would be from a two entrances located off E. Eighth Street. The development would include city greenbelt and bicycle paths; and common open space. A minimum of two on-site parking spaces would be provided for each dwelling in one or two-car garage, carport, and uncovered parking spaces. The required number of on-site street spaces for residents is 235; a total of 263 would be provided. Seventy on-street parking spaces would be provided within the development.

More detailed information on the Chiles Ranch subdivision proposal including applicant project narrative, building elevations and floor plans can be found on the city webpage at:

<http://cityofdavis.org/CDD/projects/Chiles-Ranch/documents.cfm>

Environmental Determination:

Mitigated Negative Declaration #1-08 was prepared for the project. The Initial Study is available for review at the Community Development Department, 23 Russell Boulevard.

Availability of Documents:

The project application file is available for review at the Community Development Department, 23 Russell Boulevard, Davis, California, 95616, (530) 757-5610. Staff reports are available for the price of copying at Kinko's copies, 313 F Street and Navin's Copy Shop, 231 Third Street, or Mailboxes Etc., 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 public hearing or send written comments to the Community Development Department, c/o Cathy Camacho, ccamacho@ci.davis.ca.us no later than 12:00PM the date of the hearing.

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

Katherine Hess, Director
Community Development Department