August 20, 2020

TO: Applicant and Adjacent Property Owners

FROM: Ike Njoku, Planner & Historical Resources Manager

SUBJECT: 627 L Street - Planning Application #20-29 for Design Review #12-21 to Permit Legally the 2007 Garage Conversion

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.

Project Address: 627 L Street, Davis, CA 95616
Owner/applicant: Lori Moreci, 275 Thunderbird Street, Molalla, OR 97038
Zoning: R-1-6
Lot Size: 5,000 square feet

Project Data:

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Residence</td>
<td>925 sf</td>
<td>925 sf</td>
</tr>
<tr>
<td>Garage</td>
<td>308 sf</td>
<td>308 sf</td>
</tr>
<tr>
<td>Patio – added in 2008</td>
<td>300 sf</td>
<td>300 sf</td>
</tr>
<tr>
<td>Bedrooms / bathroom</td>
<td>3 / 1</td>
<td>4 / 2</td>
</tr>
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Project Description:
The applicant is requesting approval of Design Review application to accommodate a 2007 garage conversion at 627 L Street legally. According to the property owner/applicant, the illegal conversion took place in 2006/2007. The property has been occupied since then as a four-bedroom and two bathrooms home. During a recent resale inspection, the applicant was made aware of the requirement to obtain a City approval for the garage conversion.

Project Analysis:
The proposed garage conversion complies with all applicable zoning standards. Staff has prepared this letter of intent to approve the garage conversion because it cannot identify any issues with the proposal. As proposed, the project complies with all applicable zoning standards.

Environmental Determination:
The proposed project is Categorically Exempt from further environmental review pursuant to CEQA Guidelines Section 15303 as a garage conversion (i.e., an accessory structure). No additional environmental assessment is required.
Below are the floor plan of the converted garage and the project site plan.
Administrative Procedure:
Under the provisions of the City's Zoning Ordinance, the Department of Community Development and Sustainability 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 that begins on Thursday, August 20, 2020, and ends at 5:00 p.m. on Friday, August 31, 2020. This comment period will enable you to bring your comments or questions to the attention of the Department of Community Development and Sustainability. No appeal form 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. **A 10-day appeal period will commence on Tuesday, September 1, 2020, and will close at 5:00 p.m. on Thursday, September 10, 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. Applicant’s Materials
2. Conditions of Approval - available upon request; make your request to: Ike Njoku at injoku@cityofdavis.org
Applicant’s Materials

Planning Division - Plot Plan Check Review

Minimum Setbacks for Patio
- Rear: 15'
- Sides: 2' (per height of wall)
- End Setbacks: N/A

Planner: [Name]
Date: [Date]

Planning Inspection Required: Yes
Time Spent: [Time]

Lori L. Moreci
916-257-5944
Lot #31 Davis Midtown
Lot Area: 9,250 sf
Lot Coverage: 1533 sf
Lot Size: 3,000 sf

Plot Plan

627 L Street
Davis, CA 95616

Building Data
3 Bedroom 1 Bath
Existing House
1,096 sf
Lot 925 sf
Total 1,921 sf

New Patio

Scale 1"=10'

[Diagram of plot plan with dimensions and annotations]
Owner: Lori Moreci
Property Address: 627 L Street, Davis, CA 95616

Request for Permit
Converted Garage

1 Bedroom
1 Bathroom w/show.
Washer/Dryer
Storage

Living

Dining

Main House

Kitchen

Bed 3

Bed 2

Driveway

Bedroom 4

Closet

Bath 2

Cabinet

Storage

Entry Door

8x7 Garage Door

Door to Side Yard

By Lori Moreci
Date: 5/20/20
Scale 1/4 = 1
Hi Luis,

Can you please take these scaled drawings to the city of Davis Building Department. The conversion was added 10 years ago without a permit. As builder/owner of the initial remodel in 2006/2007 my boyfriend at the time thought it wasn’t necessary to permit the additional Bed 4, Bath 2.

Now I am preparing to sell the property and need an inspection and permit for the conversion. I appreciate your help with this in Davis, since I have to relocate to Oregon. I will make the trip to Davis as needed. Please let me know if you have questions or if the building department needs more info.

5/22/20