



November 8, 2024

TO: Applicant and Adjacent Property Owners

FROM: Community Development Department

SUBJECT: **2135 Humboldt Avenue Addition** - Notice of Intent to Approve Planning Application #24-63 for Design Review #17-24

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

Application Summary: 2nd story House Addition

Applicant: Margaret Kirnig, 2135 Humboldt Avenue, Davis

Project Data: Zoning: PD 34-74

Lot Size: 7,562 sf

House

1st Floor Existing: 1,732 sf

Proposed: No Change

2nd Floor Existing: 1,130 sf

Proposed: **365 sf**

Total living area: **3,227 sf**




Lot Coverage 32%

Floor Area Ratio **44%**

Project Description:

The applicant is requesting approval of Design Review to allow an increase in the allowed Floor Area Ratio (FAR) from 40% to 45%. The proposed project will expand the 2nd story of the property and add a 5th bedroom. The addition is proposed above the garage and will not extend beyond the façade of the garage. The increase in FAR is to allow the additional 365 square foot addition.

The applicant is requesting approval of Design Review to allow an addition (365 sq. ft.) to the second story of an existing 2-story house. The added square feet to the house would consist of an additional bedroom and extended hallway to access the room. The proposed

530-757-5610 | CDDweb@cityofdavis.org   

Community Development Department
23 Russell Boulevard, Suite 2, Davis, CA 95616

addition above the garage will not extend beyond the face of the garage. The additional square feet require and increase in Floor Area Ratio (FAR) to 44% from 40%.

Pursuant to Municipal Code Section 40.31.040, an administrative design review is required for the increases in Floor Area Ratio. City staff has reviewed the proposal and determined that the proposal will comply with all applicable zoning development standards, including setbacks, height, lot coverage, floor area ratio, open space, rear yard coverage.

Environmental Determination:

The proposed project is Categorically Exempt from further environmental review pursuant to CEQA Guidelines Section 15301, which exempts additions and alterations to existing structures.

Administrative Procedure:

Under the provisions of the City's Zoning Ordinance, the Community Development Department is allowed to administratively approve certain types of projects without a public hearing. However, before approval is given, there will be a **10-day comment period beginning on November 8, 2024 and ending on November 18, 2024**. 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 Tmcnairn@cityofdavis.org.

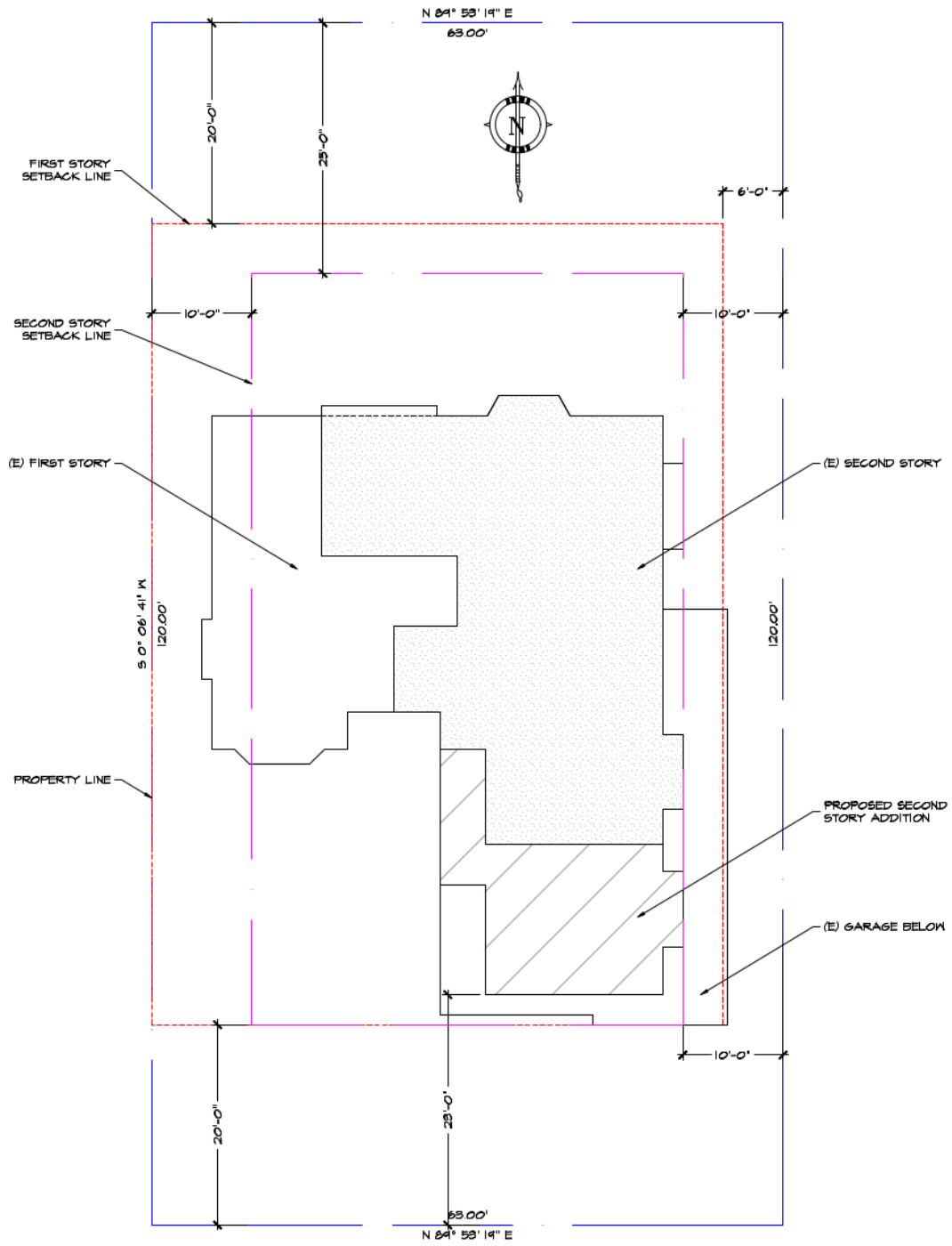
Unless the department receives information which, in its judgment, warrants that a public hearing be held, the project will be approved. **An appeal period will commence on November 19, 2024, and will close at 5:00 p.m. on November 29, 2024**. If you wish to appeal the approval, thereby requesting a 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 Site Plan and Elevations

