



Town of Yountville

Staff Report

Item #: 8A

Zoning and Design Review Board Staff Report

DATE: April 9, 2024

TO: Board Members

FROM: Diane Levine, Associate Planner

Applicant: Ken Miller

Owner: Kenneth C Miller & Carol L Sequeira-Miller Trust

Location: 6651 Jefferson Street (APN 036-035-004)

Land Use Classification: OTH, Old Town Historic

RECOMMENDATION:

Adopt Resolution Number 24-009 Approving Design Review for the Proposed New Single-Family Residential Development and Landscaping at 6651 Jefferson Street (APN 036-035-004); and Find the Proposed Project Exempt from the California Environmental Quality Act.

PROJECT SITE

The parcel is 5,636 square feet (sq ft). The existing 720 sq ft single-story residential home was constructed in 1917 (effective year). The parcel includes a 400 sq ft detached garage and two small sheds. All structures would be demolished to accommodate the development of the proposed new residence and an Accessory Dwelling Unit (ADU). The ADU is not subject to this Design Review. With the exception of a grapefruit tree in the front yard and an olive tree in the rear yard, the property is void of existing landscaping. Photos of the existing site can be found on Sheet G-001 of Attachment A, *Plan Set*.

DISCUSSION/BACKGROUND

PROJECT PROPOSAL

The applicant is proposing to demolish the existing residence and detached garage and construct a new 1,408 sq ft single-family home with an attached 692 sq ft ADU. Additionally, the project includes a 174.25 sq ft carport and a landscape plan.

*Pursuant to Government Code § 66316, 66317, and 66323, the ADU is not subject to discretionary review, including design review. Therefore, details of the ADU have been provided for informational purposes only and are not to be used in the evaluation of the proposed project. The ADU is mentioned here only to demonstrate its relationship to the overall project and site and is subject to ministerial approval by Staff as required by law.

Primary Dwelling Remodel

The proposed new, 1,408 sq ft single-story home would provide three bedrooms, consisting of one master with its own bathroom and two secondaries with an additional bathroom. The bedrooms and bathrooms are within the northern realm of the home's layout while living and dining spaces are within the southern portion. At 1,408 sq ft, the design of the home maximizes the .25 Floor Area Ratio (FAR) that regulates home size within the Old Town Historic (H) District. More information related to FAR can be found in Table 1, *FAR Calculation*, below.

From the east elevation (front), character is created with intersecting rooflines in dark grey and a shed roof dormer on the main 6 in 12 standing seam metal roof with an extended eave at 2 in 12 to cover the approximately 178 sq ft front porch. The front wall under the gable has three 3'-0" by 5'-6" windows, two casements and one picture, and three 3'-0" by 2'-0" awning windows above each. Another 3'-0" by 4'-6" window is just to the left, glazed, for enhanced bathroom privacy and ultimately hidden from view once the 6' gate is installed. The front door entry is recessed by 2'-0", contributing to the depth and dimension of the front façade. The front façade also includes two 3'-0" by 5'-0" windows above a change in material from horizontal lap siding to a solid wood just under the windows. A chimney flue finished with a natural stone veneer and black metal chimney cap can be noted as another architectural feature visible from the front elevation. The architectural drawing of the front can be seen on Sheet A203 and renderings on G-004 of Attachment A, *Plan Set*. Sconces or any other type of additional lighting will be compliant with applicable provisions within Yountville Municipal Code (YMC) Chapter 17.123, *Outdoor Lighting*.

The north elevation (side) meets the 5'-0" side setback requirement. It would have very limited visibility as the 6' gate will screen refuse bins and other mechanical equipment from view. There is also mature landscaping bordering the adjacent property to the north, which furthers screening to the north elevation. Consistent colors and materials are used along the north elevation, as are all sides of the home, incorporating a blend of textures such as the horizontal wood siding in dark grey and accents of natural stone veneer.

