



PLANNING APPLICATION FORM

GENERAL REQUIREMENTS (Print or Type)

Complete this application thoroughly and accurately. Include the required exhibits indicated in the **Application and Filing Requirements** list. Please note that an incomplete application will **not** be accepted for processing.

Project Name	Residential Remodel + Addition	
Project Address/Location	618 F St	APN(s): 70-191-07-9002
Property/Building Information	Zoning (Existing): R2-CD	Proposed: R2-CD
	General Plan (Existing): 1917 CAE	Proposed: same.
	Property Size (Sq. Ft.): 5625.	Acres:
	Building Size:	Building Height:
Applicant/Contact	Name/Address: Elma Gardner 528 D St DAVIS, CA 95616	Phone/Email: 530 758-9108 530 383-9108 bydsgn@aol.com
	Property Owner (if different from above)	Name/Address: same.

Application Type: Type of Review Requested (Please Check All Applicable Boxes)

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Preapplication | <input type="checkbox"/> Rezoning/Rezoning | <input checked="" type="checkbox"/> Design Review |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Rezoning/Preliminary P.D. | <input type="checkbox"/> Minor Modification |
| <input type="checkbox"/> Specific Plan Amendment | <input type="checkbox"/> Final P.D./Revision | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Zoning Ordinance Amendment | <input type="checkbox"/> Tentative Subdivision Map | <input type="checkbox"/> Administrative Use Permit |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Public Convenience or Necessity |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Other _____ | |

PROJECT DESCRIPTION

Detailed description of the Proposed Project (Attach additional sheets if necessary)

see attached sheet.

OWNER CERTIFICATION

I declare under penalty of perjury that I am the legal owner of the above described property involved in this application. I certify that the information furnished above and in the attached exhibits is true and correct to the best of my knowledge and belief. (If the undersigned is different from the legal property owner, a letter of authorization must accompany this form).

Signature of Property Owner: *Elma Gardner* Title: _____ Date: 2/23/2020

For Office Use Only

Received By:	Date	Fee Amount (Deposit)	Fee Amount (Fixed)
PA#	Application No (s)	Project Billing No.	

Project Description: 618 F Street, Davis.

A single story 180 square foot addition to the South side of the existing 962 square house, set back 16 feet from the existing front elevation of the home. The addition follows the existing roof line.

The project includes completion of the attic conversion that was a non permitted remodel of the home, in the existing attic space. All engineering for this space is being completed during the interior remodel of the kitchen (Permit for this interior remodel is still in the City Building Department.)

A 399 square foot double garage to replace the existing carport that was required to be removed as part of the City Resale Inspection. The garage includes a second story partial attic ADU studio space of 320 square feet above the garage. The ridge height of this garage/studio is 21' 7" and will be 1' 6" lower than the main house.

The design of the garage/ADU structure requires approval by the Planning Commission of a discretionary design review application pursuant to Section 40.04A.090 of Article 40.04A Residential one & two family Conservation (R2-CD) District, requesting that the rear setback be reduced from 5 feet to zero feet. This is due to the existing pool shape and codes that require the structure to maintain a 5' clearance with the pool.

The garage/studio will be built first to allow the home owner to live on the property while the main house addition and attic conversion are completed. This phase of the project includes the bathrooms for the main house.

THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND SUSTAINABILITY



ENVIRONMENTAL INFORMATION FORM

The purpose of this form is to inform the City of the basic components of the proposed project so that the City may review the project pursuant to City policies, ordinances and guidelines; the California Environmental Quality Act; and the City's Environmental Review Regulations. It is important that the information requested in this application be provided in full.

GENERAL INFORMATION (Print or Type)

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Please note that it is the responsibility of the applicant to ensure that the application is complete at the time of submittal; city staff will not be available to perform work required to provide missing information.