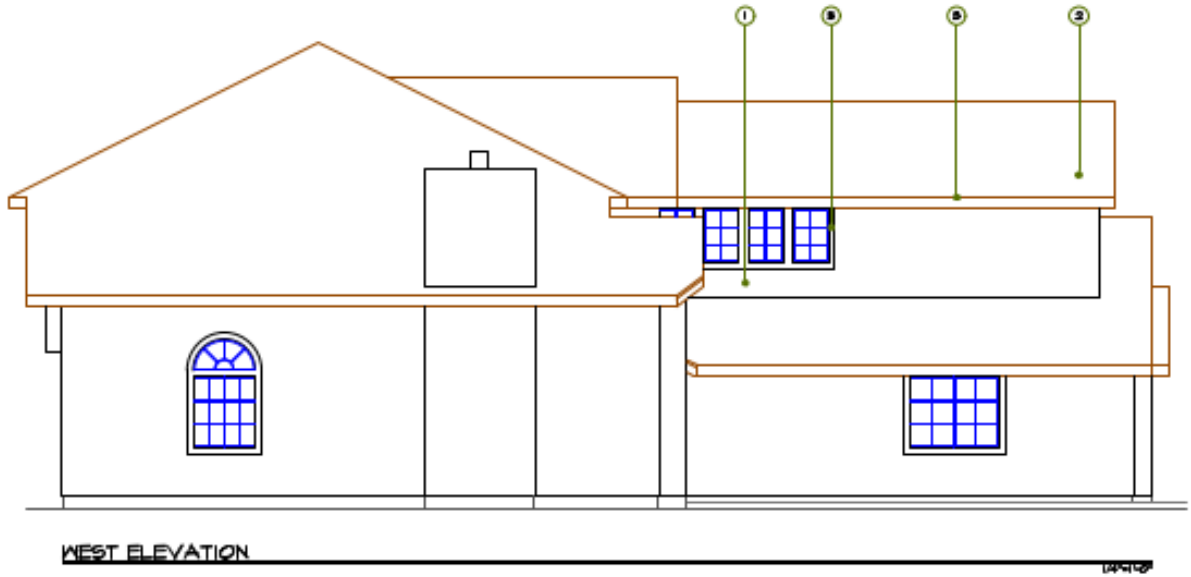
Proposed Site Plan



SITE PLAN

1/8"=1'-0"

Proposed West Elevation



Proposed East Elevation