The south elevation (side) would also have limited visibility due to lot size and the proposed double gate which would provide privacy and complete screening of two parking spaces from the public right-of-way, discussed further below under Auxiliary Structures and Parking. The south elevation design can be seen on Sheet A-202 of Attachment A, *Plan Set*. Please note that when looking at the referenced Sheet, only the first approximately three-quarters of the structure's length is the primary dwelling; the last quarter is the ADU. This delineation can be made by the change in material from the natural stone veneer to the lap siding and pocket doors; the latter not being subject to Design Review. The same is true for the west elevation (rear). The primary dwelling can be delineated from the ADU by taking note of the separate roof ridges, which can be seen on Sheet A-203 in Attachment A, *Plan Set*. The rear of the primary dwelling includes architectural features and elements, including view of the chimney, a second shed roof dormer, and covered deck. Pocket doors allow for access to the rear yard from the open-concept living and dining room.

TABLE 1 – FAR CALCULATION

Description	Existing	Proposed
Primary Dwelling	720 sq ft (proposed for demolition)	1,408 sq ft
Garage	430 sq ft (proposed for demolition)	none
Carport	none	174.25*(exempt)
Accessory Dwelling Unit	none	692* (exempt)
TOTAL:	1,150 sq ft	1,408 sq ft

Max FAR: 5,636 sq ft x 0.25 = 1,409 sq ft

*Exempt square footage not included in totals

Auxiliary Structures

The new carport is proposed in the rear of the lot, consistent with the Town's development standards for a carport/auxiliary structure. Auxiliary structures must have a minimum of a 5' side setback, a 20' front setback, and a 5' rear setback. The proposed carport has a 5'-2" side setback, a 5'-1" rear setback, and an approximately 66' front setback. The proposed carport also meets the height requirements as it maintains conformance with a 10' maximum plate height and does not exceed an overall height of 15' at approximately 8'-4 1/4". Elevations can be seen on Sheet L-100 of Attachment A, *Plan Set*. The carport would provide one of three off-street parking spaces as part of the project. Because the carport is located on the rear half of the parcel, it is exempt from the FAR calculation above pursuant to YMC § 17.100.030(a)(1).

Parking

YMC § 17.116.020 (F)(1) outlines the number of parking spaces required for single-family homes, which is two spaces, consisting of one covered and one screened. The project proposes a carport that would provide one covered parking space, as required. Two other off-street screened parking spaces are accommodated by the plan design by way of the driveway design and proposed gate with a 9'-0" wide opening for vehicle parking access.

Historic Resource Evaluation

A Historical Resource Evaluation was conducted for the subject property with the ultimate purpose of evaluating the historic character of the property and determining if any features render the property historically significant. The Historic Resource Evaluation was conducted by Alice P. Duffee, a Historic Preservation Planner with APD Preservation, LLC (APD). The report concluded that none of the buildings on the site qualify as historic resources, neither individually nor as contributors to a potentially eligible historic district, under the California Environmental Quality Act (CEQA), the California Public Resources Code, or Napa County Code §15.52.030.

To support an even more comprehensive evaluation, Staff determined the Historical Resource Evaluation shall be subject to a peer review, conducted by a consultant of the Town's choosing. Environmental Science Associates (ESA) conducted two peer reviews. The first peer review, dated February 22, 2024, provided comments in response to the adequacy of the analysis and made recommendations in response to the Historical Resource Evaluation dated June 2023. With that, APD provided the revised Historical Resource Evaluation dated February 2024, incorporating ESA's recommendations for a more robust report. ESA's second peer review, dated March 12, 2024, reviewed the revisions made by ADP and concluded the revised report appears to be legally defensible and had no further crucial comments or concerns related to the adequacy of the report. However, ESA's peer review did recommend the DPR 523 form set, which is intended to be a standalone record of resource, include a denser level of detail and analysis. Although Staff has transmitted an example DPR 523 form for APD to use as a guide during their bolstering, it does not affect the historical significance determination made by APD and therefore does not affect this project. The DPR 523 form review can be conducted at Staff level. It shall be a condition of approval that the revised DPR 523 form be submitted to and approved by Planning Staff prior to the issuance of a building permit related to this project.

