

6630 JEFFERSON STREET, YOUNTVILLE, CA LAND USE APPLICATION SUMMARY **REVISED 8/28/2024**
PROPOSED MODIFICATIONS OF PLANS APPROVED BY ZDRB ON 3/8/2022

PROPOSED MODIFICATIONS OF MAIN HOUSE (Permit # YB-22-131)

1. Replace Window on West (Front) Elevation in Pantry/Mud Room with Dutch Door (Setback 5 1/2' from Front Door – Obscured by Redwood Tree on Rendering – See Detailed Description Attached)
2. Remove Kitchen Door on South Elevation and Replace with Window to Match Adjacent Window – also add Window Above Kitchen Sink in Pantry/Mud Room
3. Remove Window in 1st Floor Bedroom Closet on North Elevation to Facilitate Placement of Electric & Gas Meters per PG&E Specifications
4. Covert 1st Floor En Suite Bedroom to 461 square foot Junior ADU with Efficiency Kitchen per Yountville Code (Note: JADU Conversion was approved by Town Staff per Zoning Clearance Letter dated 7/30/2024)
5. Changes to East Elevation:
 - ⇒ Add Small Exterior Vent for Efficiency Kitchen in JADU
 - ⇒ Replace Bi-Fold Patio Doors in Living Room with Sliding Glass Door System
6. Add 30" Fence with 36" Columns to Front Yard Along Jefferson Street (Front Yard Fence Not Included in Original ZDRB Application or Building Permit Application)

PROPOSED MODIFICATIONS OF MAIN HOUSE (Permit # YB-22-131)

7. Add 1/2 Bath (Powder Room 63 sqft) to South Side of Auxilliary Building and Remove Large Stone Fireplace from Interior of Auxilliary Building on Back (East) Wall and Replace with 18" Tall Fire pit (open above and on each side) on West Side of Auxilliary Building
8. Screened Pool Equipment Pad on South Side of Auxilliary Building increased to 12' x 4' to Accommodate Enhanced Energy Efficient Equipment



Owner | Applicant:

Blue Oak Partners, LLC
c/o Rick Claes & Traci Sanderson
6514 Washington Street Ste. #3807
Yountville, CA 94599
(707) 200-5477

Designer:

Mark Becker Inc.
420 40th Street
Oakland, CA 94609
(510) 813-5984

Project Details as Approved & Permitted:

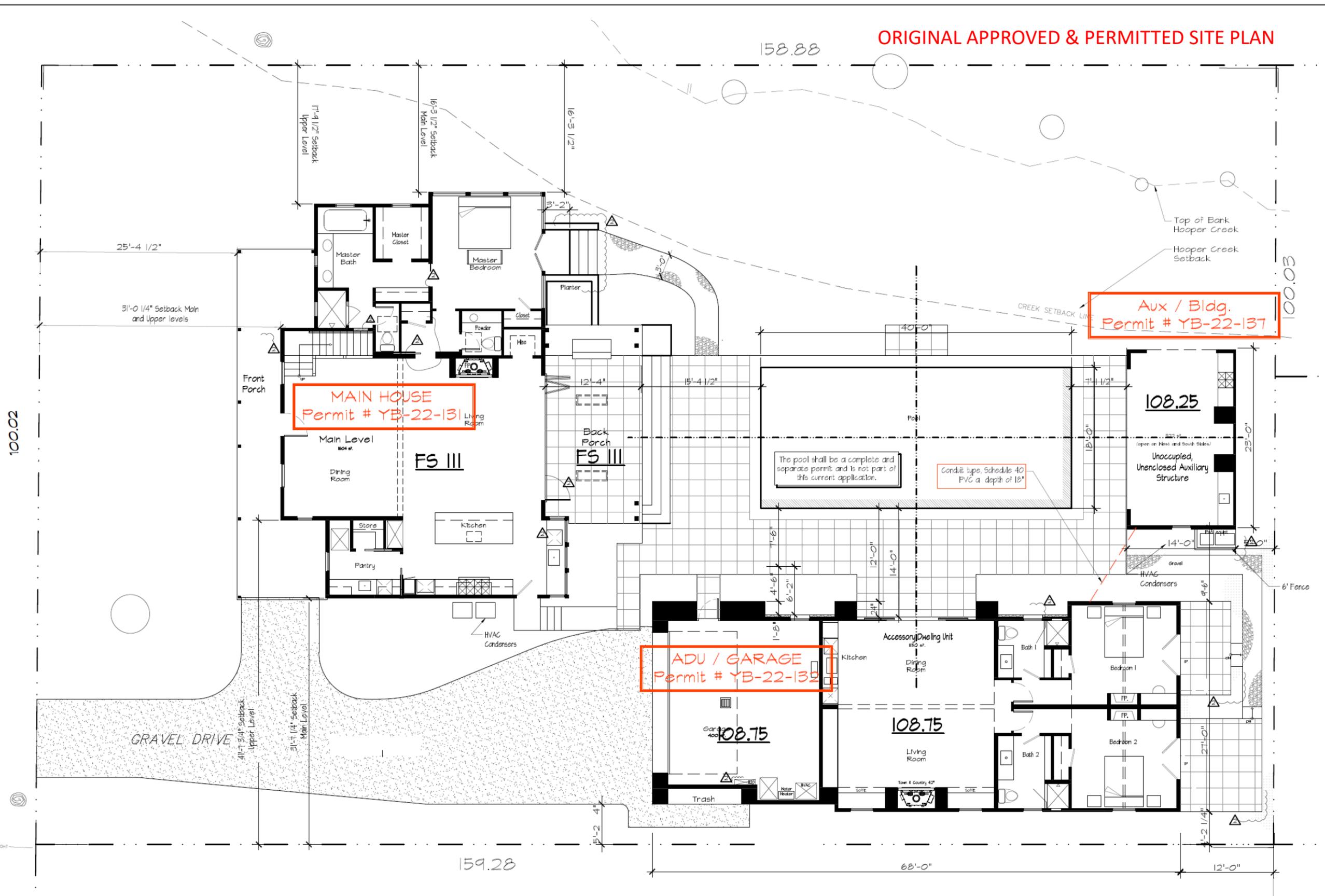
Main House - First Floor	1,644 sqft
Main House - Second Floor	856 sqft
Total Main House Floor Area	2,500 sqft

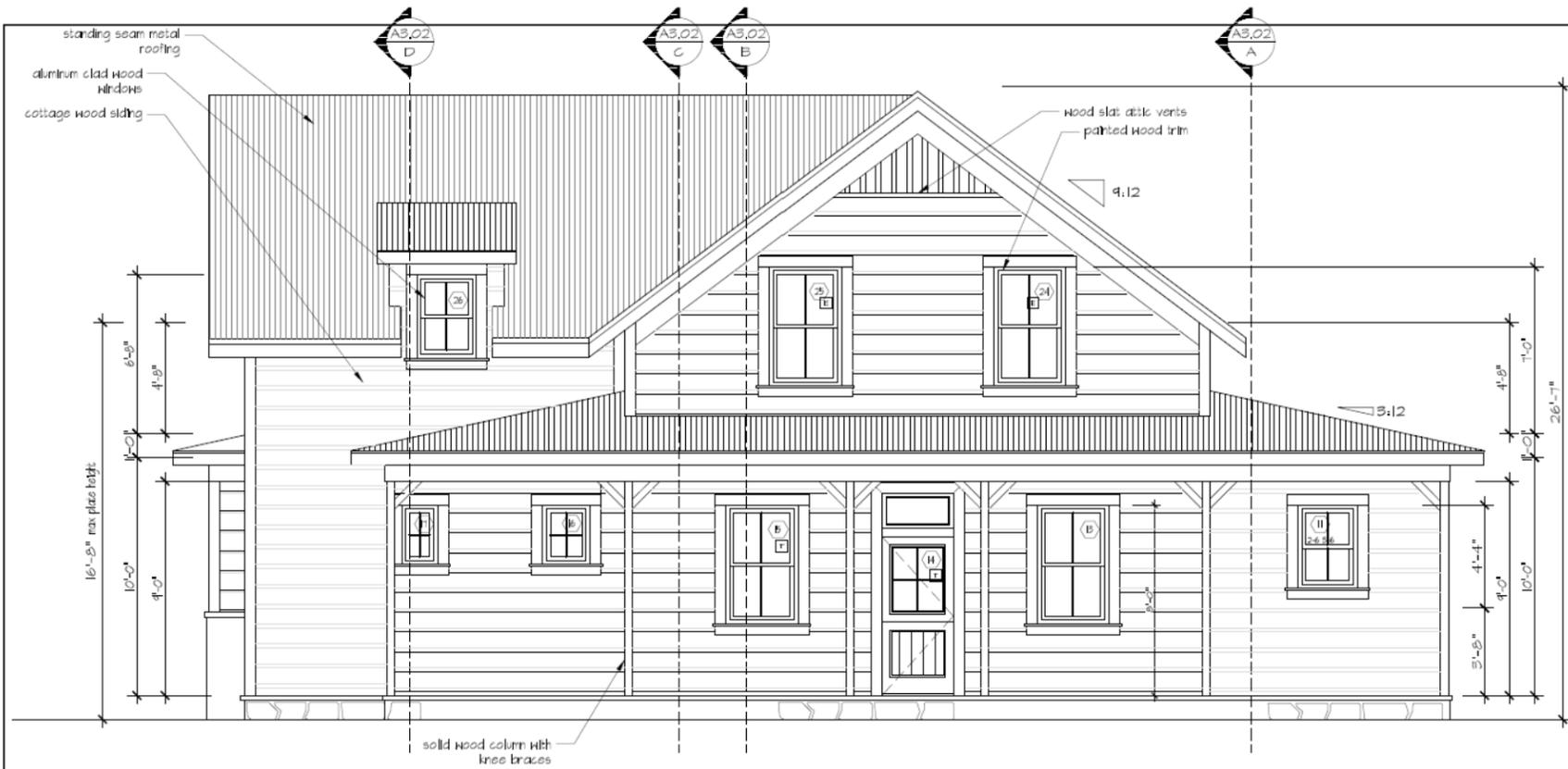
Accessory Dwelling Unit as Permitted 1,192 sqft*