Name of Proposed Project Residential Remodel PA# _____

Location of Project 485 E ST

Applicant/Contact Name Elma Gardner Phone No: 530 383-9108

Address 528 D+ FAX No: _____

Name and Address of person preparing this form (if different from above) Phone No: _____

Assessors Parcel No 70-191-07-9002

GENERAL PROJECT INFORMATION

Detailed description of the Proposed Project This should provide an adequate description of the site in terms of the ultimate use which will result from the proposed project. Indicate if there are proposed phases for development, the extent of development to occur with each phase, and the anticipated completion of each increment. (Attach additional sheets if necessary)

Single Family Residence remodel with 188 sq ft addition to existing house and completion of one non permitted attic conversion to meet codes.
Construction of a 399 sq ft double garage with a 320 sq ft studio
Partial attic ancillary unit above to replace the existing carport that was required to be removed by the City Resale Inspection.

Describe any proposed General Plan amendment, planned development, zone change, or specific plan amendment which would affect the project site. _____

No plan amendment but get section 10.0AA.060 (A) a discretionary design review for rear yard set back on driveway for proposed garage. Existing carport was on lot line.

Related Projects: If this project is part or a portion of a larger project, describe the previous project by name, preliminary planned development number, or other project identification. _____

N/A

Previous Environmental Documents: If this project is part of a larger project for which a Negative Declaration or an Environmental Impact Report has been prepared and certified, reference the document below. Include the date and SCH # if possible. _____

N/A

Other permits or approvals: Include a description of all permits and approvals that will be necessary from the City of Davis and other governmental agencies in order to fully implement the project. _____

City of Davis # 19-3518 Remove existing roof, shift ridge beam, reconstruct roof w/ joists. Reframe rear wall w/ new sliding glass door. See plans & scope.

SITE CHARACTERISTICS

Property size:

Gross (sq. ft./acre) unknown

Net (Sq.Ft./acre) (total site minus areas of public streets and proposed dedications) 5625 sq ft

Zoning:

Existing: R2-CD

Proposed: Same

General Plan Designation:

Existing: Central Davis

Proposed: Same

1914 Gal

Describe the physical setting of the site, as it exists before the project, including information on topography, soils, plants (shrubs, trees) and animals, trails, roads, drainage courses and scenic aspects. Describe any existing structures on site (including age and condition) and the use of the structures. Attach photographs of significant features described. In addition, cite all sources of information (i.e. soils and hydrologic studies, biotic and archeological surveys, traffic studies).

single family residence on standard
single lot in the old north
neighborhood. Bungalow style
frame in good repair.

In the known history of the site, has there been any use, storage, or discharge of hazardous and/or toxic materials? Examples of hazardous and/or toxic materials include, but are not limited to PCB's; radioactive substances; pesticides and herbicides; fuels, oils, solvents, and other flammable liquids and gasses. Also note, underground storage of any of the above. Please List the materials and describe their use, storage, and/or discharge on the property, as well as the dates of use if known. No

Will the proposed project involve the temporary or long-term use, storage or discharge of hazardous and/or toxic materials, including, but not limited to those examples listed above? If yes, provide an inventory of all such materials to be used and proposed method of disposal. The location of such uses, along with the storage and shipment areas, shall be shown and labeled on the application plans. No

Describe surrounding properties, including information on plants, animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, retail, etc.) and scale of development (height, frontage, setback, rear yard, etc.).

The bungalow
is surrounded to the left and right and
across the street with bungalows and
cottages typical of the old north
neighborhood.

Will the proposed project change the pattern, scale or character of the surrounding general area of the project? _____

no

Describe the known cultural and/or historical aspects of the site. Cite all sources of information (books, published reports and oral history).

unknown, as per the City Document, Traditional Neighborhoods, Part 36, Old Walks Section "while individual structures are not of great architectural significance, the neighborhood is a fine example of its type"

Page #113

Describe any noise sources and their levels that now affect the site (freeway, roadway noise, etc.) and how they will affect the proposed uses.

Fut vehicle traffic will be mitigated with the replacement of windows and insulation.

Describe any short-term or long-term noise to be generated, including source and amount. How will these noise levels affect adjacent properties and on-site uses. What methods of sound proofing are proposed?

