



**August 16, 2025**

**TO:** Applicant and Adjacent Property Owners

**FROM:** Thomas McNairn, Planner

**SUBJECT:** Notice of Design Review Application for 621 D Street Addition: Minor Improvement #36-25

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

**Summary:** 278 square-foot rear addition

**Project Address:** 621 D Street

**Zoning:** R-2 CD (Residential One and Two-Family Conservation District)

<b>Project Data:</b>	Lot Size	5,600 sf
	House: existing 1 <sup>st</sup> floor	1,269 sf
	addition 1 <sup>st</sup> floor	278 sf
	Total	1,547 sf

**Project Description:**




The applicant is requesting approval of a Design Review for a 278 square-foot, single-story rear addition to an existing one-story, single-family residence. The addition meets all the zoning standards and does not request to change any of the development standards. The addition will be architecturally consistent with the existing residence.

**Environmental Determination:**

The proposed project is categorically exempt from further environmental review pursuant to CEQA Section 15301, which exempts additions 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

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Community Development Department  
23 Russell Boulevard, Davis, CA 95616

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public hearing. However, before approval is given, there will be a **10-day comment period beginning on August 16, 2025 and ending on August 26, 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 project planner, Thomas McNairn, at (530) 757-5610 ext. 7230; or via email at [tmcnairn@cityofdavis.org](mailto: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 August 27, 2025 and will close at 5:00 p.m. on September 5, 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 \$262 must be received prior to the end of the appeal period.

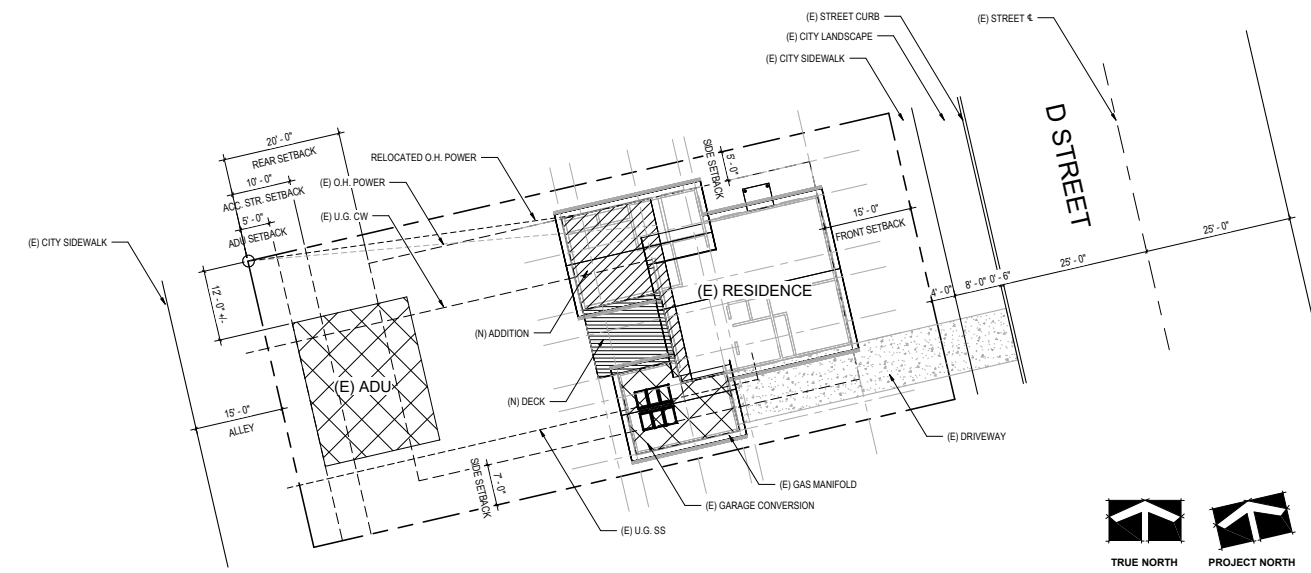
You will not receive any further notice unless an appeal is filed and a public hearing is scheduled.