Garage as Permitted	400 sqft
Unenclosed Auxilliary Building	322 sqft

* Note: ADU Approved by ZDRB on 3/08/2022 Prior to Revised Ordinance Restricting ADUs to 1,000 sqft

ORIGINAL APPROVED & PERMITTED SITE PLAN

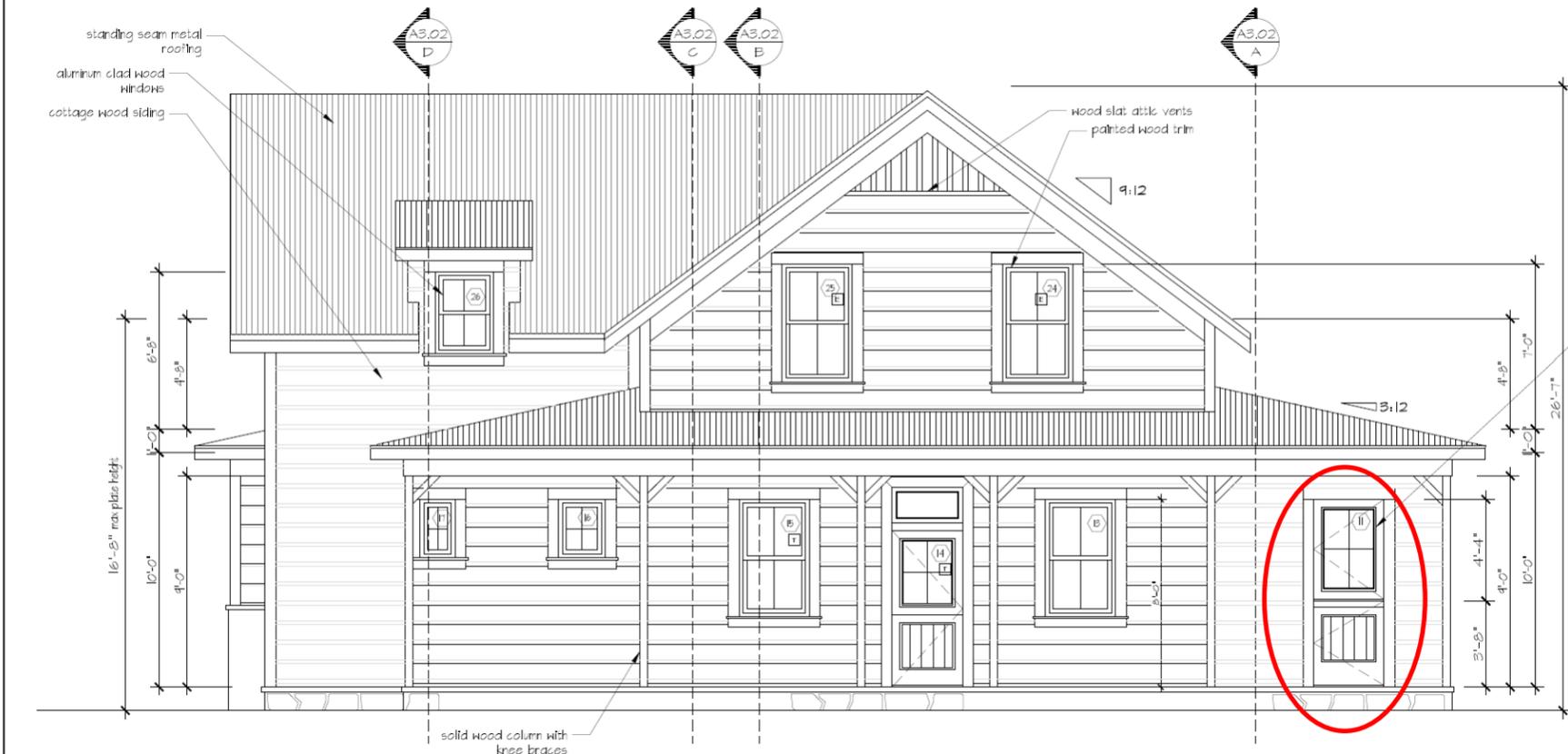




APPROVED & PERMITTED FRONT ELEVATION



Elevation is Stepped Back 5 1/2' from Front Door

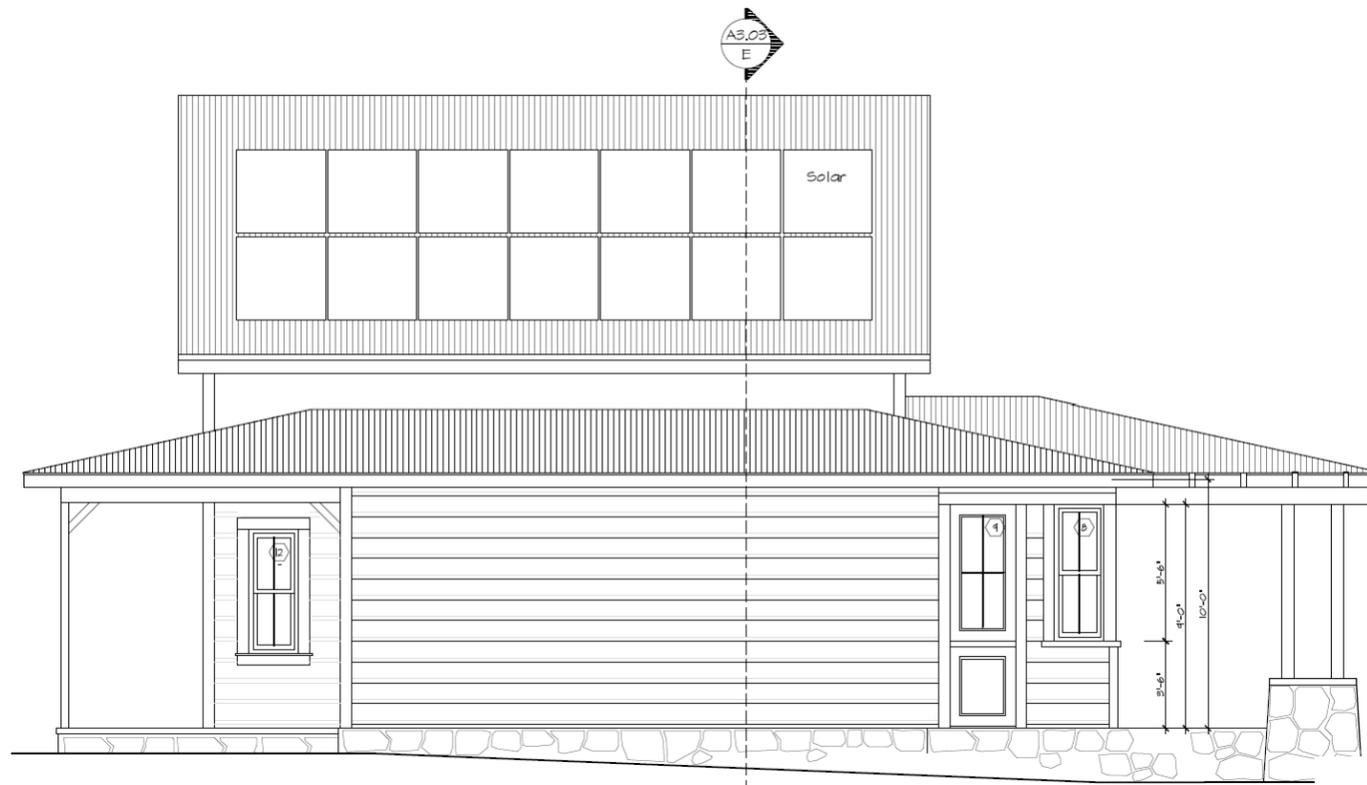


PROPOSED FRONT ELEVATION

Proposed Modification # 1

Remove Window in Pantry/Mud Room on Front Elevation and Replace with Dutch Door. Note that the Dutch Door is Stepped Back 5 1/2 Feet From Front Main Entry Door.

