



**City of Davis  
Notice of Public Meeting**

This notice is to inform the public that the City of Davis has received an application and that the **Historical Resources Management Commission** will conduct a public meeting to provide advisory review on the project, as described below. The meeting is scheduled to begin at **7:00 p.m. on Monday, July 15, 2019**, in the Senior Center Activity Room located at 646 A Street, Davis, California.

**Project Name:** Detached Accessory Dwelling Unit and Detached Garage at 601 D Street

**Project Location:** 601 D Street, Davis, CA 95616 (Old North Davis)

**Applicant/** Penny Lorain  
Lorain Design Associates  
527 G Street, Davis, CA 95616

**Owner:** Jessie Zhu & Michael Hoefler Trust  
601 D Street, Davis, CA 95616

**File Number:** Planning Application #19-38, Design Review #13-19

**Project Description:**

The applicant is requesting approvals to allow demolition of the existing detached garage, and construction of a detached accessory dwelling unit (ADU) and detached garage. The existing-two-car garage located in the rear yard will be removed from its existing-non-conforming location about 18” from the side property line to the north. The new 200-square-foot-single-car garage will be relocated to a 5-foot setback from the north side property line and a 2.5-foot setback from the alley at the rear of the property. The new 472-square-foot ADU is proposed to have a separation of 6 feet from the new garage, a 2.5-foot setback to the rear alley, and a 12-foot setback to the street-side-property line on 6<sup>th</sup> Street. The proposed ADU will consist of a living room, kitchen, bedroom, bathroom, and closet with exterior access for a stacked washer and dryer.

The Historical Resources Management Commission reviews projects within the Conservation Overlay District and projects within 300 feet of designated historical resources per Article 40.23 of the Municipal Code. This project requires Planning Commission review for the requested reduction to the rear yard setback from 5 feet to 2.5 feet for both the ADU and garage structures. The project also requires approval of a Minor Modification to reduce the minimum required Usable Open Space from 20% to 18.2% as proposed. There will be a separate mailing notice and publication for the Planning Commission hearing.

**Availability of Documents:**

The project application file is available for review at the Department of Community Development and Sustainability, Planning Division, 23 Russell Boulevard, Davis, California, 95616. Staff reports for the public meeting are generally available five (5) days prior to the meeting date and may also be available by contacting the project planner.

