



August 4, 2020

TO: Applicant and Adjacent Property Owners

FROM: Eric Lee, Planner

SUBJECT: Notice of two-story addition at 621 Elmwood Drive for
 Planning Application #20-20 for Demolition #01-20 and Design Review #05-20

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: Partial demolition and 1,862 sq. ft. two-story addition to existing 2,063 sq. ft. one-story house and 41% floor area ratio.

Project Address: 621 Elmwood Drive

Project Applicant: Maria Ogrydziak, 241 B Street, Davis, CA 95616

Property Owner: Randall O’Reilly & Yuko Munakata
 621 Elmwood Drive, Davis, CA 95616

Zoning: R-1-8

Project Data:

Lot Size	9,600 sf
House	
Existing 1 st Floor	2,063 sf
New 1 st Floor	982 sf
<u>New 2nd Floor</u>	<u>880 sf</u>
Total House	3,925 sf
New Garage	390 sf
Lot Coverage	36%
Floor Area Ratio	41%
Useable Open Space	27%

Project Description and Analysis:

The applicant is requesting planning approvals for Demolition and Design Review applications to allow an 1,862 sq. ft., two-story addition plus a 390 sq. ft. attached garage to an existing 2,063 sq. ft. single-story house located at 621 Elmwood Drive. The two-story addition will be added to the front of the house. The project includes a new 390 sq. ft. garage that will replace the existing carport, interior renovations, and related site improvements. The new house will consist of 5

bedrooms, 4.5 bathrooms, with a living and dining room, family/recreation room, mudroom/laundry, and study alcove.

The existing structure, which was built in 1959, is more than 50 years old and the project includes removal of 25% or more of the exterior perimeter walls and qualifies as a demolition under the City's Demolition Ordinance. Pursuant to Municipal Code Section 8.19.040, review and noticing is required for the demolition of structures that are fifty or more years old for a determination on the potential historic value. According to the 2015 city-wide historical survey, 621 Elmwood Drive retains its architectural integrity and was identified as a contributor to a potential historic district (Elmwood Neighborhood). However, the survey did not identify 621 Elmwood as an eligible historic resource and although it is a potential district, the Elmwood Neighborhood has not been designated as a historic district.

Pursuant to Municipal Code Section 40.23.060(f), designation of an historic district requires that a majority of the historic district contributors must retain historic integrity. Even if this property were no longer classified as a contributor, approximately 71% of the properties within the Elmwood Neighborhood would still be contributors to the potential historic district, based on properties identified in the 2015 historic survey.

Pursuant to Municipal Code Section 40.31.040(s) and (v), an administrative design review is required for increases above the allowable 40% floor area ratio (FAR) for single-family residences and for additions to single-family residences that increase the gross square footage of the dwelling by more than 40%. The proposed project would add 1,862 sq. ft. of new livable area and 390 sq. ft. garage to the existing 2,063 sq. ft. dwelling. The addition exceeds 40% of the existing dwelling's square footage. In addition, the total proposed floor area ratio of the new house (3,925 sq. ft.) would be 41%, which exceeds the allowable 40% FAR.

The design review required for this project allows for review of the design, architecture, and mass of the proposed addition and its general compatibility and consideration of the effects on neighboring properties. City staff has reviewed the proposal and determined that the project complies with all applicable zoning development standards, including setbacks, height, lot coverage, open space, parking, and with the approval of the design review complies with floor area ratio (FAR).

The addition to the front alters the existing view of the house, but the overall building mass and scale are reasonable for the residential zone which allows two stories and the neighborhood which includes a mix of single-story and two-story homes. The project maintains a residential building form and uses residential materials. Exterior materials are similar to or match the existing materials and include a stucco body with wood trim and composite shingle roofing. The second-story roof maintains a similar roof pitch to the existing one-story portion. The total new floor area ratio of 41% is less than 1% above the 40% standard and the proposed building height of 23 feet meets the zoning requirement, which allows up to 30 feet. The second story addition is located towards the front of the property, which reduces privacy issues to the rear and second story windows are primarily for bedrooms. Additionally, the proposed second story setbacks for the sides of 14 feet and 19 feet and the rear of 65 feet exceed the minimum required 10-foot side setback and 25-foot rear setback for a second story.

Environmental Determination:

The proposed project is categorically exempt from further environmental review pursuant to CEQA Section 15301, which exempts the demolition and addition to existing structures, and Section 15303, which exempts the construction a single-family residence in a residential zone. Furthermore, there are no unusual circumstances related to the project or project site that warrant environmental review.

