



**May 30, 2019**

**TO:** Applicant and Adjacent Property Owners/Residents  
**FROM:** Eric Lee, Planner  
**SUBJECT:** Intent to Approve Academy Lane Apartments Exterior Remodel (Planning Application #19-25 – Design Review #7-19)

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This notice is to inform you of the Department of Community Development and Sustainability's intent to administratively approve a design review application for the following project:

**Project Name:** Academy Lane Apartments Exterior Remodel  
**Project Summary:** Remodel and update the building exterior  
**Project Location:** 1124, 1125, 1224, and 1225 F Street  
**Project Applicant:** Nicholas Oushakoff  
5317 Cold Springs Drive, Foresthill, CA 95631  
**Property Owner:** Academy Lane Partners, LTD  
1124 F Street, Davis, CA 95616

**Project Description:**

The applicant is requesting approval of a Design Review to remodel and update the building façades with new materials, colors, and architectural features for the Academy Lane Apartments. Improvements also include adding a utility room, replacing stairs and windows, upgrading and relocating the trash enclosures, and adding bike covers.

**Environmental Determination:**

The City has determined that the proposed project is categorically exempt from further environmental review pursuant to Section 15301 for the repair, maintenance, and minor alteration to existing facilities. There are no new or unusual circumstances related to the project or project site that would require further environmental review.

**Administrative Procedure:**

Under the provisions of Article 40.39 of the City's Zoning Ordinance, Department of the Community Development and Sustainability 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 ending on June 10, 2019.** 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](mailto:elee@cityofdavis.org).

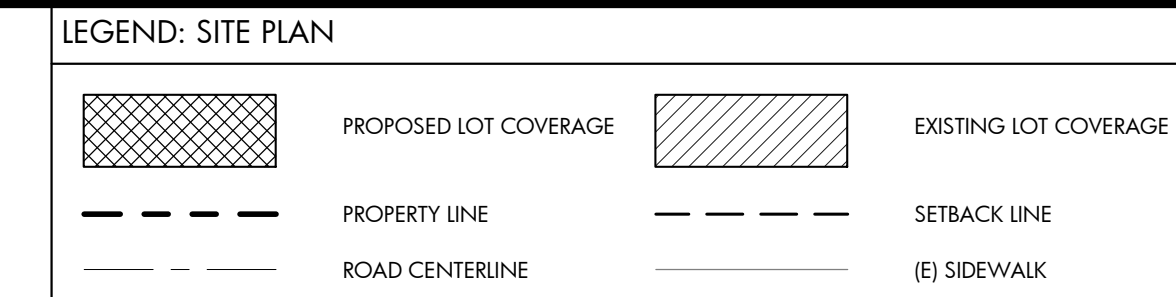
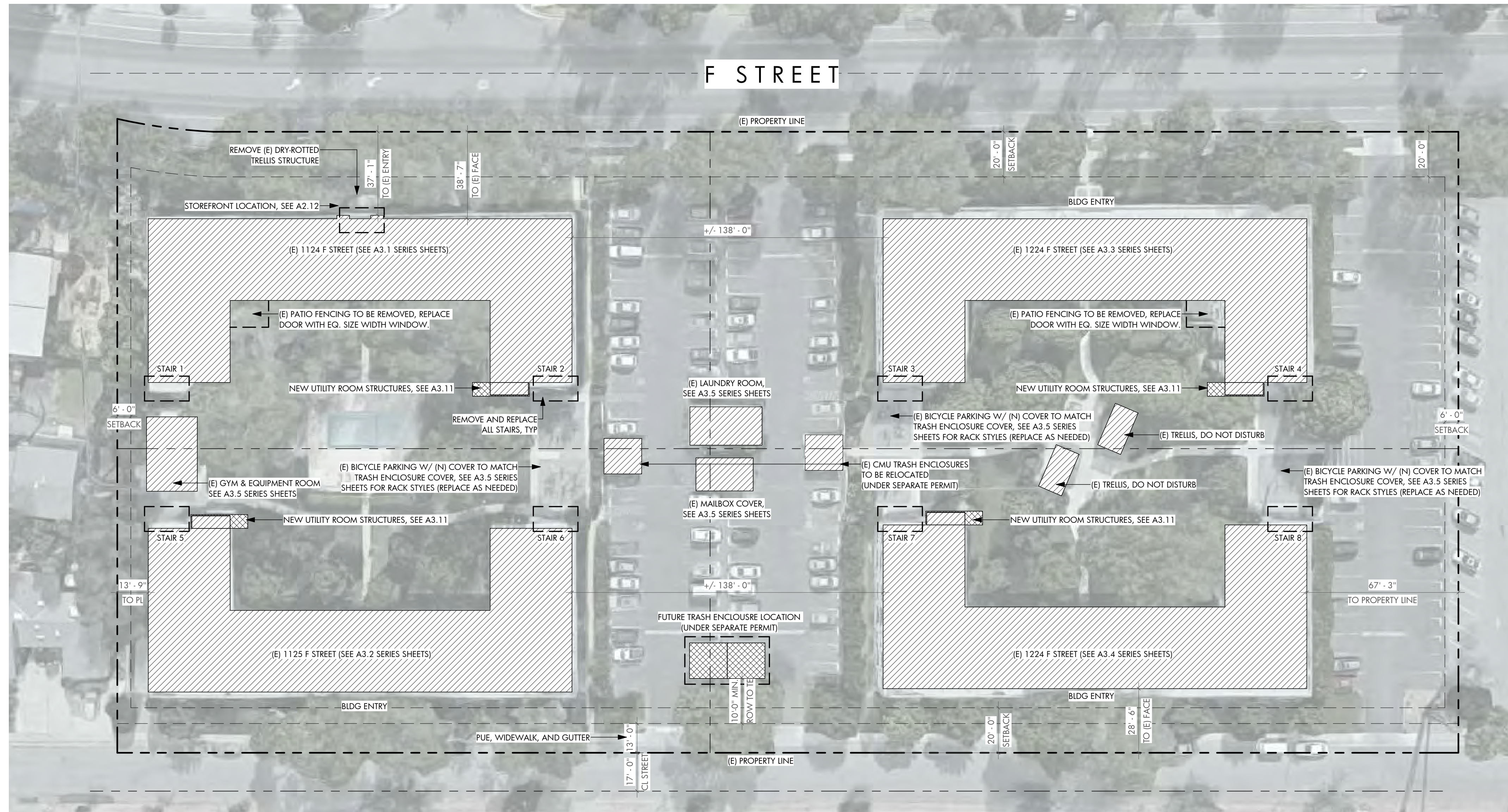
Unless the department receives information which, in its judgment, warrants that a public hearing be held, the project will be approved. **An appeal period will commence on June 11, 2019 and will close at 5:00 p.m. on June 20, 2019.** If you wish to appeal the approval, thereby requesting a public hearing 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 \$213 must be received prior to the end of the appeal period.