#### **Attachments**

1. Proposed Site Plan

NOTICE: AS AN INSTRUMENT OF SERVICE, THIS DRAWING IS THE PROPERTY OF SPYGLASS DESIGN AND MAY BE USED ONLY FOR THIS PROJECT. MODIFICATIONS TO THIS DRAWING MAY BE MADE ONLY BY SPYGLASS DESIGN.

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1 PARTIAL PLOT PLAN  
1" = 10'-0"

BUILDING DATA		LOT COVERAGE	
2 BEDROOM, 1 BATH		TOTAL BUILDING:	1,289 FT <sup>2</sup> = 500 FT <sup>2</sup> (ADU) = 1,789 FT <sup>2</sup>
EXISTING HOME:		LOT AREA:	5,600 FT <sup>2</sup>
GARAGE:	221 FT <sup>2</sup>	LOT COVERAGE/FAR:	1,789 / 5,600 = 0.319 (31.6%)
MAIN FLOOR:	776 FT <sup>2</sup>	OPEN SPACE:	3,811 / 5,600 = 0.685 (68.5%)
ENCLOSED PORCH:	6 FT <sup>2</sup>		
COVERED PORCH:	16 FT <sup>2</sup>		
TOTAL:	1,061 FT <sup>2</sup>		
GARAGE CONVERSION:	221 FT <sup>2</sup>		
ADDITION:	278 FT <sup>2</sup>		
TOTAL NEW LIVING:	499 FT <sup>2</sup>		
NEW DECK:	162 FT <sup>2</sup>		
TOTAL BUILDING:	1,289 FT <sup>2</sup>		

ADDRESS: 621 D STREET  
APN: 070-173-016-000  
ZONE: R-2-CD  
FRONT YARD: 15 FT  
REAR YARD: 20 FT\*

\* REAR SETBACK = 5 FT FOR ADU, 10 FT FOR ACCESSORY STRUCTURE

EXISTING LOT = 5,600 FT<sup>2</sup> +/-  
EXISTING RESIDENCE = 991 FT<sup>2</sup>  
EXISTING ADU = 500 FT<sup>2</sup>  
ADDITION = 278 FT<sup>2</sup>  
GARAGE CONVERSION = 221 FT<sup>2</sup>

PROPOSED PATIO = 162 FT<sup>2</sup>  
TOTAL IMPERVIOUS = 440 FT<sup>2</sup>

(E) FAR: 1,491 FT<sup>2</sup> / 5,600 FT<sup>2</sup> = 0.267 OR 26.7% < MAX 40%  
(N) FAR: 1,990 FT<sup>2</sup> / 5,600 FT<sup>2</sup> = 0.356 OR 35.6% < MAX 40%

MIN OPEN SPACE = 20%; 5,600 FT<sup>2</sup> \* 0.2 = 1,120 FT<sup>2</sup>  
OPEN SPACE = 5,600 FT<sup>2</sup> - 1,990 FT<sup>2</sup> = 3,610 FT<sup>2</sup> > 1,120 FT<sup>2</sup>

NOTE: CONTRACTOR TO PROVIDE TREE PROTECTION FOR ALL TREES ON PROPERTY. FRONT AND BACK AS REQUIRED TO ENSURE TREES ARE PROPERLY PROTECTED DURING CONSTRUCTION.

**SPYGLASS DESIGN**  
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Project Title:  
**RESIDENTIAL REMODEL**  
621 D STREET  
DAVIS, CA 95616  
APN: 070-173-016-000

REVISION		NO.	REV. DATE	DESCRIPTION
DESIGNED BY	JDC			
DRAWN BY	JDC			
REVISION	CD PERMIT SET			
REVISION DATE	01/15/2025			

SCALE: 1/8" = 1'-0"

SHEET TITLE:  
**PLOT PLAN**

SCALE: 1" = 10'-0"

**A102**