May 6, 2020

TO: Applicant and Adjacent Property Owners

FROM: Ike Njoku, Planner & Historical Resources Manager

SUBJECT: 410 K Street - Planning Application #20-12 for Design Review #4-20 and Demolition to Accommodate a Bedroom and Bathroom Addition and an Increased Porch for the Temple Renovation and Addition Project

This notice is to inform you of the Community Development & Sustainability Department’s intent to administratively approve demolition and design review applications for the above referenced project. In addition, this notice is to inform you that the Historical Resources Management Commission (HRMC) will hold a public meeting on the project applications on the last day of comments, May 18, 2020. The meeting will be online via Zoom. Please check online for the Zoom link at the HRMC page of City’s webpage.

Application Summary: Demolition, Additions, Residing, Reroof and Renovation Project

Project Address: 410 K Street, Davis, CA 95616

Owner/Applicant: Anna R. Temple, 410 K Street, Davis, CA 95616

Zoning: R-2 CD

Lot Size: 6,012 square feet (APN: 070-332-006)

Project Data:

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Main residence</strong></td>
<td>600 sf</td>
<td>New Main Residence</td>
</tr>
<tr>
<td><strong>Detached garage</strong></td>
<td>400 sf</td>
<td>Attached Garage</td>
</tr>
<tr>
<td><strong>Porch</strong></td>
<td>200 sf</td>
<td>Porch</td>
</tr>
<tr>
<td><strong>Total lot coverage</strong></td>
<td>1,200</td>
<td>Total lot coverage</td>
</tr>
<tr>
<td><strong>Lot coverage</strong></td>
<td>20%</td>
<td>Lot coverage</td>
</tr>
<tr>
<td><strong>Usable open space</strong></td>
<td>40%</td>
<td>Usable</td>
</tr>
<tr>
<td><strong>Bedrooms/bathroom</strong></td>
<td>1/1</td>
<td>Bedrooms/bathroom</td>
</tr>
</tbody>
</table>

Project Description:
The applicant is requesting approval of project applications to accommodate an addition of one-bedroom and one-bathroom, including addition of 50 sf to the front porch, and removal and replacement of the existing siding and roof. According to the architect, the proposed project is intended to make the small minimal home comfortable for modern life. The proposal will include the following:

- Removal of existing siding to accommodate the proposed one-bedroom and one-bathroom space;
  - An addition of 360 sf will be built on the back of the house to contain a new master bedroom and bathroom; casement at rear to facilitate egress from bedroom.

- Modify the porch roof to create a more substantial appearance evocative (but not imitative) of a craftsman bungalow.

- Replace the home's roof, which the architect states to be under-built by “contemporary structural code” and replace the existing ridge, at approximately 11'-9", by a new ridge approximately 13'-5"; further the architect adds that “the new roof may be over-built or re-built pending engineering analysis.”

- Replace all windows with what the architect states to be “high-quality clad wood units”, and all street visible windows will remain the same size and type as existing; double-hung at front; facade to match existing appearance.
• Replace all exterior asbestos shingles with new clapboard siding similar to those on existing adjacent homes on the street.
• Replace the cracked porch slab by demolishing the existing slab, and re-pour concrete slab with proper engineering to avoid cracking.
• Replace any rotted wood members, build-out existing 4x4 posts to appear more substantial with defined wood base and tapered appearance toward top, include low rail with balusters.
• According to the architect, if extensive roof work is required, any related additional supports or bracing for lateral or gravity loads will not change the final exterior appearance of the project. Below are a photo of the 410 K Street, elevations and proposed site plan.
Proposed & Existing Roof Elevation

Site Plan

Project Analysis:
HRMC. Pursuant to Section 40.23.050(h) of the Zoning Ordinance, the HRMC is charged to review significant exterior renovations and demolitions within the conservation district. Staff has determined the proposed project to involve significant exterior renovation and demolition. However, the architect and the property owner do not share this perspective.

In addition, the HRMC is required to provide advisory review and input on the proposed project by the Code. The HRMC will meet on Monday, May 18, 2020, to deliberate and provide advisory input on the proposed project. The HRMC’s advisory input will be incorporated as part of the conditions of approval, if applicable. This intent to approve letter is being provided prior to the HRMC meeting as a streamlining process to facilitate the review of the project.

**Zoning Ordinance.** The proposed project complies with all applicable development standards as shown on the table below. No deviations are requested from any applicable zoning standards.

<table>
<thead>
<tr>
<th>Development Standards</th>
<th>Required/ Permitted</th>
<th>Proposed/Existing Project</th>
<th>Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yard Setbacks:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>1st Story</strong></td>
<td></td>
<td></td>
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<tr>
<td><strong>Front:</strong></td>
<td>average front setback of all residences on both sides of the street within 100’ of the property lines of the new project; or average of the two immediately adjacent buildings 5’; total of 12’</td>
<td>21’ – 7” no change</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Interior Side:</strong></td>
<td>20’</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Rear:</strong></td>
<td>7’ / 13’</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Building Height</strong></td>
<td>30’ / 2 stories</td>
<td>13’ 5”</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Lot Coverage</strong></td>
<td>40% maximum</td>
<td>27%</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Usable Open Space</strong></td>
<td>20% minimum</td>
<td>36%</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td>1 covered/ 1 uncovered</td>
<td>1 covered &amp; 1 uncovered</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Ordinance 2558. Pursuant to Ordinance 2558, the City requires a review “of all additions to single-family dwellings, duplexes, or two-family dwellings that increase the gross square footage of the dwelling by more than 40 percent. For purposes of this calculation the base square footage shall be that on record as of the effective date of this ordinance.”