This Change is Proposed to Enhance Dual Use of Pantry as "Mud Room" and Improve Cross Ventilation in Kitchen.

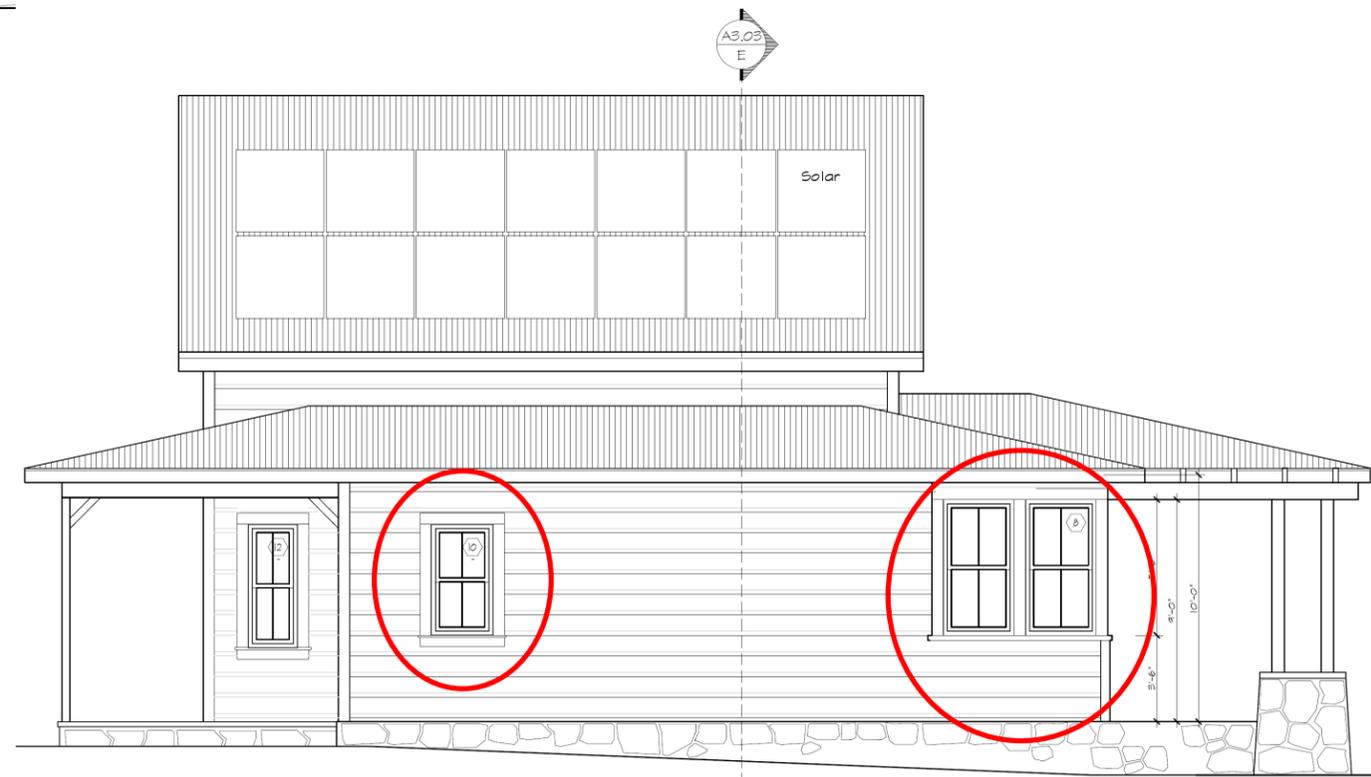


APPROVED & PERMITTED SOUTH (SIDE) ELEVATION

Proposed Modification #2

Added Window Above Sink in Pantry on South Elevation and Replaced Kitchen Door on South Elevation with Window to Match Adjacent Window

Removal of the Door is Result of Relocating Entrance to Pantry/Mud Room on West (Front) Elevation

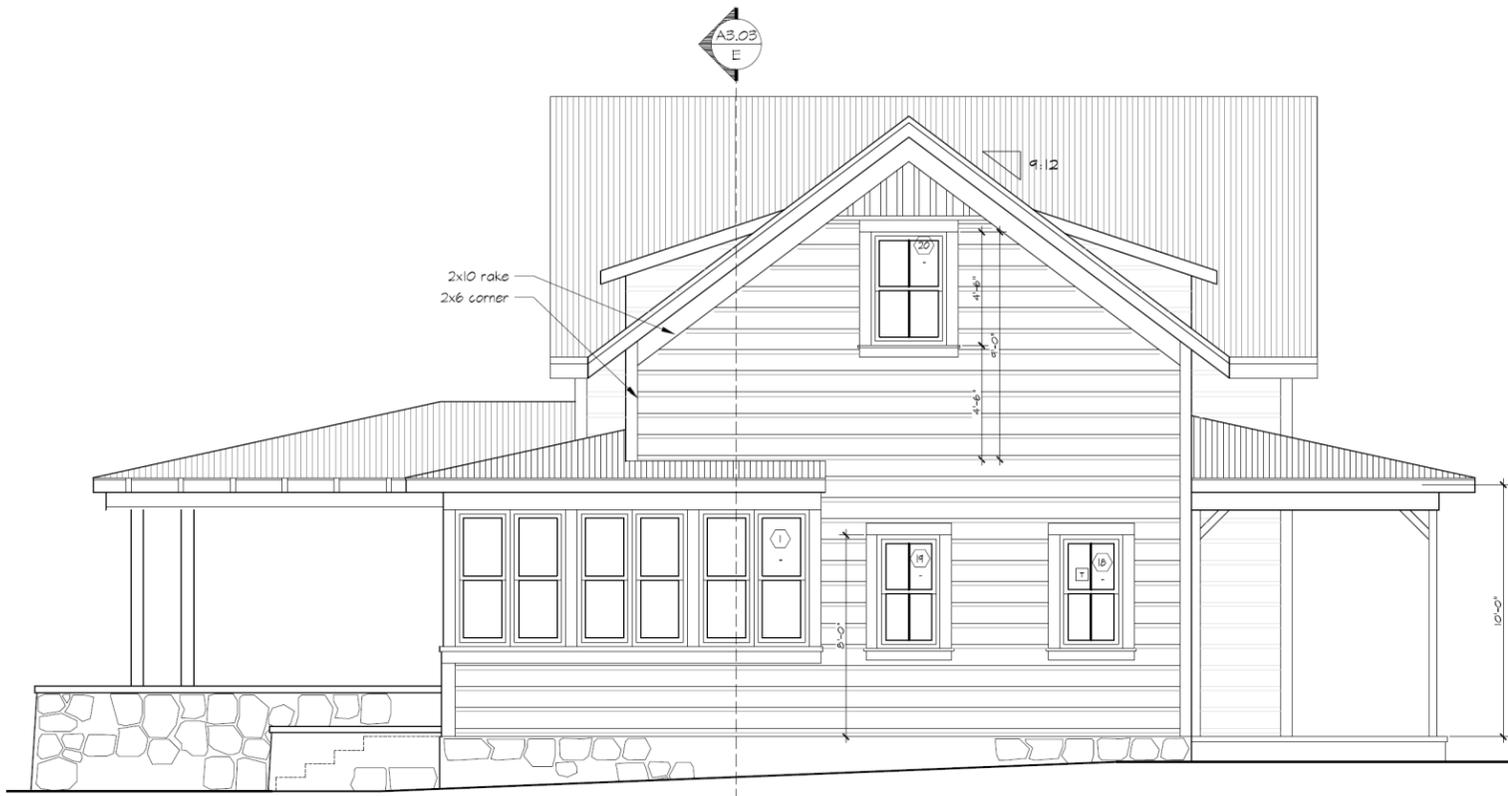


PROPOSED SOUTH (SIDE) ELEVATION

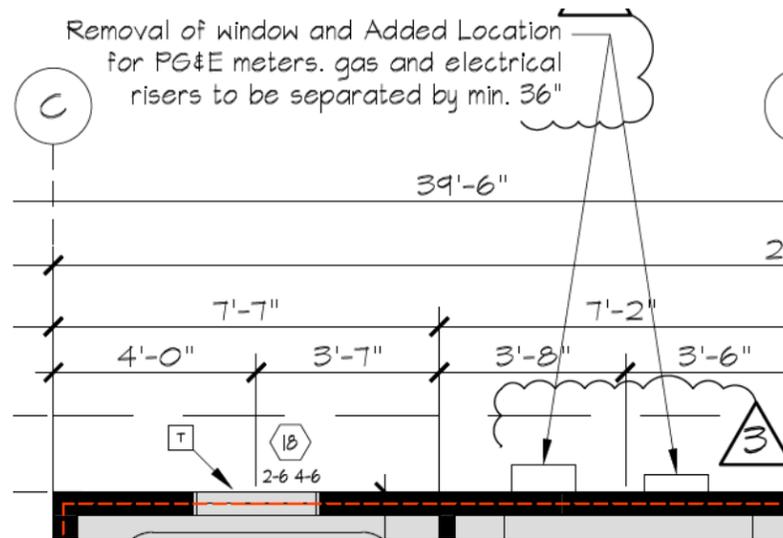
Proposed Modification #3

Remove Window in Closet of 1st Floor Bedroom to Facilitate PGE Specifications on Separation Between Electric Meter and Gas Meter as Windows Near Gas Meter Cannot Be Operable - Remaining Window Circled in Green is a Non-Operable Window Above Bath Tub in the 1st Floor Bathroom.