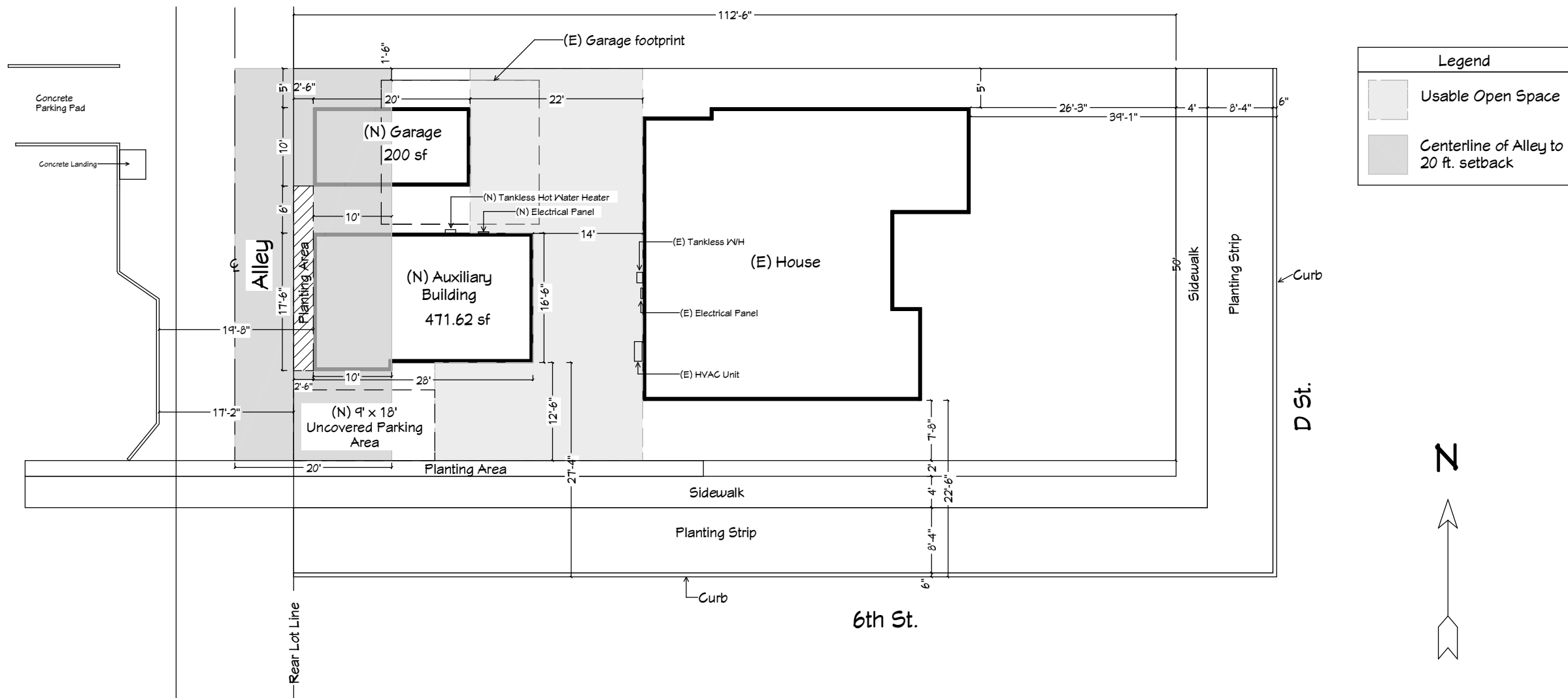
**Public Comments:**

All interested parties are invited to attend the meeting or send written comments to the Department of Community Development and Sustainability, c/o Tom Callinan, project planner at [tcallinan@cityofdavis.org](mailto:tcallinan@cityofdavis.org), no later than 12:00 noon the date of the meeting, or call (530) 757-5610 ext. 7215.

Sherri Metzker, Principal Planner  
Department of Community Development and Sustainability

Attachments:

- 1) Site plan
- 2) Floor plans



**Zoning:**

R-2CD

**Notes:**

(E) Garage to be demo'd and rebuilt  
 (E) House, (E) Garage, (N) Garage, (N) Auxiliary Building are single story  
 Lot Area Square Footage: 5,625 sf  
 Rear Yard Area Square Footage: 2,225 sf

**Parcel Description:**

LOT: 1  
 APN: 070 173 20

**Building Data:**

Existing House:	1,365.00 sf
Proposed	
Garage:	200.00 sf
Auxiliary Building:	471.62 sf

**Calculations:**

Usable Open Space:  
 1,024.25 sf  
 (1,024.25 sf / 5,625 sf = 18.2% of Lot Area Square Footage)

Rear Yard in R2-CD when abutting Alley:  
 Centerline of Alley to 20 ft. setback:  
 1,000 sf  
 Structures within this area:  
 (17.5' x 10') + (10' x 12.5') = 300 sf  
 30% of Rear Yard Area abutting Alley