Administrative Procedure:

Under the provisions of the City's Zoning Ordinance and Municipal Code, 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 **14-day comment period beginning on August 5, 2020 and ending on August 18, 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. **A 10-day appeal period will commence on August 19, 2020 and will close at 5:00 p.m. on August 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. Proposed Site Plan, Floor Plans, Elevations

lot area: = 9600 sf
 lot coverage = first floor house + garage/mudroom
 = 3045 sf house + 390 sf garage
 = 3435 sf / 9600 sf
 = 36%
 FAR = 3045 sf house first floor + 880 sf house second floor
 = 3925 sf / 9600 sf
 = 41%

usable open space:
 2588 sf
 2588 sf/9600 sf = 26.9%
 (20% min)

first floor area
 = 3045 sf house + 390 sf garage

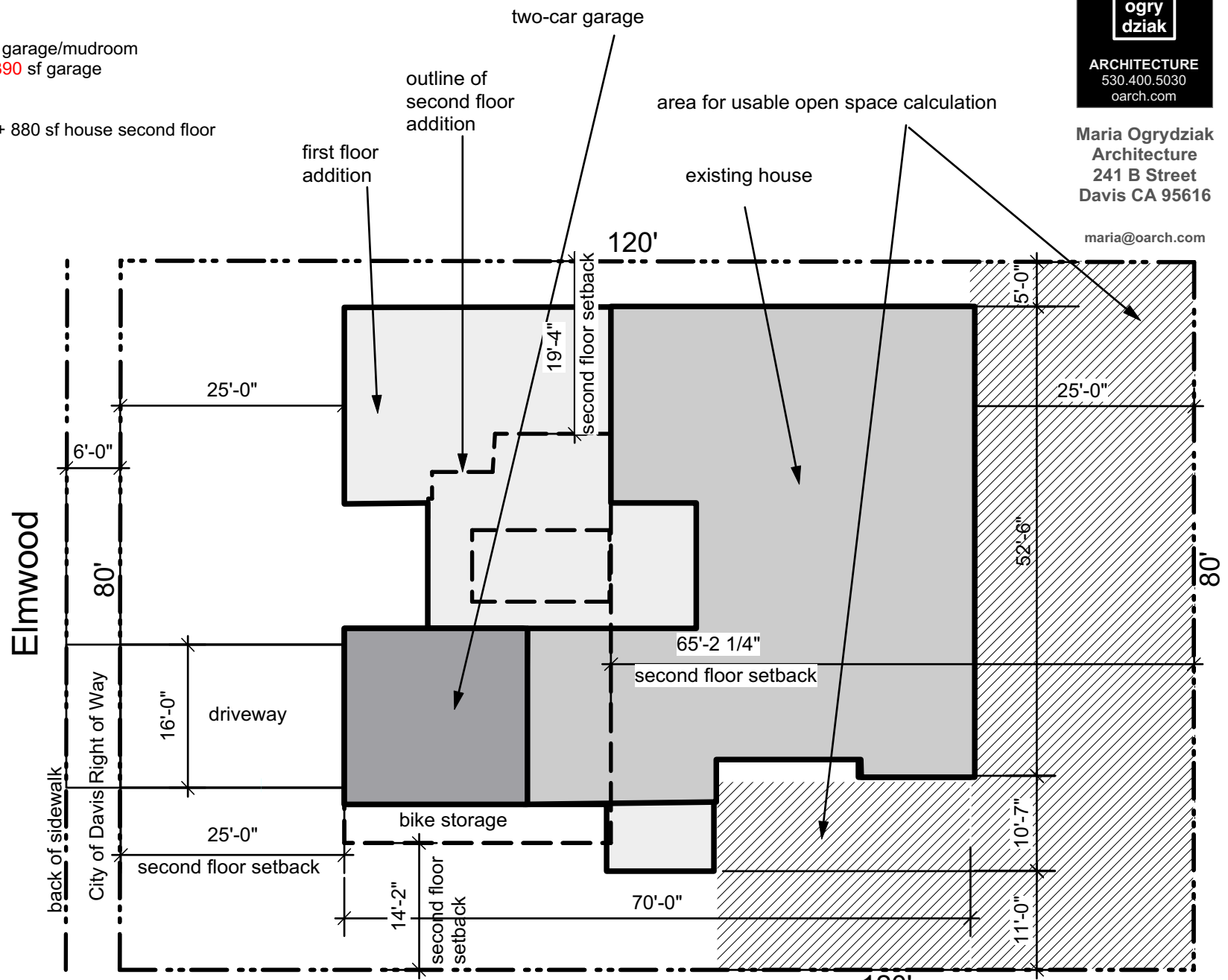
second floor area = 880 sf

existing house area = 2063 sf

addition area total = 1862 sf
 = 982 sf first floor +
 880 sf second floor

total existing + new house area
 = 3925 sf +
 390 sf garage

building height: 23'



