May 6, 2020

TO: Applicant and Adjacent Property Owners

FROM: Ike Njoku, Planner & Historical Resources Manager

SUBJECT: 420 I Street - Planning Application #19-47 for Design Review #16-20 and Demolition, to Accommodate the Proposed Bedroom, One and One-half Bathroom Plus a Rear Porch Additions - Nourot Resident 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: Partial Demolition, Additions, Residing, Re-Project

Project Address: 420 I Street, Davis, CA 95616

Owner/Applicant: Alex Nourot, 420 I Street, Davis, CA 95616

Zoning: R-2 CD

Lot Size: 6,029 square feet (APN: 070-322-004)

Project Data:

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Main residence</strong></td>
<td>1,037sf</td>
<td>New Main Residence</td>
</tr>
<tr>
<td>2nd Floor</td>
<td>N/A</td>
<td>2nd Floor</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1,059 sf (22 sf new)</td>
</tr>
<tr>
<td><strong>Detached garage</strong></td>
<td>320 sf</td>
<td>Detached Garage</td>
</tr>
<tr>
<td></td>
<td></td>
<td>320 sf no change</td>
</tr>
<tr>
<td><strong>Accessory Dwelling Unit</strong></td>
<td>384</td>
<td>Accessory Dwelling Unit</td>
</tr>
<tr>
<td></td>
<td></td>
<td>384 sf no change</td>
</tr>
<tr>
<td><strong>Front Porch</strong></td>
<td>132 sf</td>
<td>Front Porch</td>
</tr>
<tr>
<td></td>
<td></td>
<td>132 sf no change</td>
</tr>
<tr>
<td><strong>Rear Porch</strong></td>
<td>N/A</td>
<td>Rear Porch</td>
</tr>
<tr>
<td></td>
<td></td>
<td>300 sf new</td>
</tr>
<tr>
<td><strong>Total lot coverage</strong></td>
<td>1,875 sf</td>
<td>Total lot coverage</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2,051 sf</td>
</tr>
<tr>
<td><strong>Lot coverage</strong></td>
<td>31%</td>
<td>Lot coverage</td>
</tr>
<tr>
<td></td>
<td></td>
<td>27%</td>
</tr>
<tr>
<td><strong>Floor area ratio (FAR)</strong></td>
<td>N/A</td>
<td>FAR</td>
</tr>
<tr>
<td></td>
<td></td>
<td>34%</td>
</tr>
<tr>
<td><strong>Usable open space</strong></td>
<td>30%</td>
<td>Usable</td>
</tr>
<tr>
<td></td>
<td></td>
<td>27.51%</td>
</tr>
<tr>
<td><strong>Bedrooms/bathroom</strong></td>
<td>2/1</td>
<td>Bedrooms/bathroom</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3 / 21/2</td>
</tr>
<tr>
<td><strong>Difference between existing and proposed addition</strong></td>
<td>(1,919 – 1,164 = 755 / 1,164)</td>
<td>= 65%</td>
</tr>
</tbody>
</table>

Project Description:
The applicant is requesting approval of the proposed project applications to allow partial demolition, renovation and additions to accommodate a three bedrooms and two and one-half bathrooms project. The existing one-story house has two bedrooms and one bathroom. The proposal include the following:

- Demolition of the easterly and northerly walls (consisting of the 1940s addition to the 1885 building).
- New construction of addition on the location of the 1940s additions demolished, which increases by approximately 22 square feet on the first floor.
- Addition of approximately 560 sf second floor on the 1885 building.
- Renovation of the existing and retained 1885 main building.
- Remove sloped board walls and re-side all walls with new horizontal lap siding.
- Remove sloped roof and re-roof the building with composition shingles.
- Remove foundation and pour new foundation.
- Replace post 1885 windows, as the existing delaminated dual pane and aluminum frame windows are presumed to be have installed in the 1980s and not original, with Anderson windows.
- Raise the porch of the 1885 gable portion of building and pour new foundation.
- Placement of new siding over the existing siding along the frontage and possibly south side of the building.
- Add approximately 300 sf rear porch to the new addition.
- Add solar panel array.

Below is the existing and proposed site plan.
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.

In addition, the HRMC is required to provide advisory review and input on the proposed project by the Code. Because the proposal involves more than 40% of the existing footprint, 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.

The HRMC will meet on Monday, May 18, 2020, to deliberate and provide advisory input on the proposed project, including acting on the demolition and historical resources analysis (HRA) report. 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 to you prior to the HRMC meeting as a streamlining process to facilitate the review of the project, and to serve as a notice of the HRMC meeting.

On the next page is a photo of 420 I Street.

Street View of the Existing House

Historical Resources Analysis (HRA). HRMC Commissioner Hickman prepared historical resources analysis report for the property at 420 I Street, which had been presented to HRMC. The HRA report finds that the property is not eligible for listing at the local, state and/or federal levels. The HRMC previously accepted the report as adequate, but wanted Commissioner Hickman to update certain aspects to have a complete record on the property. The HRMC will be asked to review the updated HRA report and accept it as complete on May 18, 2020.

Project Analysis:
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>1st Story Front:</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</td>
<td>7'</td>
<td>Yes</td>
</tr>
<tr>
<td>1st-story right Front:</td>
<td>1st-story = 5’; total of 12’</td>
<td>8'</td>
<td></td>
</tr>
<tr>
<td>2nd story right Front:</td>
<td>2nd-story = 10’ each side</td>
<td>13’</td>
<td></td>
</tr>
<tr>
<td>1st story left Rear:</td>
<td>8’</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2nd story left Rear:</td>
<td>13’</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1st-story Rear:</td>
<td>20’</td>
<td>68’</td>
<td>Yes</td>
</tr>
<tr>
<td>2nd-story Rear:</td>
<td>25’</td>
<td>68’</td>
<td></td>
</tr>
<tr>
<td>Building Height</td>
<td>30’ / 2 stories</td>
<td>25’</td>
<td>Yes</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>40% maximum</td>
<td>27%</td>
<td>Yes</td>
</tr>
<tr>
<td>Floor area ratio (FAR)</td>
<td>34%</td>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>Usable Open Space</td>
<td>20% minimum</td>
<td>28%</td>
<td>Yes</td>
</tr>
<tr>
<td>Parking</td>
<td>1 covered/1 uncovered</td>
<td>1 covered / 2 uncovered</td>
<td></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 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.”

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.

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.

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
Attachment #1 (Some of Applicant’s Materials)

Existing and Proposed Site Plans
West & South Elevations, Respectively
East & North Elevations
**DEMOLITION PLAN**

Demolition Plan
Northwest Elevation Rendering of the Proposed Project

Northeast Elevation Rendering of the Proposed Project