



Town of Yountville

6550 Yount Street
Yountville, CA 94599

Staff Report

Item #: B

Zoning and Design Review Board Staff Report

DATE: November 14, 2023
TO: Board Members
FROM: Kyle Johnson, Assistant Planner
Applicant: Melissa Beriker
Owner: Melissa Beriker
Location: 2006 Webber Avenue (036-053-009)
Land Use Classification: H Old Town Historic

SUBJECT:

Design review permit for the conversion of a 111 square foot carport to a dining room.

PROJECT SITE

The site is currently developed with a single-family residence, attached carport, front porch, and detached shed. This property is a 5765.45 Square foot lot located in the Old Town Historic Zoning District. The floor area on the property is currently 1,329 square feet and the floor area ratio is 0.23.

DISCUSSION/BACKGROUND

The applicant is proposing the conversion of 111 square feet of carport space to a dining room. The space to be converted is currently closed off to vehicles by a 3 foot fence to be removed. Design materials include new board and batten siding to match existing material. Corner and window trim are also proposed to match existing materials. The newly enclosed dining room would be visible on the front elevation, contributing to massing, however this is mitigated by varying setbacks. The dining room is proposed to be 44 feet from the property line and 19 feet from the front of the residence. The height of the structure will not be changed and setbacks are met including an 11 foot setback from the side property line which exceeds the 5 foot requirement. The additional square footage brings the site floor area ratio from 0.23 to 0.24 which does not exceed the maximum of 0.25.

The proposed design is consistent with the design of the existing structures on site and meets all applicable requirements detailed in the findings below. In accordance with Yountville Municipal Code (YMC) 17.188 this project requires Minor Design Review approval by the Zoning and Design Review Board. Findings and applicable review items are discussed further below.

Findings

YMC 17.188.060 Design Review Findings

Per Yountville Municipal Code (YMC) 17.188.060, the reviewing authority may approve the application 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;

The proposed project will not impact siting and scale of buildings, pedestrian and vehicular access and circulation. This addition does impact the relationship between the structures and streetscape, however it is minor and consistent with the prior structure and does not negatively impact surrounding properties or streetscape.

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

No trees or natural features are proposed to be removed or impacted. The proposed project will not impact public view corridors.

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

The project meets minimum setback and height requirements as well as design criteria to account for massing with varying front setbacks and a front porch. The front setback is approximately 44 feet, the side setback is approximately 11 feet, and the rear setback is approximately 45 feet.

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.

The project does not propose changes that will impact neighboring properties with regard to parking facilities, trash enclosures, mechanical equipment or privacy considerations. Parking conditions are unchanged. The site includes 1 covered parking space and 2 uncovered parking spaces all in the south east corner of the property. The existing carport space to be converted is currently closed off to parking by a 3 foot fence.

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.

The project incorporates setbacks to mitigate massing and does not propose changes to any structures or roof lines.

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.

The project does not propose landscape changes.

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

The project does not propose changes which will impact the infrastructure or utility capacity.

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

See additional applicable provisions below.

YMC 17.28.050 H, Old Town Historic General Development Standards

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and maintained in compliance with the requirements of Table 17.28-1, in addition to the applicable development standards in Divisions 3 and 4 of Title 17.

Applicable requirements from Table 17.28-1 include a maximum floor area ratio of 0.25 and setbacks. Setback requirements include a front setback of 10 feet, side setback of 5 feet, and a rear setback of 5 feet. As described in the discussion/analysis section above, the proposed project complies with these requirements.

The following requirements from Table 17.28-1 are not applicable because they are not impacted by the proposed changes: lot density, lot size, height limit, minimum open space, and parking.

YMC Chapter 17.40 Residential Design Standards and Guidelines

The following design standards and guidelines apply to new or altered residential structures and auxiliary structures. They are intended to guide project design and the design review process and inform applicants about Yountville's unique built environment. These design standards and guidelines supplement the development standards in the Zoning Ordinance and further the goals and policies of the General Plan which encourage high quality design. ...

If a qualifying residential project does not meet one or more of the design standards, the Town's existing discretionary design review process may allow alternative design approaches deemed appropriate by the reviewing authority.

The design guidelines are subjective criteria mandatory for residential projects not required to be reviewed only against objective standards under State law. Application of design guidelines may be waived through design review approval when deemed appropriate based on the unique conditions of the subject site and its surroundings.

Applicable Design Standards from YMC 17.40.020 Design Standards include the following:

Carports Shall be located in the rear half of the lot or screened from view from adjacent street frontage by building placement, landscaping and/or fencing in compliance with Chapter 17.136.

The proposed carport is not located on the rear half of the lot, however it is already existing and is not made worse by the proposed changes.