O'Reilly / Munakata Residence
 621 Elmwood, Davis, Yolo County, California
 plot plan 1/8" = 1'-0"



O'Reilly / Munakata Residence



O'Reilly / Munakata Residence
621 Elmwood, Davis CA 95616

general notes, compliance,
design team, site plan

2020.07.14
2020.07.28

A1

property

APN:
address: 621 Elmwood Drive
Davis, Yolo County, California 95616

design team

owner: Randall O'Reilly / Yuko Munakata
621 Elmwood Drive
Davis, Yolo County, California 95616

architect: Maria Ogrydzak AIA
Maria Ogrydzak Architecture
241 B Street
Davis CA 95616
530-400-5030
maria@oarch.com

structural engineer: Pemberton Engineering, Inc.
Mark Pemberton, S.E.
2050 Lyndell Terrace, Suite 200
Davis CA 95616
530-792-0511

energy engineer: Rescom Energy Engineering
3166 Suisun Bay Road
West Sacramento, CA 95691
http://www.ResComEE.com

project: add 982 sf conditioned space at first floor
add 880 sf conditioned space at second floor
total added conditioned space = 1862 sf
existing residence = 1878 sf
total residence = 3740 sf
plus garage/mudroom = 600 sf

occupancy group: R-3

type of construction: V-B

sheet index:

A1	cover - general notes, compliance, design team, site plan
A2	proposed first floor plan
A3	proposed second floor plan
A4	existing floor plan
A5	proposed electrical first floor plan
A6	proposed electrical second floor plan
A7	proposed roof plan
A8	proposed exterior elevations
S1	general notes and typical details
S1.2	l-joint floor framing typical details
S2	ground level floor framing and foundation plan
S3	2nd level floor framing plan
S4	roof framing plan
S5	structural sections and details
S6	structural sections and details
S7	structural sections and details
S8	structural sections and details

attachments:
structural calculations
Title 24 calculations

compliance:

PROJECT TO COMPLY WITH:

BUILDING CODES:
2019 CBC California Building Code
2019 CRC California Residential Code
2019 CMC California Mechanical Code
2019 CEC California Electrical Code
2019 CPC California Plumbing Code
2019 CFC California Fire Code
2019 California Energy Code
2019 California Green Building Standards Code

- Contractor to verify conditions and dimensions at the site. Bring any inconsistencies to the attention of the architect before proceeding with work.

- DO NOT SCALE DRAWINGS. Written dimensions shall govern. Details shall govern over plans and elevations. Large scale drawings shall govern over small scale drawings. Contractor shall notify architect of any conflicts in writing prior to commencement of work.

- Confirm location of all electrical fixtures and outlets with architect in field.

- Coordinate exact location of mechanical equipment, ducts, grilles, registers, flues, and vents with architectural drawings.

- Install all materials, equipment, and fixtures in conformance with the requirements and recommendations of the manufacturer and the requirements of applicable codes.

- Contractor is responsible for locating and protecting all existing on-site utilities during construction. Notify architect immediately of any discrepancies between actual field conditions and contract documents.

- Care shall be taken to protect existing site from damage during construction.

T24 compliance values

Floor insulation - R-19
Wall insulation - R-21 (2x6 framing)
Roof Insulation - R-38 within ceiling rafters
Radiant Barrier - NO
Cool Roof Required - NO
Window Values - U-0.29, SHGC-0.21
Wood Door Value - U-0.20
Water Heater - Gas-fired tankless with 0.93 UEF min.
Furnace - 95% AFUE
Air Conditioner - 16.0 SEER / 13.0 EER
Duct Insulation - R-6.0
IAQ Exhaust Fan Required YES (140 CFM min)
Whole House Fan Required NO
PV Solar System - NO
HERS Field Verifications Required
Duct Seal and Leakage - YES
Proper Refrigerant Charge - YES
SEER/EER Verification - YES
Cooling Coil Air Flow (350 CFM/Ton) YES
Cooling Fan Power (0.45 W/CFM) - YES
IAQ Fan CFM - YES
Kitchen Hood (HVI listed) - YES
Quality Insulation Installation - NO
Whole House Fan Airflow - NO

project finishes and allowances

exterior: three-coat stucco with color coat to match existing, painted wood trim to match existing

roofing: comp shingles to match existing

windows: Milgard ultra fiberglass

interior walls and ceiling: gyp bd, finish to match existing house

interior doors selected by owner

flooring: material supplied by owner, installed by contractor

cabinets and countertops supplied by owner, contractor to assemble and install, and provide template for tops

appliances and plumbing fixtures provided by owner, installed by contractor

light fixtures provided by owner, installed by contractor

lot area = 9600 sf
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= 3435 sf / 9600 sf
= 36%