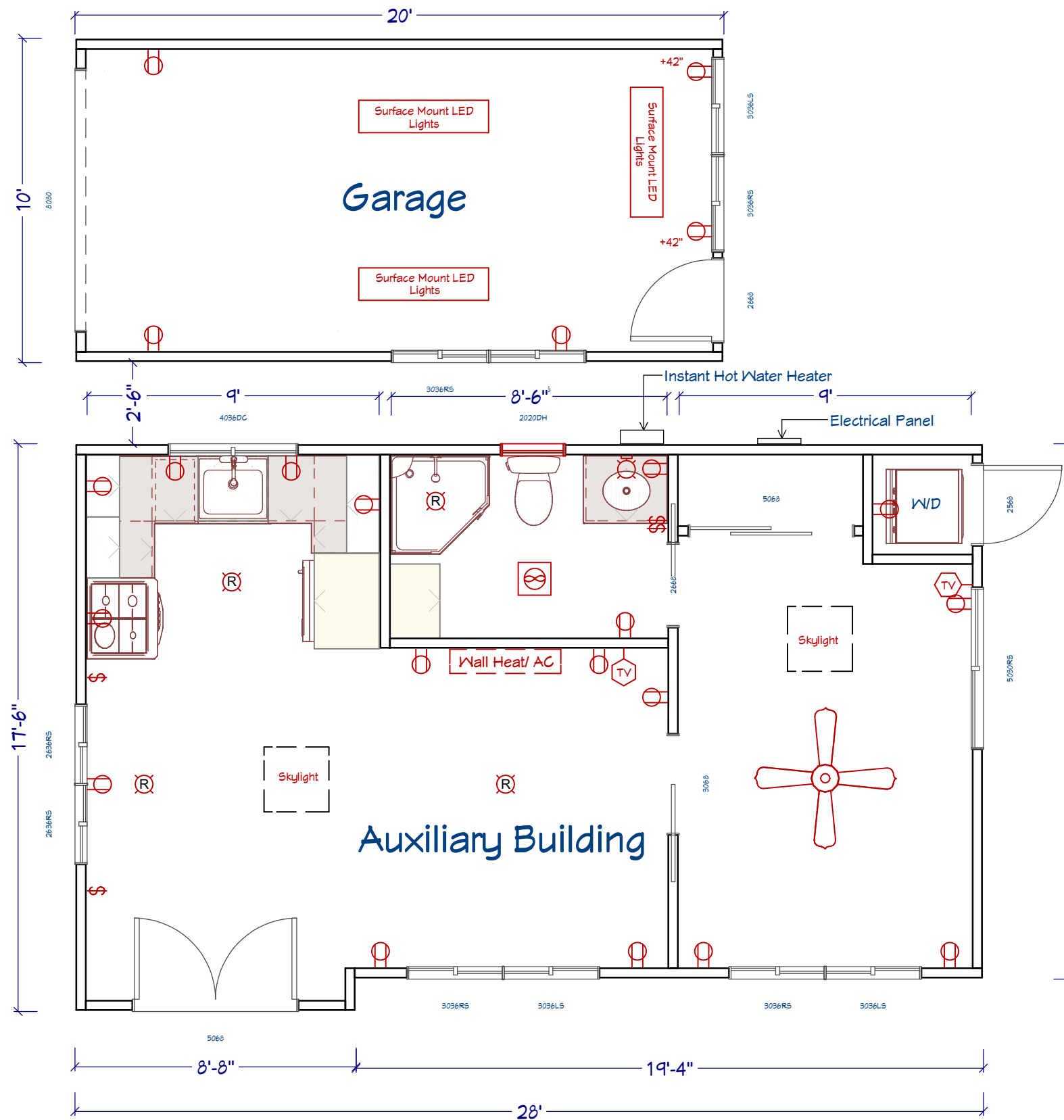
Rear Yard Coverage:  
 471.62 sf + 200 sf = 671.62 sf  
 671.62 sf / 2,225 sf = 30%

Alley Landscaping:  
 17'-6" + 6' = 23'-6"  
 23.5' / 50' = 47% Alley Landscaping

FAR (Floor Area Ratio)  
 1,365 sf + 471.62 sf = 1,836.62 sf  
 1,836 sf / 5,625 sf = 33%

Lot Coverage  
 1,365 sf + 471.62 sf + 200 sf = 2,036.62 sf  
 2,036.62 sf / 5,625 sf = 36%

Sheet <b>A1</b>	<b>Proposed Plot Plan/ Site Plan</b>			Date	6/7/2019		
				Scale	1/16" = 1'-0"		Project



Sheet

**A2**

# Auxiliary Building & Garage Floor Plans

Date

6/7/2019

**LORAIN**  
DESIGN ASSOCIATES

Scale

**1/4" = 1'-0"**

Project

Zhu - 601 D St., Davis, CA 95616

Drawn By

ML

530-760-6625  
527 G St. Ste A  
Davis, CA 95616

Penny Lorain  
penny@loraindesign.com  
www.LorainDesign.com