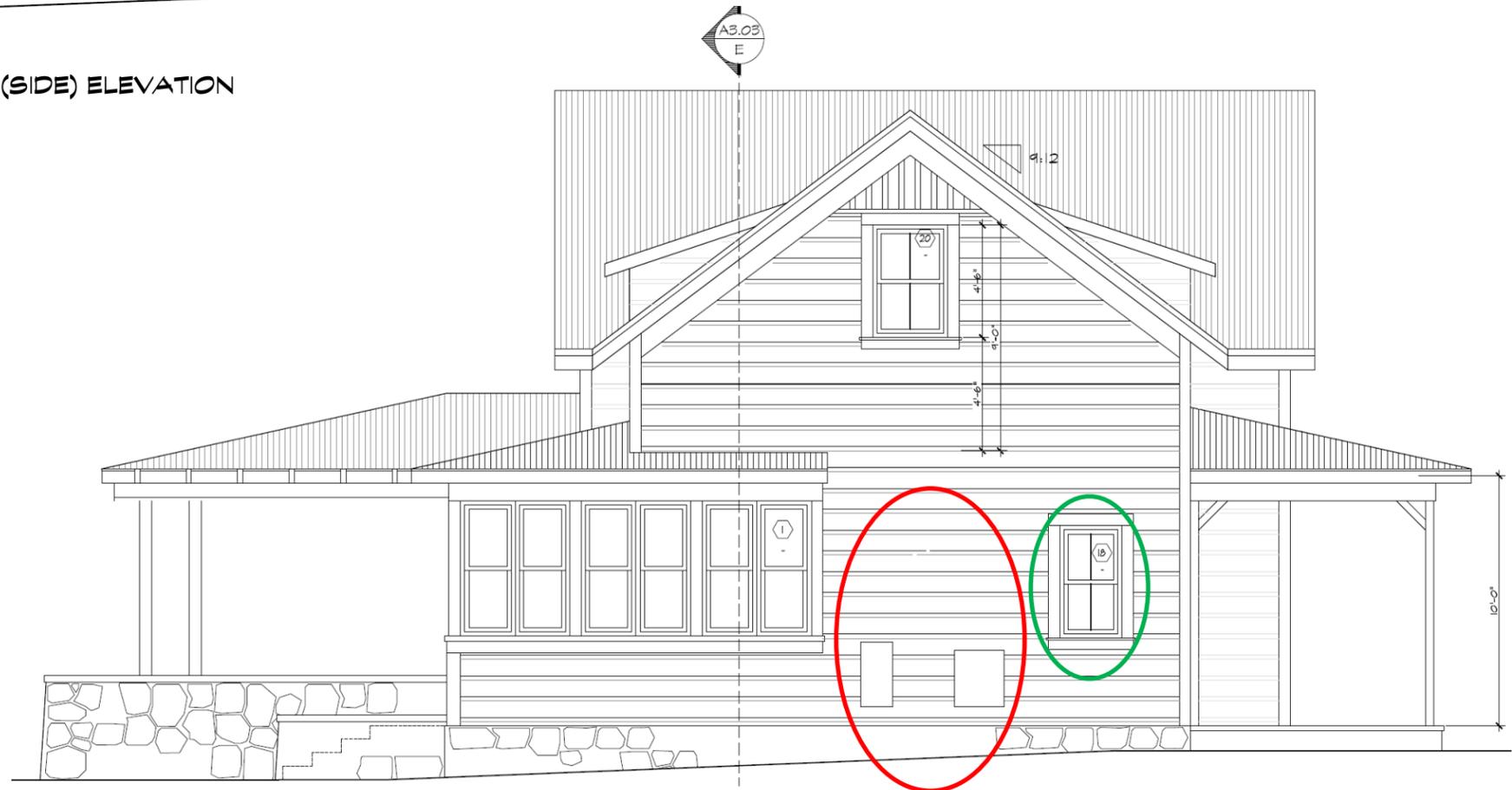
Alternative Location for Gas Meter Proposed by PG&E is on the Front Elevation Facing Jefferson Street and is Aesthetically Undesirable.



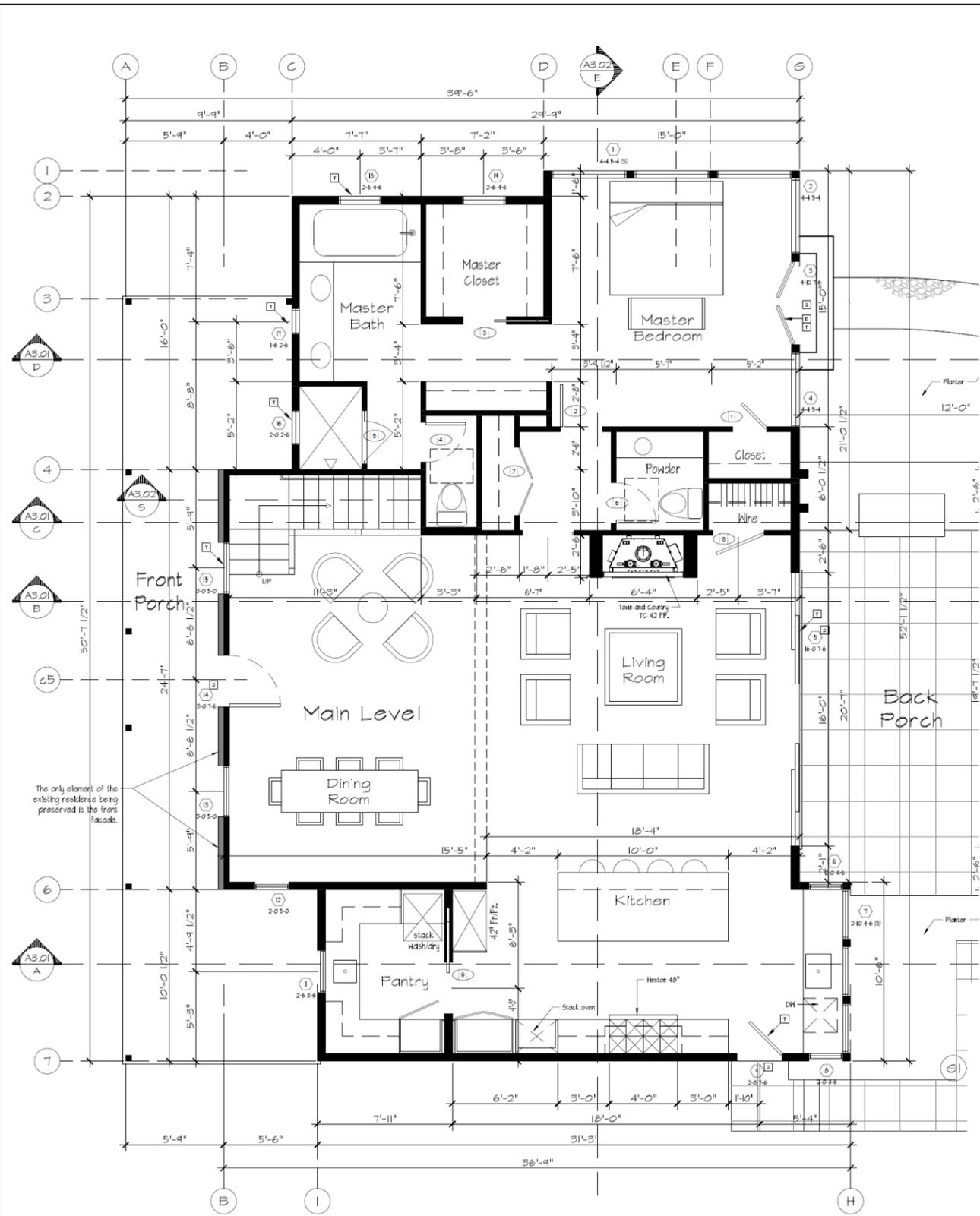
APPROVED & PERMITTED NORTH (SIDE) ELEVATION