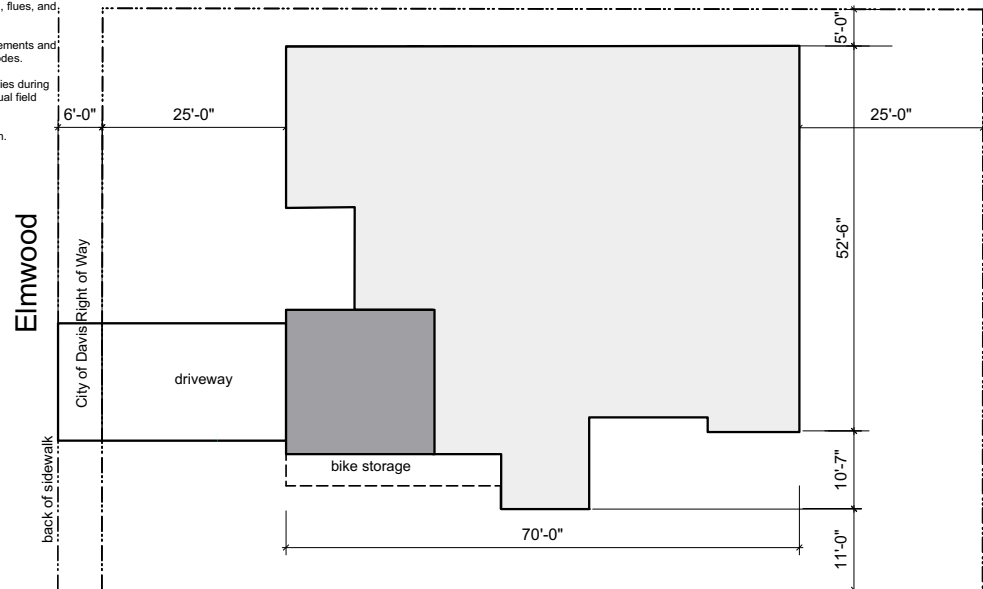
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first floor area
= 3045 sf house + 390 sf garage
second floor area = 880 sf

