



Corinne I. Calfee
P.O. Box 2369
Davis, CA 95616

ccalfee@opterrallaw.com
510-809-8001

March 6, 2024

VIA ELECTRONIC MAIL

Thomas McNairn
Department of Community Development and Sustainability
City of Davis
23 Russell Blvd., Suite 2
Davis, CA 95616

Re: 212 University Ave., Davis, CA

Dear Thomas:

Opterra Law, Inc., represents 12-14 West Street, LLC, in relation to their property located at 212 University Avenue (the "Property"). As you will recall, we corresponded in December and January regarding the steps to complete the planning application for the Property. On January 25, you confirmed that upon submission of (1) additional information regarding the density bonus waiver for number of stories; (2) a sketch of the conceptual landscape plan; and (3) a sketch of the utilities and stormwater plan that satisfy the City's requirements, you will deem the application complete. This letter includes below the additional information requested under (1) and the sketches for (2) and (3) are enclosed.

Additional Information Regarding Density Bonus Waiver. Under the density bonus law, if a development standard would prevent the project that includes affordable housing from being built with the granted concessions/incentives, the developer may propose to have those standards waived or reduced. Cal. Gov't Code 65915(e). Here, the development standard limiting the number of stories would have the effect of preventing the project from being built. Therefore, the developer is requesting a waiver of the standard. Such waiver would not have any specific, adverse impact on health or safety because the project would be built in compliance with all applicable building standards.

We believe that we have now satisfied the City's requirements and the application can be deemed complete. We look forward to continuing to move forward with this housing project. Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Corinne I. Calfee".

Corinne I. Calfee

Encl.