

Notice of Availability and Notice of Public Hearing

Verona Subdivision

Proposed Subdivision, Rezone/Preliminary Planned Development, Final Planned Development, Affordable Housing Plan, Design Review

The City of Davis **City Council** will conduct a public hearing on the project application at a meeting beginning at **6:30 p.m. on Tuesday, July 15, 2008** 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: Southwest Corner of Alhambra Drive & Fifth Street
8.55 Acre Vacant Parcel (APN #071-182-12)

Property Owner: Dan Ramos
Ramco Enterprises, Inc.
1450-B Harbor Boulevard
West Sacramento, CA 95691

Applicant: Regis Homes of Sacramento, LLC
c/o Bill Heartman, President
1800 Third Street, Suite 250
Sacramento, CA 95814

File Number: PA #61-04; Mitigated Negative Declaration #10-04, Rezone and Preliminary Planned Development #2-07, Final Planned Development #13-04, Tentative Subdivision Map #7-04, Affordable Housing Plan #5-04, Design Review #29-04

Project Description:

The applicant proposes to subdivide the 8.55 acre vacant parcel located at the southwest corner of Alhambra Drive and Fifth Street for the creation of an 83 unit single-family residential subdivision. The proposed project would include a zoning change from "Retail" to a Planned Development; Final Planned Development; Design Review; and Affordable Housing Plan. The proposed subdivision would include including 45 market rate units; 17 for-sale middle income units; and 21 for-sale low/moderate income units. Primary vehicular access to the site would be from a new left-turn lane east-bound from the median on Fifth Street, with secondary right turn only access from Alhambra Drive. The dwellings would be a mix of attached and

detached two-story homes on lots ranging from approximately 1,033 square feet to 2,700 square feet. The dwellings would contain two, three, or four bedrooms in 895 square feet to 1,798 square feet. A minimum of two on-site parking spaces would be provided for each dwelling in attached two-car garage, or attached one-car garage plus one uncovered parking space. A total of 142 off-street spaces would be provided for resident parking in garages, driveways and uncovered parking spaces. Parking would be permitted on one side of the street located within the development which would provide approximately 88 spaces for visitor and resident overflow parking. The project would include 1.087 acres of the site dedicated to the city for Mace Ranch parkland, and approximately 10% of the site (.855 acres) dedicated to the city as greenbelt. The project would be consistent with the General Plan Residential Medium-Density land use designation on the site (7.2 to 16.70 units per net acre with density bonus), which would permit up to 109 dwelling units. The proposed 83 unit development (minus the park land and greenbelt dedication acreage) would have a net density of 12.56 units on 6.6 acres.

More detailed information on the Verona Subdivision proposal including applicant project narrative, building elevations and floor plans can be found on the city webpage at: <http://www.cityofdavis.org/story/?story=VeronaSubdivision>

Environmental Determination:

Mitigated Negative Declaration #10-04 was prepared for the project. Staff has determined that the proposed project will have no significant impact on the environment. 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