In the Old Town Historic District, driveway aprons shall be a solid surface, concrete, or pavers, for the width of the driveway and length from the existing edge of asphalt street to the right-of-way line or five feet, whichever is greater.

The current driveway apron is gravel and does not comply with this standard, however no changes are proposed which impact the driveway apron.

Building facades that face street frontages shall include breaks in their wall plane by incorporating one or more techniques along at least 20% of the entire street-facing façade, such as varying setbacks, recessed or projecting building entries, wall offsets, wall projections or variation in materials.

The street facing building frontage complies with this standard by incorporating a front porch and varying setbacks.

Buildings shall carry the same design in terms of form and massing, roof design, wall and window design, and colors and materials on all building elevations.

The building massing, form, roof design, wall and window design, colors and materials are consistent and proposed to match existing designs.

Only wood-frame windows, vinyl-clad wood windows or powder-coated metal-framed windows colored by the manufacturer are permitted. Bare metal, plastic, or silver-colored aluminum windows or screen frames are prohibited.

Proposed windows and doors include 2" pre primed and painted re-sawn decay resistant wood or Hardie cement composite corner. Window frame and grids are to be black to match existing.

Shutters, if incorporated, shall be the same size as half the adjacent window width.

The proposed project does not include shutters.

Trim surrounds shall be provided at all exterior window and door openings. In lieu of exterior window trim, windows can be recessed from wall plane by a minimum of three inches.

Proposed windows and doors include 2" pre primed and painted re-sawn decay resistant wood or Hardie cement composite corner. Corner and window trim are proposed to match existing materials.

The following exterior materials are allowed: wood (lap-siding, board and batten, shingle), cement board, or stucco. Natural brick or stone is allowed as an accent material only, covering no more than 25% of any building façade. T-11 or plywood shall not be permitted.

The proposed project includes board and batten siding to match existing materials.

Design material changes shall occur at intersecting planes, at inside corners of changing wall planes or where architectural elements intersect such as a chimney, pilaster, or projection, except for the base of buildings, corner boards or gable ends.

The proposed project does not include design material changes.

Applicable Design Guidelines from YMC 17.40.030 Design Standards include the following:

Buildings shall have consistent materials, details, and architectural theme on all sides of the buildings. Materials that appear faux or veneer-like should be avoided. Joints or raw edges of materials shall be concealed to create an appearance of authenticity.

Building materials, details, and architectural theme are consistent and do not appear faux or veneer-like.

Mediterranean and Tuscan design styles that include, but are not limited to, the following common characteristics of clay tile, heavy stucco, or plaster, cut and cast stone, wrought iron details, tower-like chimneys, heavy massing, arched openings, and arcades are prohibited.

The proposed project does not include Mediterranean or Tuscan design styles.

Sliding glass doors are discouraged and the use of large picture windows should be limited when these features are visible from the street.

The proposed project does not include sliding glass doors or large picture windows.

Double-hung windows should maintain a .5:1 height to width ratio or greater.

The proposed project does not include double-hung windows.

Where adjacent to single-family development, windows, balconies, and similar openings should be oriented so as not to have a direct line-of-sight into homes or onto private backyards on abutting properties. This can be accomplished through window placement, stepbacks of upper stories, use of clerestory windows, glass block

or opaque glass, or mature landscaping within the rear or side setback areas.

The proposed project's windows will not have a direct line-of-sight into homes or onto private backyards on abutting properties.

ENVIRONMENTAL REVIEW

The design review application is not a project subject to the California Environmental Quality Act (CEQA) (Public Resources Code section 21000, et. seq.) pursuant to CEQA Guideline (California Code of Regulations, Title 14, section 15000, et seq.) 15061(b)(3) (Common Sense Exemption). To the extent the design review permit application is determined to be a project subject to CEQA, it is categorically exempt pursuant to 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures).

CEQA Guideline 15061(b)(3) (Common Sense Exemption): This subsection excludes activities from CEQA that do not have the potential to cause a significant effect on the environment. The design review permit application is not considered a project for CEQA purposes because it can be seen with certainty that the conversion of an existing 111 square foot structure will not have a significant effect on the environment.

CEQA Guideline 15301 (Existing Facilities): This Class 1 categorical exemption applies to minor alterations of existing private structures involving negligible or no expansion of existing or former use. This exemption applies because the proposed conversion of the carport structure to a dining room involves negligible or no expansion of the existing use.

CEQA Guideline 15303 (New Construction or Conversion of Small Structures): This Class 3 categorical exemption applies to the construction of new, small facilities or structures and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. This exemption applies because the Applicant proposes to convert an existing small structure (the carport) from one use to another (use as a dining room) and only minor modifications will be made to the exterior of the structure to enclose the existing structure.

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 Design Review.

Motion and second to approve Design Review Permit.