



June 10, 2022

MEYER-MOORE TRUST
JOHN A MEYER & KAREN J MOORE TR
616 E ST
DAVIS CA 95616

This notice is to inform you of the Community Development & Sustainability Department's intent to administratively approve an application for the following project. Notice of Intent to Approve Planning Application #22-28 for certificate of appropriateness (COA) #1-22 to allow residential bathroom remodeling and foundation repair.

Application Summary: Bathroom Remodeling & Foundation Repair

Applicant/Owner: John Meyer

Project Address: 616 E Street, Davis, CA 95616

Zoning: R2-CD (Residential One- and Two-Family Conservation District)



Project Description:

The applicant requests approval of Certificate of Appropriateness #1-22, to allow the remodeling of the bathroom, which involves two changes to the southern elevation; namely replacing the pop-out window with two smaller windows and adding footings under the window pop-out to provide appropriate support. This window is not highly visible from the street. In addition, repair damages to the foundation. Repair work, such as the foundation repair does not require approval of a COA, but typically are documented with a Minor Improvement application as a repair work. The applicant's project description reads as follows:

Residential bathroom remodel including adding footings to an existing bathroom suspended pop-out and replacement of existing large bathroom window with two small awning windows that match the awning windows on either side of the fireplace on the same elevation providing a more period appropriate exterior elevation and a more functional interior space.

Clarifications include:

- No changes to existing Roof
- No changes to existing venting
- No changes to existing HVAC (less than 40' of new ductwork)
- No change to existing water heater.
- No change in square footage
- Relocation of one interior non bearing wall.

530-757-5610 | CDDweb@cityofdavis.org  
Community Development and Sustainability Department
23 Russell Boulevard, Suite 2, Davis, CA 95616

616 E Street is designated in the Davis Register of Historical Resources as a Merit Resource. Pursuant to Municipal Code Section 40.23.050(r), the historical resources management commission (HRMC) is authorized to delegate certain minor projects to the commission staff for any advisory review and for certificate of appropriateness review and approval or denial. The HRMC ad-hoc subcommittee reviewed the proposed project and determined that it is a minor project and directed staff to process it.

Environmental Determination:

The property remains a Merit Resource in the Davis Register of Historical Resources. Staff believes that the proposed project is Categorically Exempt from further environmental review under CEQA Section 15301(a) as interior or exterior alterations of existing facility.

Availability of Documents:

Additional information pertaining to the project is available for review at the Department of Community Development and Sustainability, Planning Division, 23 Russell Boulevard, Davis, California, 95616; or the on the project webpage at: cityofdavis.org/city-hall/community-development-and-sustainability/public-hearing-notice.

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 June 10, 2022 and ending on June 20, 2022**. 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, Ike Njoku, at (530) 757-5610 ext. 7230; 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. **An appeal period will commence on June 21, 2022 and will close at 5:00 p.m. on June 30, 2022.** 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 \$230 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. Findings & Conditions of Approval



ATTACHMENT #1

Findings:

1. The proposed project is consistent with the objectives of the General Plan and Core Area Specific Plan, complies with applicable R2-CD zoning regulations and DDTRN Design Guidelines in that the proposal is an alteration consistent with repair and rehabilitation of an historic building; and
2. The proposed project is suitable for the residential use purposes and will enhance the character of the site as well as the neighborhood and community in that the window replace change and foundation repair work are within DDTRN Design Guidelines allowance; and
3. The proposed architectural design is compatible with the existing property and neighborhood in terms of such elements as height, mass, scale and proportion in that there are no changes proposed to these building elements; and
4. The location, climate, and environmental conditions of the site are adequately considered in determining the use of appropriate construction materials and methods for the two replacement windows; and
5. The proposed work will not result in substantial adverse change in the significance of the resource or its exterior character-defining features; the proposed project will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and the proposed work on a Merit resource located within the boundaries of a Conservation Overlay District, shall be consistent with, and supportive of the goals, policies and guidelines for the Overlay District; and
6. The proposed project is Categorical Exempt from environmental review under Section 15331 of the CEQA guidelines as a historical resource rehabilitation involving interior and exterior alterations.

Conditions of Approval

1. **Davis Register Resources.** The property is a designated Merit Resource in the Davis Register of Historical Resources. The site shall be developed and maintained in accordance with this Certificate of Appropriateness (COA), except as modified herein.
2. **Approval.** Approval of this project permits the removal of the windows and its replacement with two smaller bay window that are not highly visible from the street.
3. **Modifications to The Site.** Except as modified through conditions of approval, the built project shall be in substantial conformance to the plans submitted for this project. Any significant deviation from the approved plans shall require a separate approval. If the applicant wishes to make changes beyond those approved herein, a subsequent COA application shall be submitted to the city for review and approval.
4. **Best Practices Required.** The window removal and replacement activities shall employ the SOI recommended best practices. Applicant shall ensure that all contractors and workers comply with approved treatments for historic resource relative restorations, repairs, remodels, additions, maintenance and preservation of a Landmark.
5. **Building Permit.** Appropriate building permit shall be obtained prior to improvement activities.