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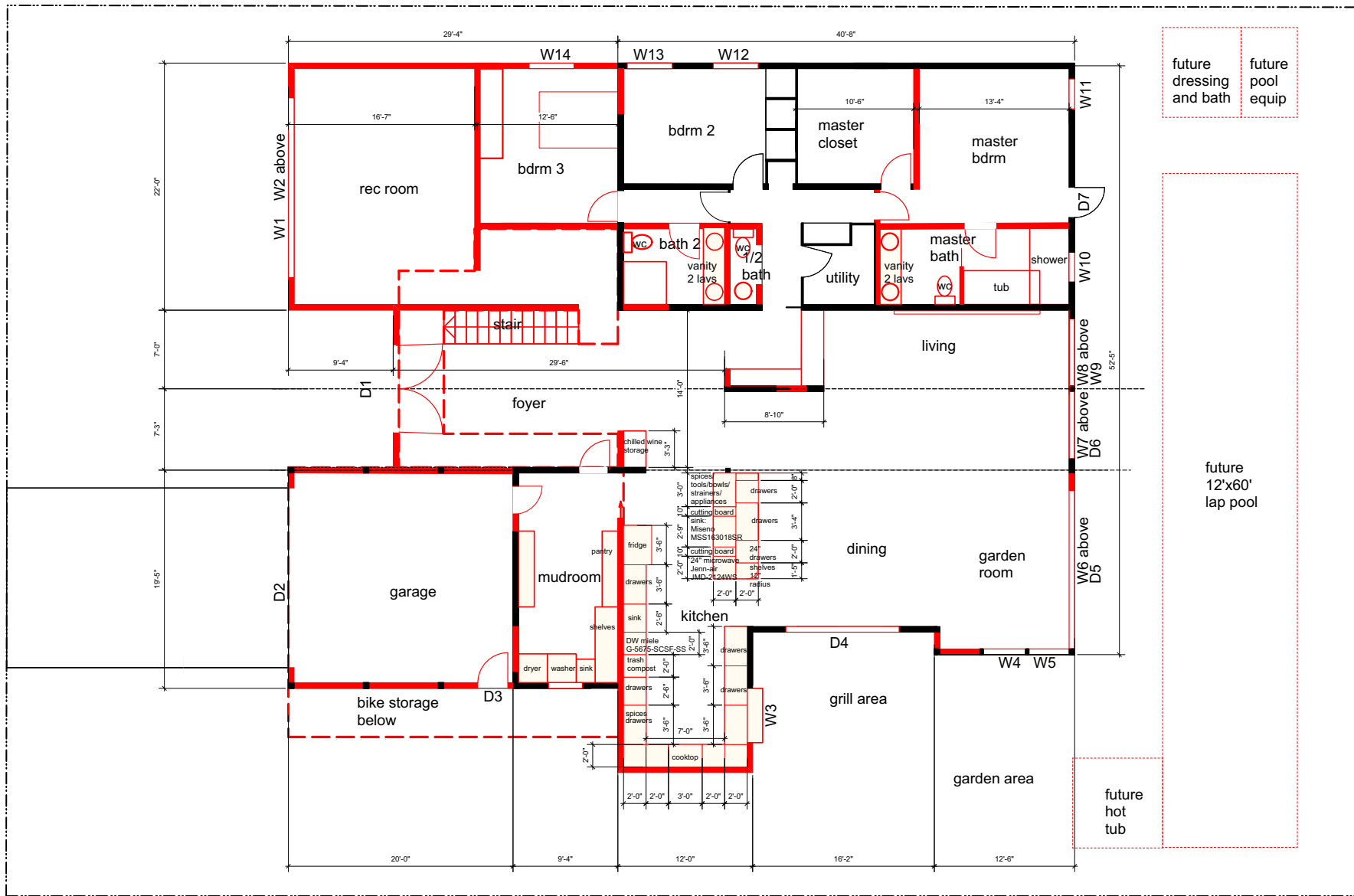
addition area total = 1862 sf
= 982 sf first floor + 880 sf second floor

total new house area = 3925 sf + 390 sf garage



O'Reilly / Munakata Residence
621 Elmwood, Davis, Yolo County, California
plot plan 1/8" = 1'-0"