General short term residential construction

Is the project proposed on land which contains fill or a slope of 10% or more? _____

no

Are there any existing erosion problems? _____

no

Are there any streams or permanent water courses on the site? _____

no

Will the proposed project change drainage patterns or the quality of groundwater? If so, explain: _____

no

Will the project affect any drainage channel, creek, pond or any other water body? Describe below: _____

no

Will the proposal result in the loss of agricultural land? no

Are there any mature or scenic trees or shrubs on the project site? Indicate the number and species to be removed or replaced and the location of the transplant site. no

Will the project affect any riparian habitat or modify the habitat of any species identified as a candidate, sensitive or special status species in local or regional plans, policies or regulations, or by the California Dept of Fish and Game or U.S. Fish and Wildlife? no

Will the project result in any new noise source, or will it place new residents in an area of high traffic noise or noise from any other source? no

Describe any air pollutants, other than vehicle exhaust, which would be generated by this project, both during and after construction. Dust particulates are considered pollutants. no

Will the project produce new sources of dust, ash, smoke, fumes or odor? If yes, describe the source of the emission, methods to control emissions and means of mitigating those effects on adjacent properties: no

Will the project create any new light source or significant glare, other than street lighting? Describe below: no

PROPOSED BUILDING CHARACTERISTICS (BOTH RESIDENTIAL AND NON-RESIDENTIAL)

Size of new structure or addition in gross square feet: 719 sq Garage + Add. 180 sq main house
 Building height measured from ground to highest point in feet: 21 feet 7 inches
 Number of floors / stories: 2
 Height of other appurtenances (antennas, steeples, etc.) measured from ground: N/A
 Project site coverage: Building _____ sq. ft. _____ %
 Landscaping _____ sq. ft. _____ %
 Paving _____ sq. ft. _____ %
 Exterior building materials: Hardi Plank siding + trim
Asphalt shingle roof. Aluminum clad windows.
 Wall and / or fencing material: wood + Iron.
 Total number of off-street parking spaces required: 2
 provided: 3
 Are in-lieu parking fees proposed? no Amount: \$ _____
 Total number of bicycle parking spaces: _____

RESIDENTIAL PROJECT

Total Lots Single lot Net density / acre _____
 Total Acreage _____ Gross density / acre _____
 Total dwelling units: Single Family Two Family Multi-family (More than 2) Co-op / Condominium (Ownership)
 Number of units: _____
 Size of lot / unit: _____

Size of unit:	Single Family	Two Family	Multi-family	Co-op / Condominium
Studio:	_____	_____	_____	_____
1 Bedroom	_____	_____	_____	_____
2 Bedrooms	_____	_____	_____	_____
3 Bedrooms	_____	_____	_____	_____
4+ Bedroom	_____	_____	_____	_____

RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR OTHER PROJECT

Type of use(s): N/A
 Oriented to: Regional _____ City _____ Neighborhood _____
 Hours of operation: _____
 Total occupancy / building capacity: _____
 Number of fixed seats: _____ Gross floor area: _____
 Number of employees (total): _____ Employees per shift: _____
 Number of visitors / customers on site at busiest time (best estimate): _____
 Other occupants (specify): _____
 Approximately how many tons of solid waste will the project produce each year? _____
 Is the project site within 2,000 feet of an identified hazardous / toxic site? _____
 Is the project site within 2,000 feet of a school or hospital? _____
 Has a Border Zone determination been made for the project site? _____

How many new residents is the project estimated to generate? _____

Will the project require additional housing? _____

What is the current and estimated number of motor vehicles to arrive at the site as a result of the project? _____

Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians? _____

How close is the project to the nearest public park or recreation area? _____

What schools will be affected by this project? _____

Describe the energy-efficient features included in the project: _____

Describe how the following services or utilities will be provided:

Power and Natural Gas _____

Telephone _____

Water _____

Sewer _____

Storm Drainage _____

Solid Waste _____

Will the project block any vista or view currently enjoyed by the public? _____

OWNER CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for adequate evaluation of this project to the best of my ability that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted before an adequate evaluation can be made by the City of Davis.

Date: 2/03/2020

Signature: _____

Title: _____