This approval does not allow for any additions or other improvements to the exterior of the building beyond those proposed in this application. If the applicant wishes to make changes beyond those in this application, a subsequent design review application shall be submitted to the Department of Community Development and Sustainability.

You will not receive any further notice unless an appeal is filed and a public hearing is scheduled.

#### **Attachments**

1. Site Plan and Building Perspective



- SITE PLAN NOTES:**
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS.
  - THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF AND REPAIR OF DAMAGE TO THEM. CONTACT UNDERGROUND SERVICE ALERT 1-800-642-2444, 48 HOURS BEFORE WORK IS TO BEGIN.
  - DIRECT ALL NEW DOWNSPOUTS ONTO NATURAL GROUND OR LANDSCAPED AREAS WHERE FEASIBLE.
  - FLOOD ZONE 'X' PANEL 0180.
  - NO PERMANENT STRUCTURE (INCLUDING WITHOUT LIMITATION GARAGES, PATIOS, CONCRETE SLABS, TOOL SHED, ROOF OVERHANGS AND SIMILAR STRUCTURES) SHALL BE CONSTRUCTED ON TOP OF WATER, SEWER OR DRAINAGE PIPELINES OR ANYWHERE WITHIN THE ASSOCIATED UTILITY EASEMENTS. (ORD. 2001-033)