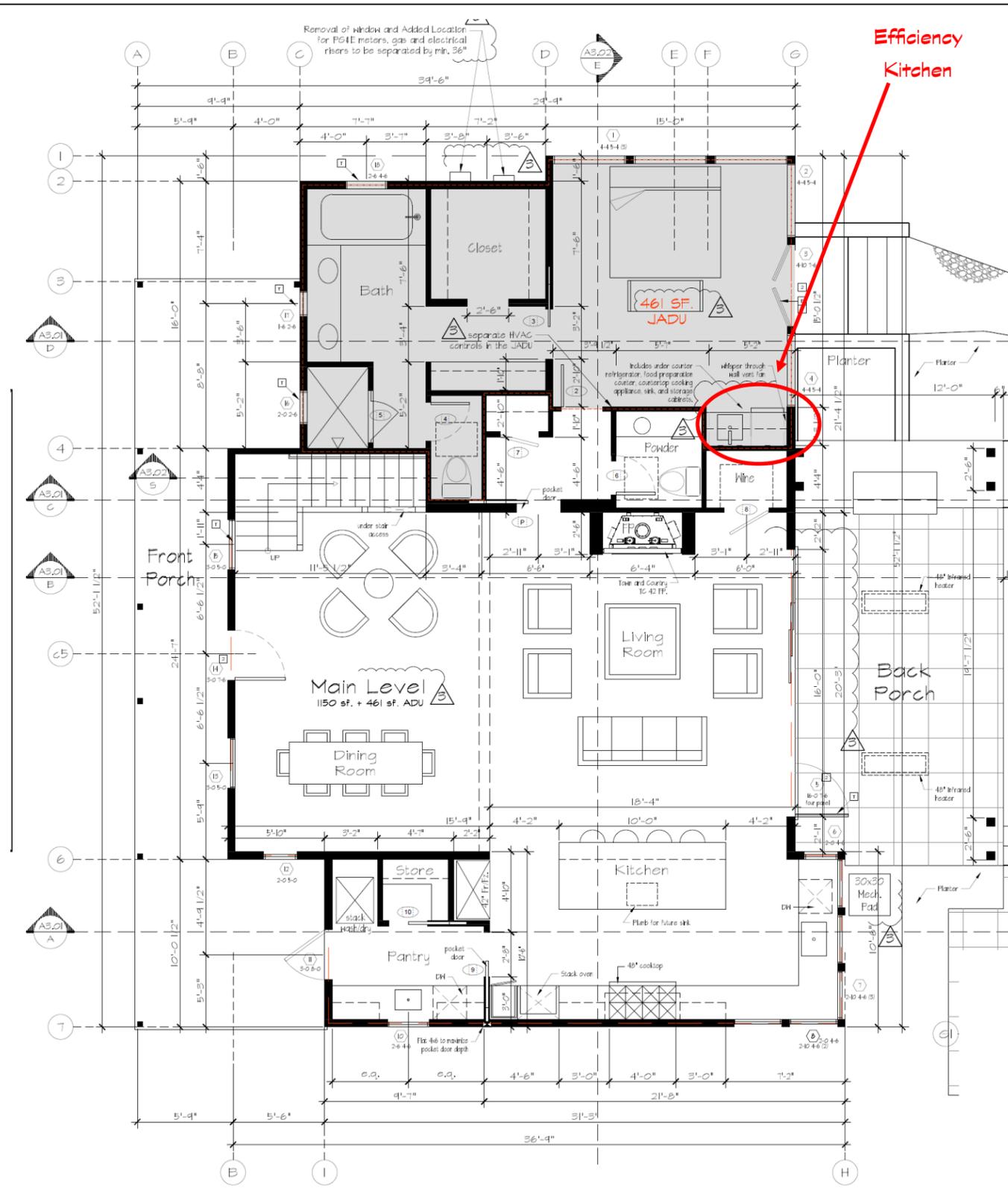
VIEW FROM ABOVE



PROPOSED NORTH (SIDE) ELEVATION



APPROVED & PERMITTED MAIN LEVEL FLOOR PLAN



PROPOSED MAIN LEVEL FLOOR PLAN WITH JADU

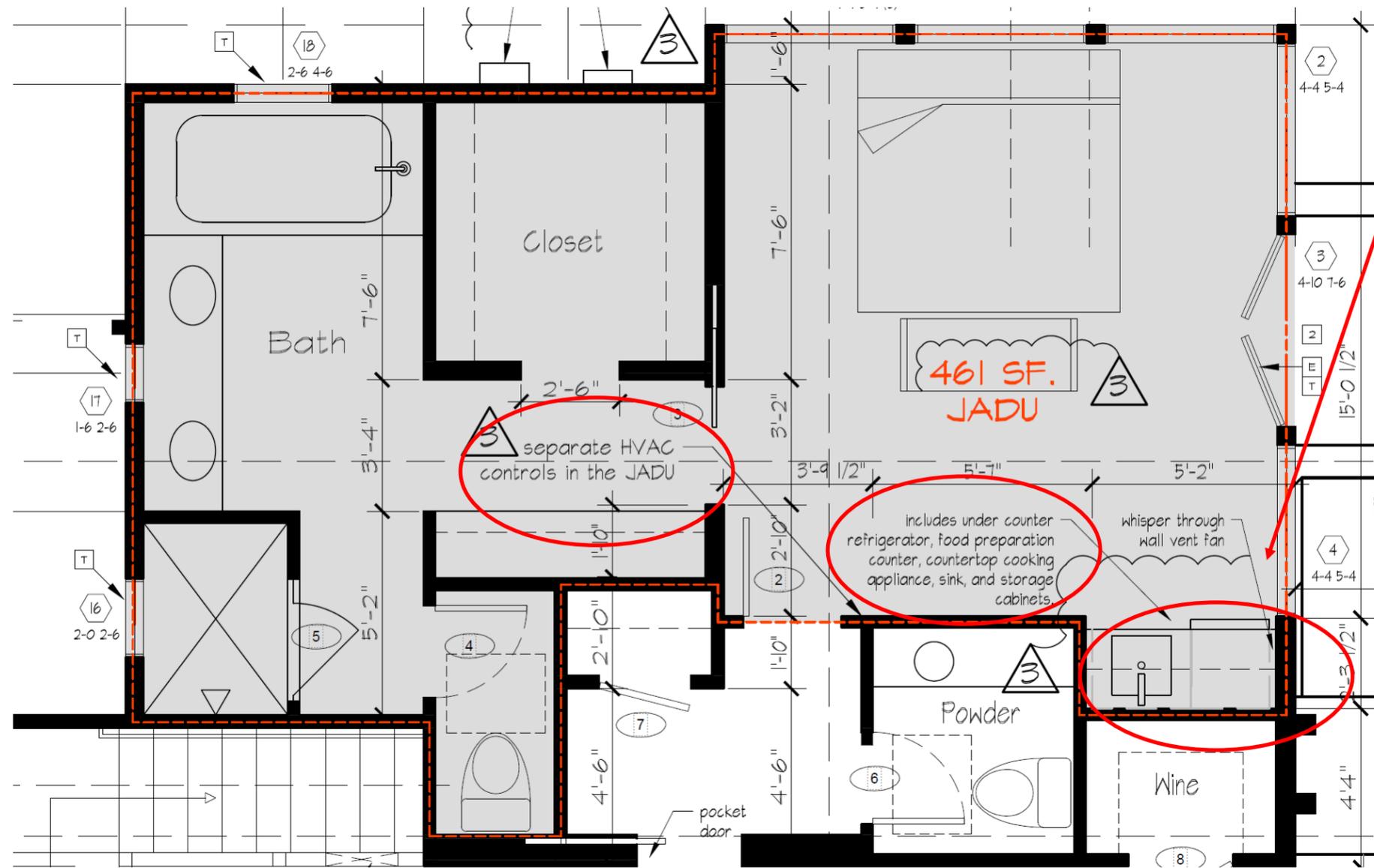
Proposed Modification # 4 : Conversion of 1st Floor Bedroom to Junior ADU (461 sf) Pursuant to Yountville Municipal Code Requirements Including the Addition of Separate HVAC controls inside JADU and an Efficiency Kitchen (Replacing Clothes Closet) that includes undercounter refrigerator, food preparation counter, countertop cooking appliance, sink and storage cabinets.

REVISED
8/28/2024

Main House Modification # 4
Convert 1st Floor BR to JADU

6630 Jefferson Street
Yountville, CA 94599





Efficiency
Kitchen

PROPOSED MAIN LEVEL FLOOR PLAN WITH JADU

Proposed Modification #4 (continued) – Convert 1st Floor Bedroom to JADU

The designation of the first-floor bedroom as a JADU was determined to be consistent with the Town of Yountville Municipal Code by Town Staff per the Zoning Clearance Letter dated July 30, 2024.