Because the proposal involves more than 40% of the existing footprint addition, the exterior alterations is visible from the street, and the subject site is within Conservation Overlay District (Old East Davis Neighborhood), the City Code requires a public meeting before Historical Resources Management Commission.

**Demolition.** Pursuant to Section 8.19.010 of the Municipal code, demolition means “the destruction, removal, or relocation of a structure not classified as an “incidental structure,” or the permanent or temporary removal of more than twenty-five percent of the perimeter walls of the structure.” [Yellow emphasis added]

Staff has determined that the proposed project involves the removal of more 25% of the existing building’s perimeter walls.

**Architect/Property Owner Position.** The architect and the property owner do not agree with the staff determination that the proposed project involves demolition pursuant to City Code. They state that the “only parts of the perimeter wall framing being removed for the addition is 17% of the total existing perimeter, which is 17 linear feet out of a total of 100 linear feet.”

**Design Review.** Pursuant to Section 40.31.040(v) of the Zoning Ordinance, a site plan and architectural review is required for all additions to single-family dwellings, duplexes, or two-family dwellings that increase the gross...
square footage of the dwelling by more than 40 percent. The proposal has additions that is more than 40% of
the gross square footage of the dwelling.

The proposed project is subject to evaluation of consistency with applicable Davis Downtown Traditional and
Residential Neighborhoods (DDTRN) Design Guidelines. A project that complies with DDTRN Design
Guidelines is determined to be consistent with the Secretary of the Interior Rehabilitation of Historic Properties.

The applicant has provided a compliance DDTRN Design Guidelines relative to the proposed project. The
HRMC staff report, when prepared, will include staff analysis of DDTRN Design Guidelines compliance as
well. Detailed plan set is available to anyone who requests for it via email. Included to this letter are some of
the most relevant plan set and applicant narrative.

**Historical Resources Analysis (HRA).** HRMC Commissioner Hickman prepared historical resources analysis
report for the property at 410 K Street. The HRA report finds that the property is not eligible for listing at the
local, state and/or federal levels. The HRMC will be asked to review and accept the determination of the HRA

**Environmental Determination:**
The proposed project is Categorically Exempt from further environmental review pursuant to CEQA Guidelines
Section 15301 as existing structures involving minor alteration of existing private structures and negligible or no
expansion of existing use. The property will still be a single-family home. No additional environmental
assessment is required.

**Administrative Procedure:**
Under the provisions of the City’s Zoning Ordinance, the Community Development and Sustainability
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, which begins on **Friday, May 8, 2020. The
comment period will end on Monday, May 18, 2020, after the HRMC has completed deliberation on the
project.** This comment period will enable you to bring your comments or questions to the attention of the
Community Development and Sustainability Department. No appeal application or fee is required, and you may
correspond via email or in writing. If you have any questions about, please contact the project planner, Ike
Njoku, at (530) 757-5610 ext. 7230 (leave a message), or via email at injoku@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 Tuesday, May 19, 2020, and will close at 5:00 p.m. on Thursday, May 28, 2020.** 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 $223 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. Some Site Plan & Elevations – More Will Be Available in HRMC Staff Report
2. Findings and Conditions of Approval – Will Be Available in HRMC Staff Report
Existing Aerial From South East
Proposed Aerial From South East

Minimal aesthetic remodeling of front appearance, doors and windows are replaced but not relocated. Porch elements are made more substantial in keeping with adjacent homes. New roof covers porch under one slope.

New Addition 3600SF Conditioned

Proposed Overview:
- Existing house to remain, interior remodel of partitions, fixtures, plumbing
- New 360 SF addition with rear gable
- Total SF at house: existing 600 + new 360 = 960 total (not incl. 250 SF Porch)
- Detached garage is existing to remain
PROPOSED ROOF: ASPHALT COMP. SHINGLED
SIMILAR TO EXISTING AND ADJACENT NEIGHBORS
SMOOTH FIBER CEMENT CLAPBOARD SIDING
COLOR TBD

ALL WINDOWS TO BE CLAD WOOD

REPLACE EXISTING
DOUBLE-HUNG UNIT
WITH CASEMENT AT SIDE
ELEVATION FOR EGRESS

NORTH - COLOR MATERIALS
1/8" = 1'-0"

BUILT-UP WOOD COLUMNS AND
RAILS/BALUSTERS, COLOR TBD

13'-5"

WEST - COLOR MATERIALS
1/8" = 1'-0"

WALL MAILBOX SELECTED BY OWNER

HOUSE NUMBERS PLACED IN A POSITION THAT IS
PLAINLY LEGIBLE AND VISIBLE FROM THE
STREET FRONTING PROPERTY. NUMBERS SHALL
CONTRAST WITH THEIR BACKGROUND AND BE
NOT LESS THAN 4 INCHES HIGH WITH A STROKE
WIDTH OF NOT LESS THAN 1/2".

NEW DOOR SELECTED BY OWNER -
ASSUME SIMPSON 8881 CRAFTSMAN
IN ALDER W/ALDER JAMBS

ANNA RUTH TEMPLE
ELEVATIONS
MATERIALS STUDY

SCALE 1/8" =