Landscape

The Landscape Plan includes a variety of vegetation with a majority of the selection requiring low water needs, as well as some very low and moderate water needs. The Landscape Plan indicates 1,649 sq ft of plantings to be incorporated into the project, accompanied alongside approximately 900 sq ft of pea gravel and permeable pavers. Plant types and landscape design details are on Sheets C2.0 and L-100 through L-103. There are no Heritage Trees on the property or along property lines with adjacent properties. There are a few trees along the south property line on the adjacent property side, which appear to be Spanish Elm and Eucalyptus. The project will be required to follow all applicable provisions of YMC § 17.128.080, *Tree Protection During Development*,

which includes a Tree Protection Plan for any activity within the dripline of a protected tree to be approved by the Town Arborist.

Further specifics of the proposed project's compliance with Residential Design Standards and Guidelines, and Old Town Historic District Guidelines can be seen in Attachment B, *Development Standards & Guidelines*.

Two neighbors have provided letters of support for the proposed project described herein. Those letters can be reviewed within Attachment C, Letters of Support.

YMC 17.188.060 Findings and Decision Following the public hearing, the responsible reviewing authority may approve the application with or without conditions and authorize a design review permit if the facts presented establish all of the following:

- A. The proposed development or physical improvement is appropriate for the site with regard to the siting and scale of buildings, pedestrian and vehicular access and circulation, and relationship of structures and open spaces to the streetscape;

STAFF COMMENT:

*The project proposes a 1,408 sq ft Single Family Home, which is compliant with the .25 FAR maximum in the H district as regulated by YMC § 17.28.050. Building height does not exceed that of the maximum for a single-story home in H District. The proposed pedestrian path in the front of the yard, accessible through a 3' gate, would add to the small-scale, walkability essence that exists in the Old Town Historic District. Off-street parking would be improved by the addition of the new carport as well as two additional spaces that would be created by the long driveway, which can be seen utilized in other lots in the Old Town Historic Zoning District. **E**front setbacks and the creation of front yard landscaping would improve the streetscape. No circulation patterns would change due to the project. Therefore, the proposed development is appropriate for the site concerning siting and scale, as well as pedestrian and vehicular access, and the relationship of structures and open space to the streetscape.*

- B. The location of structures preserves significant trees, natural features and identified public view corridors;

STAFF COMMENT:

No trees are proposed for removal as part of this project and the home is not within an identified public view corridor. The existing landscape is barren outside of one olive and one grapefruit tree, both of which will remain on the property (olive tree is being relocated). Thus, the proposed project will not have a detrimental impact on significant trees, natural features, or identified public view corridors. All applicable tree protection measures will be taken pursuant to YMC Section 17.128.080, as reiterated in the Conditions of Approval for this entitlement.

- C. The project will be compatible with neighboring properties and developments with regard to setbacks, building heights, and massing;

STAFF COMMENT:

With the proposed size, scale, and setbacks, the proposed project would be compatible with the neighboring properties as it complies with all setback and height requirements.

- D. The project will not be detrimental to neighboring properties and developments with regard to the location of parking facilities, siting of trash enclosures, placement of mechanical equipment, and privacy considerations;

STAFF COMMENT:

Trash, mechanical equipment, and the carport are in compliance with general and zoning district-specific development standards to avoid any potential impacts on neighboring properties. Privacy fencing proposed along the rear and side property lines and the single-story home stature alleviates any privacy concerns. Gates on both sides of the home would further prevent any unsightly equipment visibility from the public right-of-way. Given this, the proposed project will not be detrimental to neighboring properties and developments with regard to the location of parking facilities, trash enclosures, mechanical equipment, and privacy considerations.