future dressing and bath

future pool equip

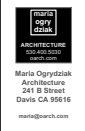
future 12'x60' lap pool

future hot tub

932 sf plus 600 sf garage/mudroom

first floor plan

1/4" = 1'-0"



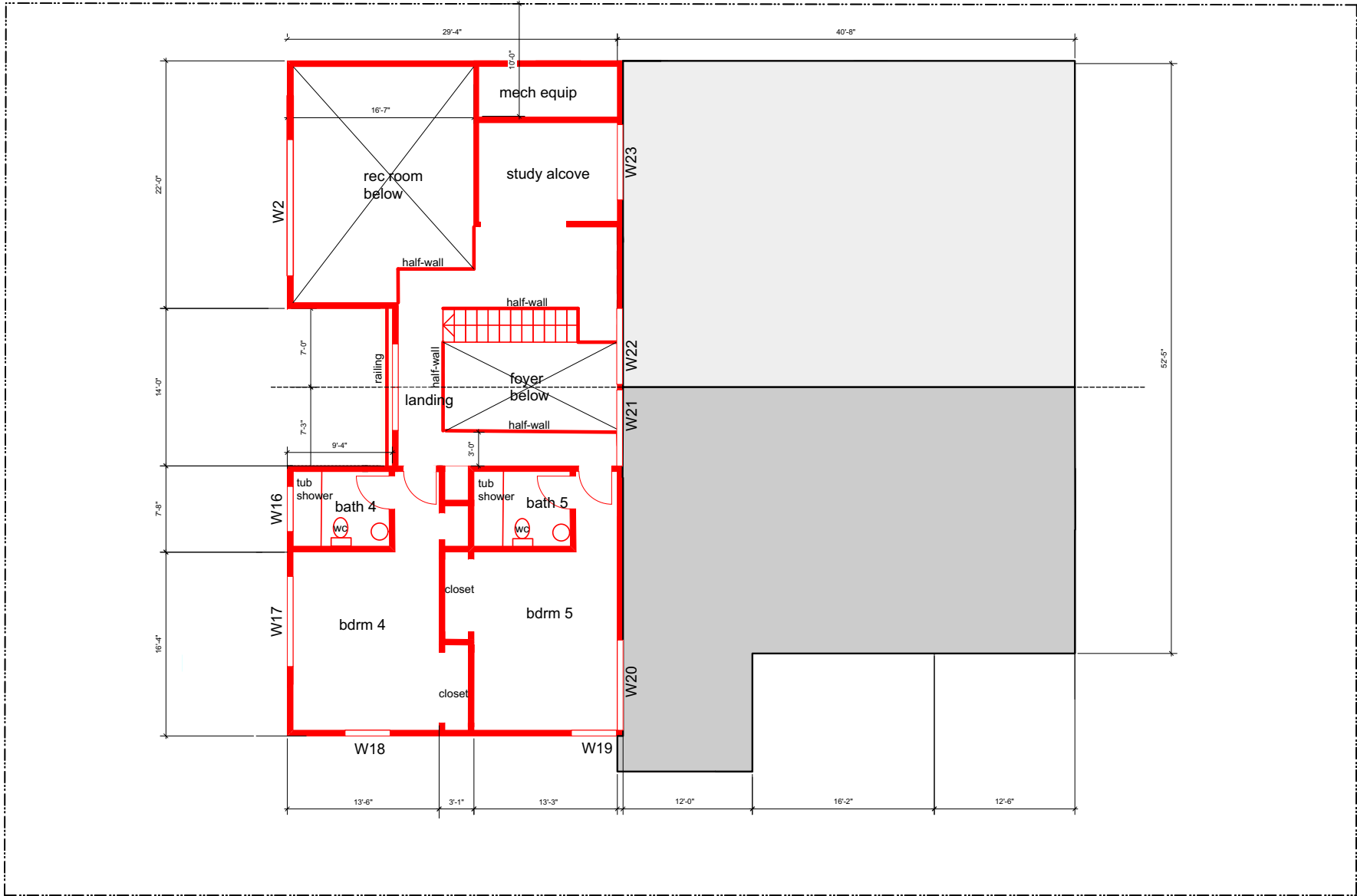
O'Reilly / Munakata Residence
621 Elmwood, Davis CA 95616