**OUSHAKOFF**  
DESIGN & DRAFTING

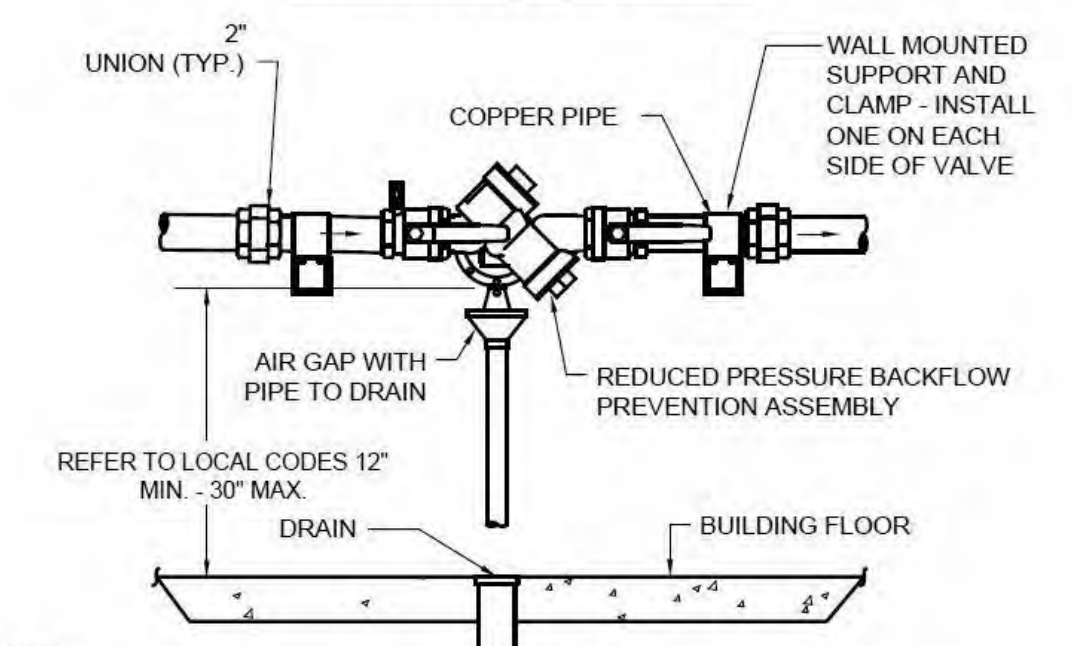
These drawings are instruments of service and are the property of OUSHAKOFF DESIGN AND DRAFTING (ODD) All design information contained in these drawings are for use on the specified project and shall not be used otherwise without the expressed written permission of OUSHAKOFF DESIGN AND DRAFTING

Owners:  
ACADEMY LANE PARTNERS, LTD  
C/O BRYON DEBRET  
1124 F STREET,  
DAVIS, CA 95616  
TEL: 707-321-5448  
EMAIL: BRYON.DEBRET@PMG.COM

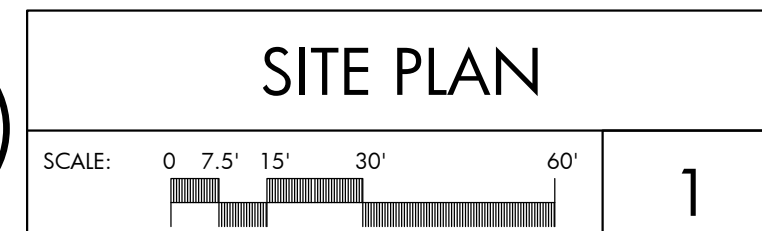
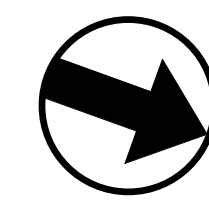
REMODEL FOR: APN:014-0111-009  
**ACADEMY LANE APARTMENTS**  
1124, 1125, 1224 & 1225 F STREET,  
DAVIS, CA 95616

**UPDATED BACKFLOW PREVENTER REQUIRED**

**BACKFLOW PREVENTER TO BE INSTALLED BY PLUMBING CONTRACTOR**



- NOTES:**
- BACKFLOW SHALL BE 6" FROM FACE OF WALL.
  - BACKFLOW INSTALLATION SHALL CONFORM TO ALL APPLICABLE BUILDING AND WATER DEPARTMENT CODES.
- 1 REDUCED PRESSURE BACKFLOW ASSEMBLY**  
NOT TO SCALE



TITLES:  
SITE PLAN

PLAN CHECK PC01 2019.02.11  
CONST. DOCUMENTS 2018.02.08  
SCHEMATIC DESIGN  
PRINT DATE/TIME 5/22/2019 3:48:25 PM

SHEET:  
**A1.11**

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DAVIS, CA 95616

TITLES:  
SITE ISOMETRIC

PLAN CHECK PC01 2019.02.11  
CONST. DOCUMENTS 2018.02.08  
SCHEMATIC DESIGN  
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