REVISED
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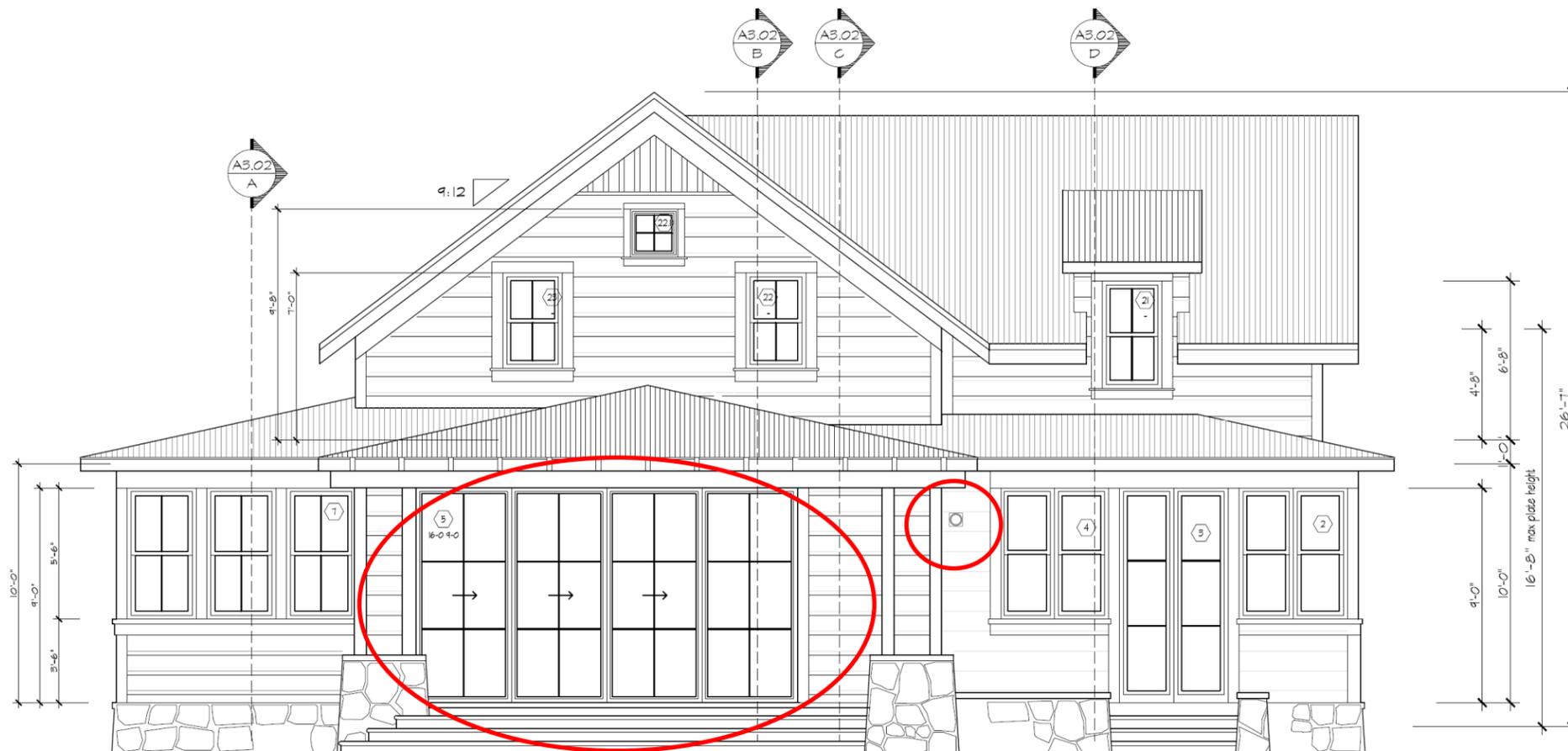
Main House Modification # 4
Convert 1st Floor BR to JADU

6630 Jefferson Street
Yountville, CA 94599

BLUE OAK
PARTNERS



APPROVED & PERMITTED EAST (REAR) ELEVATION

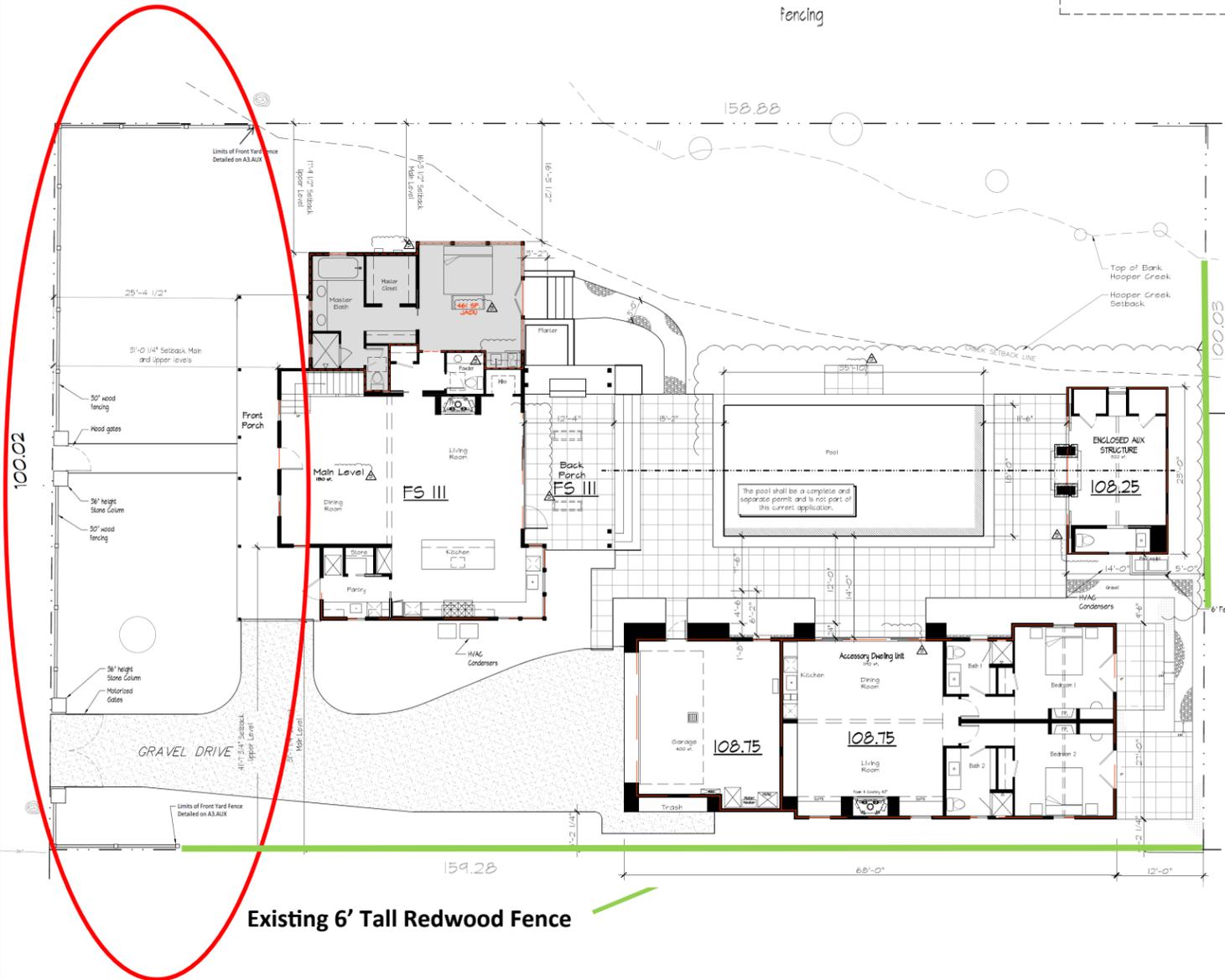


PROPOSED EAST (REAR) ELEVATION

Proposed Modification #5 – Changes to East (Rear) Elevation

Change Bi-Fold Patio Doors to Sliding Patio Doors to Match ADU and Proposed Enclosed Auxiliary Building.