first floor plan

2020.05.25

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elmwood

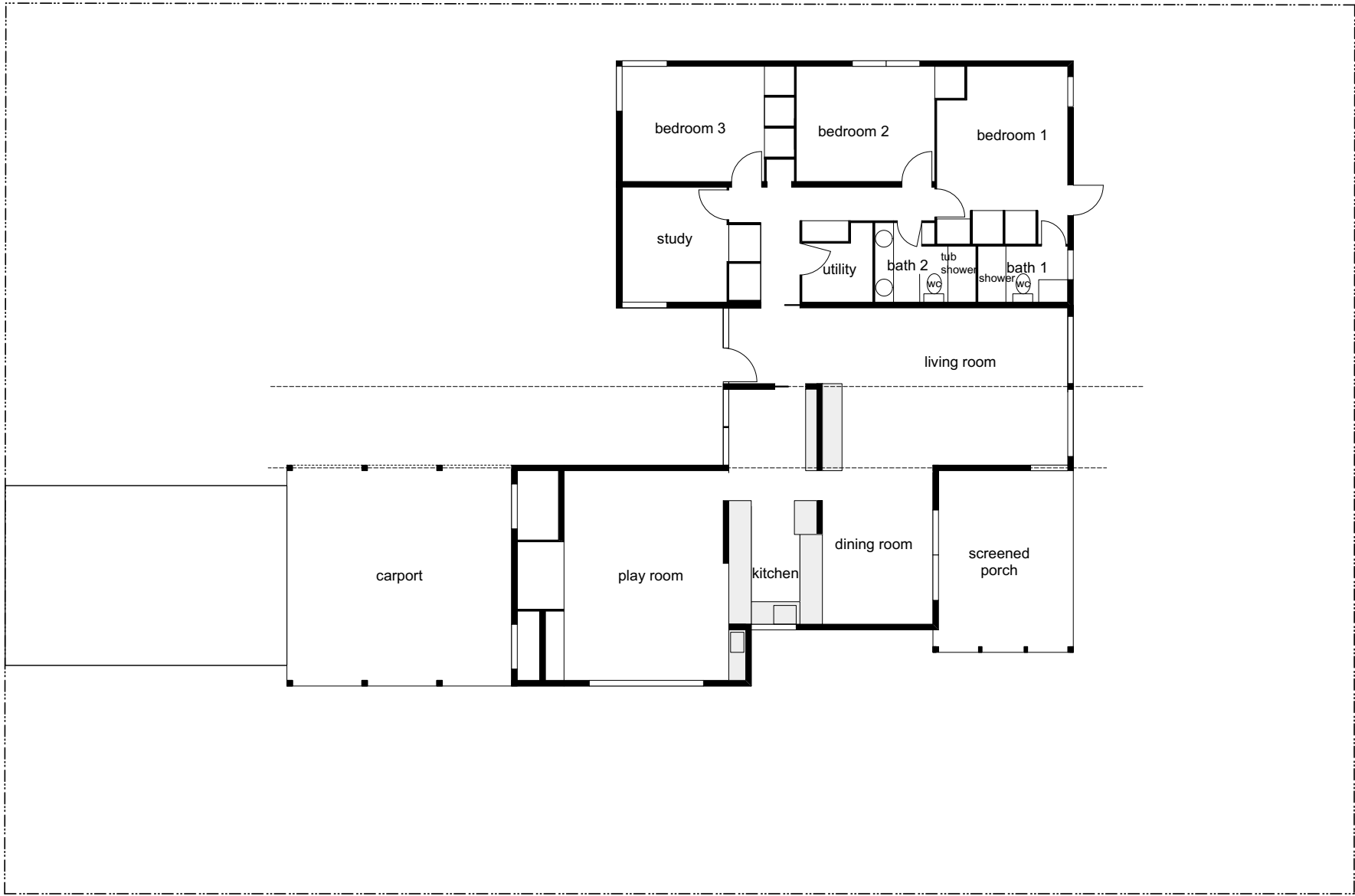


980 sf

second floor plan 1/4" = 1'-0"



elmwood



1878 sf

existing plan

1/4" = 1'-0"



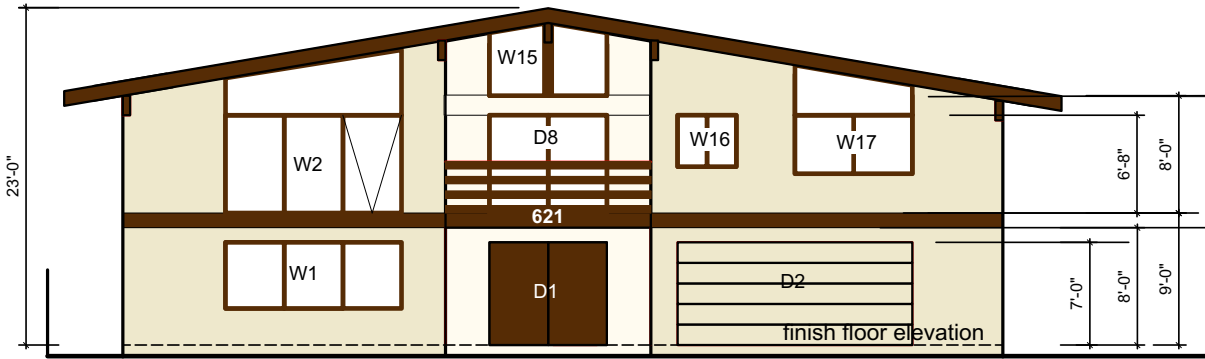
Maria Ogydzalak
Architecture
241 B Street
Davis, CA 95616
maria@arch.com