- E. The project presents an attractive design, utilizing high-quality building finishes and materials, and design techniques to mitigate potentially bulky building forms, such as modulating varied rooflines, partial upper stories, setbacks for upper story volume and/or a variety of roof forms;

STAFF COMMENT:

The proposed project uses quality finishes and materials and utilizes mitigation techniques to avoid bulkiness while encompassing an attractive design. The home is proposed to be one-story, and therefore does not need to utilize a partial upper story to mitigate bulking. The proposed single-story home incorporates both varied rooflines and front setbacks.

- F. Proposed landscaping provides sufficient visual relief, complements the buildings and structures on the site, and provides an inviting environment for the enjoyment of occupants and the public;

STAFF COMMENT:

The proposed landscaping provides sufficient visual relief with a variety of trees, shrubs, grasses, and perennials. Landscaping is also carried throughout the length of the rear and side property boundaries. The proposed small-scale fence and walkways in the front yard add to a sense of charm and welcome.

- G. The existing or proposed infrastructure and utility capacity are adequate for the proposed development; and

STAFF COMMENT:

The Public Works Department has stated that the existing or proposed infrastructure and utility capacity are adequate for the proposed development.

- H. The proposed project will comply with all applicable provisions of this Title 17 and will be consistent with the policies and standards of the General Plan.

STAFF COMMENT:

The proposed project complies with the applicable provisions of Title 17, as demonstrated in this Staff Report and supporting documents, such as Attachment B, Development Standards & Guidelines. Furthermore, the proposed project advances General Plan goals and policies, such as Policy LU-2.1 Compatibility of Development, LU-5.1 Scale of Development, and HO-4.4 Second Units. Therefore, the project will comply with applicable provisions of Title 17 and is consistent with policies and standards of the General Plan.

ENVIRONMENTAL REVIEW

Approval of this design review application is not a project subject to the California Environmental Quality Act (CEQA) (Public Resources Code section 21000, et seq.) pursuant to subsections 15061(b)(2) and (b)(3) of the CEQA Guidelines (California Code of Regulations, Title 14, section 15000, et seq.) which exempt projects that qualify for a categorical exemption or do not have the potential to have a significant effect on the environment. To the extent approval of the design review application is determined to be a project subject to CEQA, it is categorically exempt pursuant to CEQA Guidelines section 15303 (Class 3, New Construction or Conversion of Small Structures); and section 15304 (Class 4, Minor Alterations to Land).

Class 3 exempts the construction and location of limited numbers of new, small facilities or structures, including one single-family residence and accessory structures such as carports, patios, swimming pools, and fences. Staff believes this exemption applies to the single-family residence, carport, and accessory mechanical equipment proposed.

Class 4 exempts minor private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. Examples include new gardening or landscaping and the replacement of existing landscaping with water efficient or fire-resistant landscaping. Staff believes this exemption is applicable to the project's proposed landscaping work.

STRATEGIC PLAN GOAL

Is item Identified in Strategic Plan? Yes

If yes, Identify Strategic Goal and Objective. **Quality of Life:** The Town enhances the livability of Yountville by providing well-maintained public facilities, parks, and trails, and quality programs and events.

Briefly Explain Relationship to Strategic Plan Goal and Objective. By participating in design review, the Town ensures new developments comply with municipal code requirements, helping maintain the Town's quality of life.

RECOMMENDATION

Receive staff report and direct questions to staff.

Receive the applicant's presentation.

Conduct public hearing and receive testimony.

Conduct ZDRB discussion on the proposed project at 6651 Jefferson Street (APN 036-035-004).

Motion and second to approve the proposed project subject to the proposed Conditions of Approval provided by Staff and any additional conditions required by the ZDRB.

Attachments

Attachment A	Plan Set
Attachment B	Development Standards & Guidelines
Attachment C	Letters of Support
Attachment D	Historical Report
Exhibit A	Conditions of Approval