Add Small Vent for Efficiency Kitchen in JADU

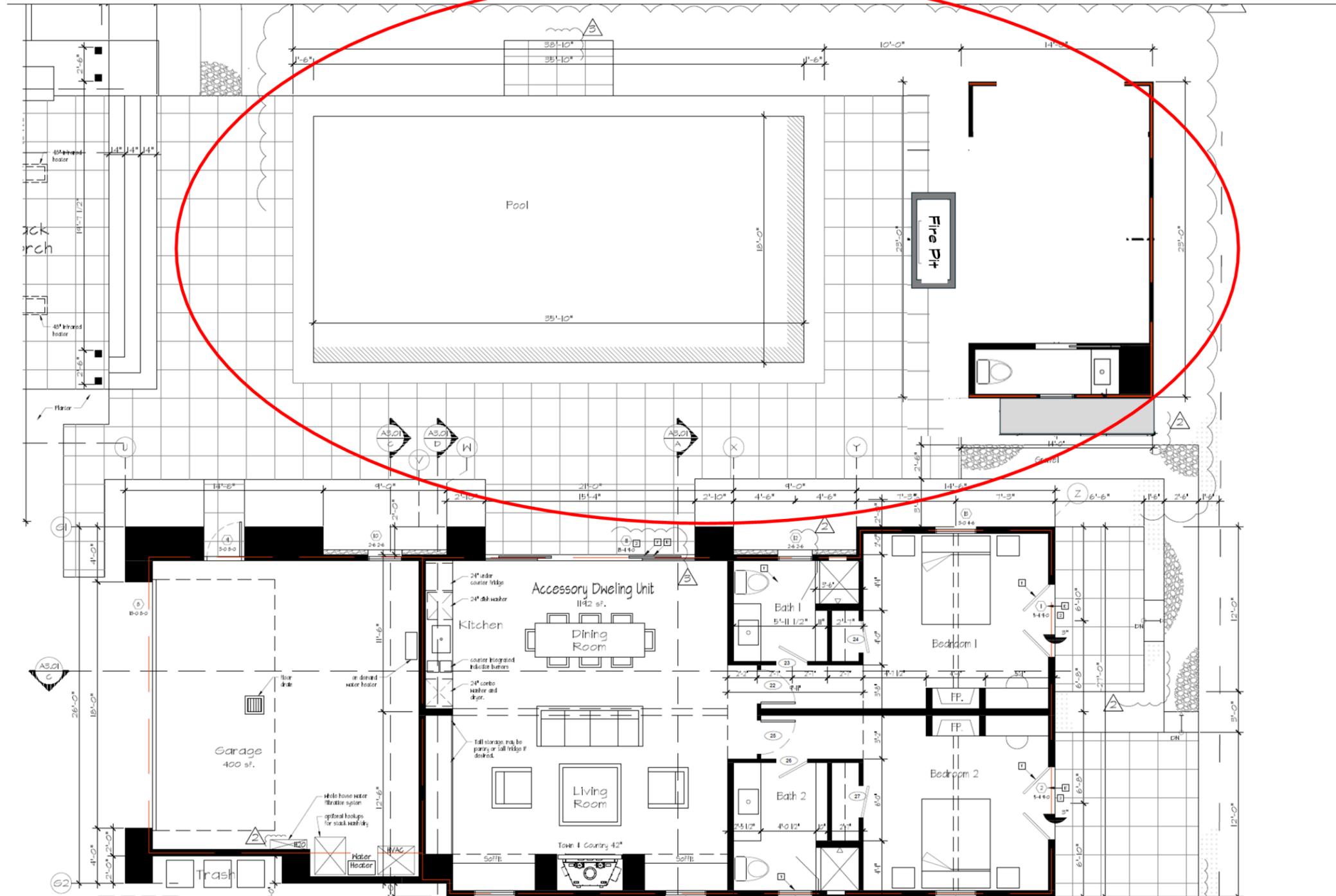


Proposed Modification # 6 – Front Yard Fence

Addition of 30" Tall Fence (White to Match Trim on House) to Front yard Along Jefferson Street that Returns 20' to Existing 6' Tall Redwood Fence on South Property Line and to the Hopper Creek Setback on the North Property Line with 36" Stone Columns at Front Gate and Driveway Gate (not included in original ZDRB Application or Building Permit Application)

This was not part of the original ZDRB Application or Approval and was not included in the Permit Set of Plans.



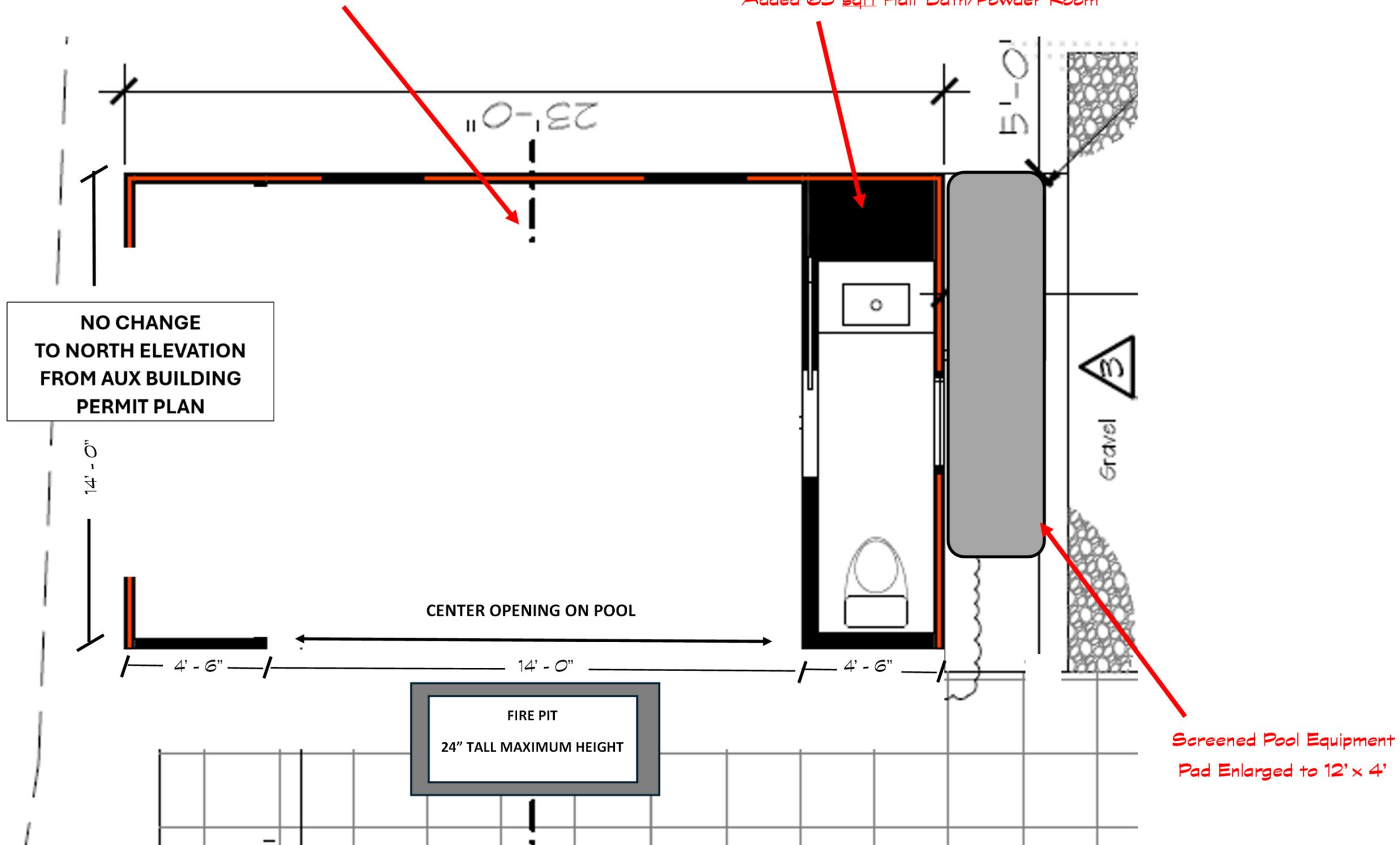


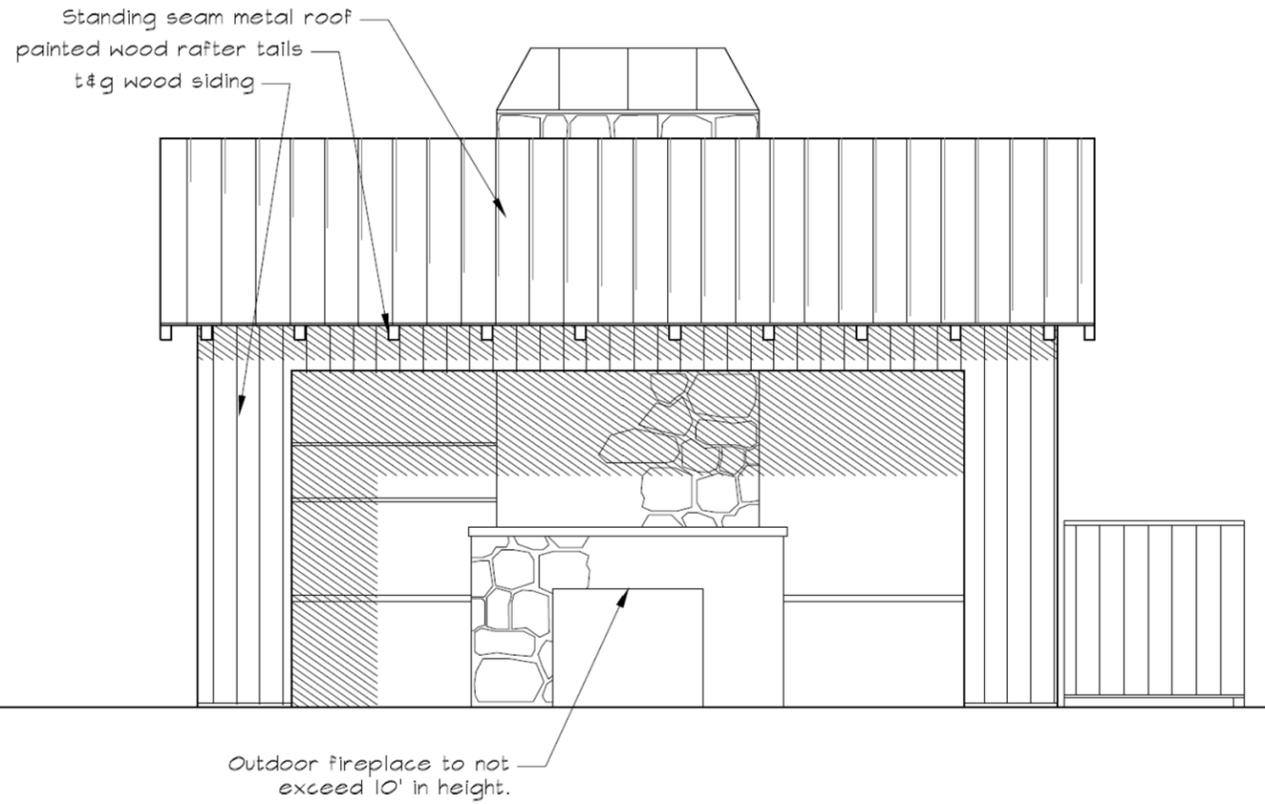
PROPOSED SITE PLAN FOR MODIFICATION #7 TO AUXILIARY STRUCTURE