O'Reilly / Munakata Residence
621 Elmwood, Davis CA 95616

existing plan

2020.05.25

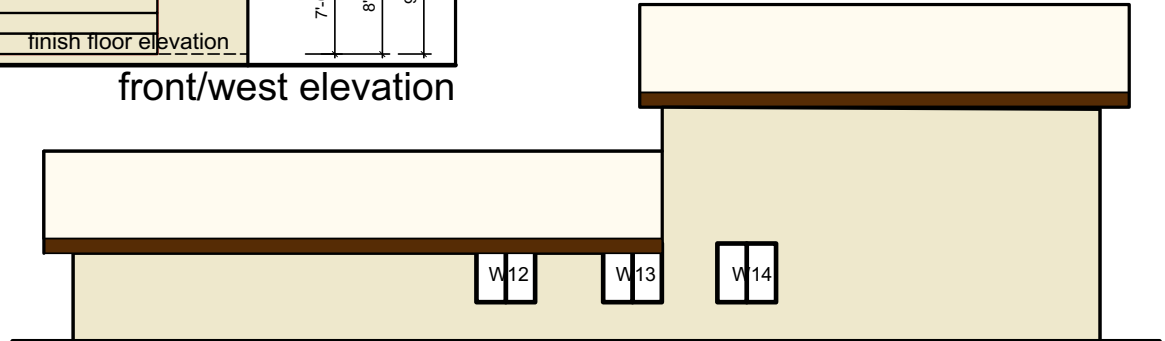
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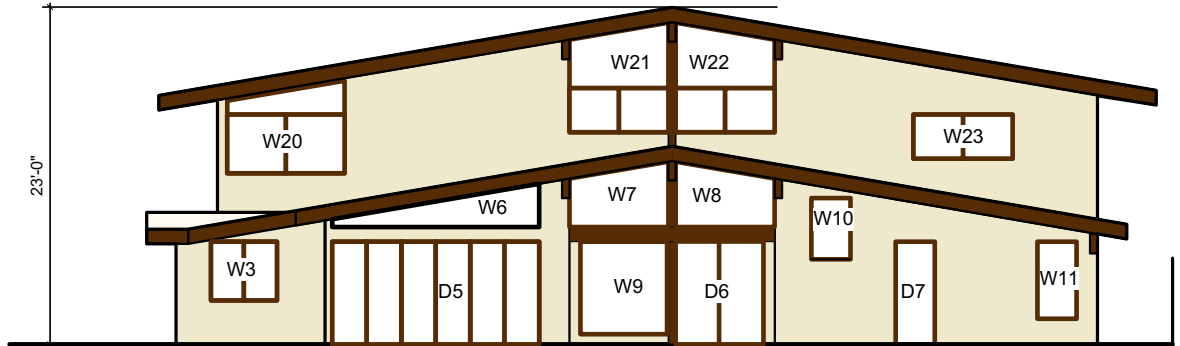
front/west elevation

exterior door schedule			
number	size	type	room
D1	pair 4'wx7'h	SC doors	foyer
D2	16' wx7'h	roll-up garage door	garage
D3	2'8"wx7'h	SC	garage
D4	10'wx7'h	slider	dining
D5	14'wx7'h	6 panel on track rolscreen	garden room
D6	6'wx7'h	slider	living
D7	3'wx7'h	glass	master bedroom
D8	8'wx7'h	slider	foyer

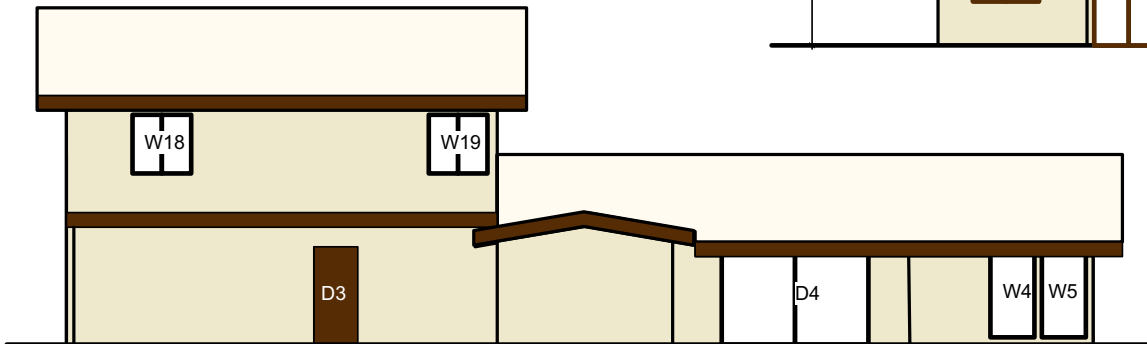
window schedule			
number	size	type	room
W1	12'wx4'6"h	slider	rec room
W2	12'wx6'8"h	hopper	rec room
W3	4'6"wx4'h	slider/counter	kitchen
W4	3'wx6'h	fixed	garden room
W5	3'wx6'h	fixed	garden room
W6	trapezoid	fixed	garden room
W7	trapezoid	fixed	living
W8	trapezoid	fixed	living
W9	6'wx6'3"h	fixed	living
W10	2'8"wx4'2"h	hopper	master bath
W11	2'8"x5'3"	casement	master bedroom
W12	4'wx4'h	slider/egress	bedroom 2
W13	4'wx4'h	slider/egress	bedroom 2
W14	4'wx4'h	slider/egress	bedroom 3
W15	(2) trapezoid	fixed	landing
W16	4'wx3'6"h	slider tempered	bath 4
W17	8'wx4'h	slider + trapezoid above	bedroom 4
W18	4'wx4'h	slider/egress	bedroom 4
W19	4'wx4'h	slider/egress	bedroom 5
W20	8'wx4'h	slider + trapezoid above	bedroom 5
W21	6'8"wx3'h	slider + trapezoid above	foyer
W22	6'8"wx3'h	slider + trapezoid above	foyer



north elevation



rear/east elevation



south elevation