

Neighborhood Meeting Invitation

Concerning an application requesting design review approval for the construction of an addition and second dwelling unit at 416 K Street.

This notice is to inform neighbors and other interested community members that an application has been submitted and that a neighborhood meeting has been scheduled to provide information and receive public comment on the project proposal described below.

Project Address: 416 K Street
Davis, CA 95616

Project Applicant: Ryan and Karina Neel
416 K Street
Davis, CA 95616

Date of Meeting: Thursday, June 29, 2005

Time: 6:30 PM

Location: Teen Center Basement
303 Third Street
Davis, CA 95616

Project Description:

The applicant is proposing to construct additional living space for the existing residential structure and an attached secondary dwelling unit at 416 K Street. Currently the primary structure is 736 square feet. The total result of the existing and proposed project will be approximately 2000 square feet. The existing structure will be expanded to three bedrooms and two stories remaining as the primary unit. The second story is stepped back and will be constructed over the attached one bedroom second unit which is proposed to be on the ground level at the rear of the existing unit.

The building is proposed to be two stories reaching 24' at the peak. The proposed design incorporates simple materials such as hardi plank lap siding, vinyl windows and a composition roof maintaining the integrity of the style in the Old East traditional neighborhood. Currently no parking exists on site at 416 K Street. With the addition to the primary structure the applicant will bring the parking into conformance with current zoning requirements for a three bedroom house of one covered space and one uncovered space. On-site parking is not required for the second dwelling unit (City of Davis Zoning Ordinance Article 40.04A.070).

The project has been evaluated for consistency with the General Plan, the Core Area Specific Plan, the Davis Downtown and Traditional Neighborhoods Design Guidelines and the R-2

Conservation District zoning. The project as designed requires a Tier II Design Review and administrative approval.

Consideration of this application requires a comment period of 10 days to be commenced following the issuance of an intent letter by the City. It is anticipated an intent letter will issued in early July 2006. The project application and plans are available for review at the Community Development Department, located at 23 Russell Boulevard.

If you have questions or comments regarding the project or the application, please contact **Heather Johanson** at **(530) 757-5610** or via e-mail at **hjohanson@cityofdavis.org**.