July 28, 2020

TO: Applicant and Adjacent Property Owners

FROM: Eric Lee, Planner

SUBJECT: Notice of Design Review Applications for:
3326 Monterey Avenue (PA#20-21 for Design Review #06-20); and
3338 Monterey Avenue (PA#20-22 for Design Review #07-20)

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

Application Summary: Two new two-story single-family residences.

Project Address: 3326 & 3338 Monterey Avenue

Project Owner: McCandless & Associates Architects
Attn: Steve Jewkes
428 ½ 1st Street
Woodland, CA 95695

Property Owner: Broward Construction, Inc.
1200 Kentucky Avenue
Woodland, CA 95776

Zoning: PD#2-76

<table>
<thead>
<tr>
<th>Project Data:</th>
<th>3326 Monterey Ave.</th>
<th>3338 Monterey Ave.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size</td>
<td>6,380 sf</td>
<td>6,600 sf</td>
</tr>
<tr>
<td>House</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1st Floor</td>
<td>1,301 sf</td>
<td>1,346 sf</td>
</tr>
<tr>
<td>2nd Floor</td>
<td>1,249 sf</td>
<td>1,276 sf</td>
</tr>
<tr>
<td>Garage</td>
<td>463 sf</td>
<td>477 sf</td>
</tr>
<tr>
<td>Total</td>
<td>3,013 sf</td>
<td>3,099 sf</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>28%</td>
<td>28%</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>40%</td>
<td>40%</td>
</tr>
<tr>
<td>Useable Open Space</td>
<td>38%</td>
<td>39%</td>
</tr>
</tbody>
</table>

CITY OF DAVIS
Project Description:
The applicant is requesting approval of a Design Review for two new 2-story single-family houses located at 3326 and 3338 Monterey Avenue. Each house consists of 5 bedrooms, 4.5 bathrooms, 2-car garage, and small rear balcony. Exterior materials include Hardiplank horizontal siding exterior with asphalt shingle roofing at 3326 Monterey and stucco exterior with asphalt shingle roofing at 3338 Monterey.

Pursuant to Municipal Code Section 40.31.040.u, an administrative design review is required for the construction of new 2-story single-family residences. City staff has reviewed the proposals and determined that the projects comply with all applicable zoning development standards, including setbacks, height, lot coverage, FAR, open space, parking.

Environmental Determination:
The proposed projects are categorically exempt from further environmental review pursuant to CEQA Section 15303, which exempts new construction of single family houses.

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 beginning on July 29, 2020 and ending on August 7, 2020**. This comment period will enable you to bring your comments or questions to the attention of the Community Development and Sustainability 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, Eric Lee, at (530) 757-5610 ext. 7237; or via email at elee@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 10, 2020 and will close at 5:00 p.m. on August 19, 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. Plot Plan and Elevations for 3326 Monterey
2. Plot Plan and Elevations for 3338 Monterey