- ⇒ Shortened Length of Pool from 40' to 35' - 10" to Add Deck Space in Front of Fire Pit
- ⇒ Added 1/2 Bath (Powder Room _____ sqft) on South Wall
- ⇒ Removed Large Stone Fireplace on Interior Back (East) Wall and Replaced with 24" Fire Pit Outside of West Elevation of Auxiliary Building
- ⇒ See Details on Following Pages

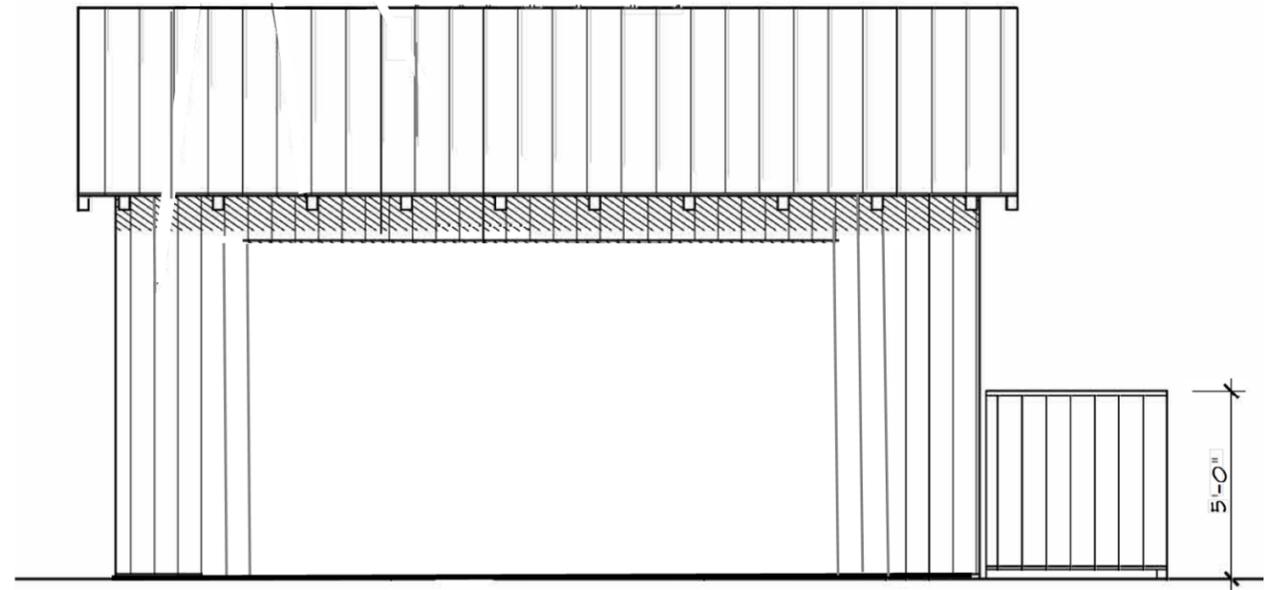
Removed Fireplace and Chimney from Back (East) Wall

Added 63 sqft Half Bath/Powder Room

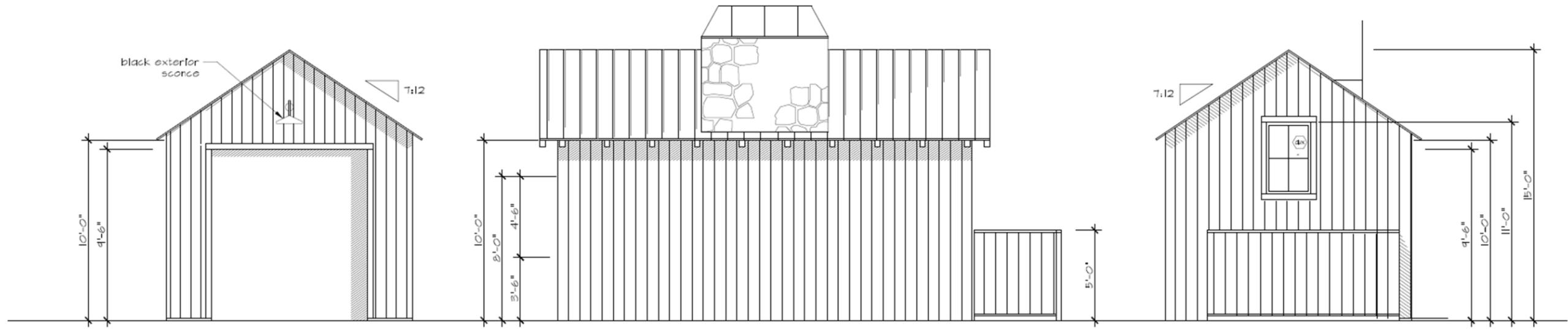




APPROVED & PERMITTED WEST (FRONT) ELEVATION OF AUXILIARY BUILDING



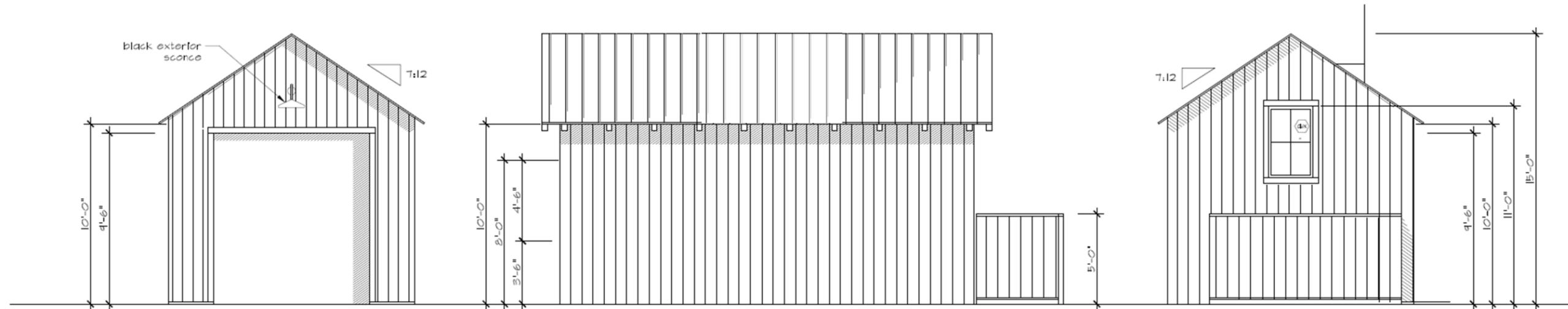
PROPOSED WEST (FRONT) ELEVATION OF AUXILIARY BUILDING
HALF BATH/POWDER ROOM (63 SQFT) ADDED TO SOUTH (RIGHT) SIDE OF OPENING
MATCHED WIDTH OF NORTH (LEFT) WALL TO SOUTH (RIGHT) SIDE
ELIMINATED LARGE STONE FIREPLACE ON REAR (WEST) WALL OF BUILDING AND
REPLACE WITH MAXIMUM 24" TALL FIRE PIT WRAPPED IN STONE TO MATCH ADU



APPROVED & PERMITTED NORTH (SIDE) ELEVATION

APPROVED & PERMITTED EAST (REAR) ELEVATION

APPROVED & PERMITTED SOUTH (SIDE) ELEVATION



NORTH (SIDE) ELEVATION

NO PROPOSED CHANGE TO APPROVED PLAN

PROPOSED EAST (REAR) ELEVATION

REMOVED CHIMNEY

SOUTH (SIDE) ELEVATION

NO PROPOSED CHANGE TO APPROVED PLAN