



Town of Yountville

6550 Yount Street
Yountville, CA 94599

Staff Report

Item #: {{section.number}}{{item.number}}

Zoning and Design Review Board Staff Report

DATE: February 11, 2025

TO: Board Members

FROM: Aaron Hecock, Planning & Building Director

PREPARED BY: Kari Svanstrom, Contract Planner

APPLICANT: Casey Hughes

OWNER: Matthew and Amy Sapp

ADDRESS: 2 Tallent Lane (APN 036-041-032)

LAND USE CLASSIFICATION: RS Single Family Residential

TITLE/RECOMMENDATION

Adopt Resolution Number 25-023 conditionally approving a Design Review and Tree Removal Permit application for 2 Tallent Lane and finding the project exempt from the California Environmental Quality Act (CEQA).

BACKGROUND

The property at 2 Tallent Lane has an existing single-family home and detached auxiliary structure which was constructed as a garage. The garage is located at the rear of the property; however, it does not have access rights from the adjoining private property and is not currently being utilized as a garage. Tallent Lane is a privately maintained road accessed off of Yountville Cross Road. The site is surrounded by single-family residential uses on all sides.

A previous owner received approval to demolish the existing house, subdivide the parcel into two lots, and construct two new two-story single-family residences. The Design Review for the two single-family residences was approved by the Zoning and Design Review Board (ZDRB) on January 8, 2019, while the Parcel Map for the parcel split was approved by Town Council via Resolution 20-3977 on April 21, 2020. Both approvals expired in 2022, and the property has since also been sold to new owners.

The new owners are not interested in exercising the previous entitlements. Instead, they are proposing to retain the lot as a single parcel and replace the existing residence with a new, larger residence, landscaping, and pool (the "project") as well as a detached Accessory Dwelling Unit (ADU). This ADU is subject to separate, ministerial review and is outside the scope of the project before the ZDRB.

PROJECT DESCRIPTION

The project proposal would demolish the existing 888-square foot single family house and detached 493 square foot auxiliary structure (garage). These structures would be replaced with a new single-family residence, accessory dwelling unit, pool, and landscaping. The project would require the removal of five trees over 12-

inch diameter: a 26-inch pecan and 16-inch maple in the front yard, a 14-inch maple in the south side yard, and a 28-inch cherry plum in the north side yard. All of these trees are within the footprint of the proposed house. Additionally, a 14-inch pecan in the rear yard is within the footprint of the accessory dwelling unit (ADU); this tree permit will be processed along with the ministerial ADU permit.

The adjacent heritage oaks (a valley oak to the north of the proposed driveway) and a coast live oak near the southeast corner of the property (south of the auxiliary structure) are proposed to be retained and protected through construction. These trees will require tree protection during construction, including minimizing construction within the dripline of the trees.

ANALYSIS

Required Entitlements

The project is located in, and subject to, the standards of the Single-Family Zoning District found in Yountville Municipal Code (YMC) Title 17.

The application is subject to Minor Design Review pursuant to YMC §17.188.020, as well as the Residential Design Standards and Guidelines found in YMC Chapter 17.40, and the Zoning District standards for the Single Family (RS) Zoning District found in YMC Chapter 17.20. YMC §17.188.040(A) authorizes the Zoning & Design Review Board (the “ZDRB”) to approve, conditionally approve, or deny applications for Minor Design Review based on the findings required by YMC §17.188.060.

The application also proposes the removal of five trees that are regulated and require a Tree Removal Permit in accordance with YMC Chapter 17.128. In accordance with YMC §17.128.060(A)(3), when the tree removal is combined with an application for a development entitlement, the decision-making authority (ZDRB) shall render the decision on the Tree Removal Permit.

Additionally, given the proximity of construction work to the two heritage oak trees on adjacent properties, the project will be subject to the tree protection and duty of care measures for protected and heritage trees found in YMC §17.128.080-100.

The application for the Accessory Dwelling Unit (ADU) is not subject to Design Review and must be approved “ministerially” at a staff level in accordance with State Law and the Standards of YMC §17.156.

Staff Analysis

The proposed project would demolish the current residence and driveway and the detached garage in the rear yard. The vehicle access to this existing detached garage was from a rear driveway on an adjoining private property. There is no recorded easement granting access across the adjoining private property to this garage, and the Project proposes to abandon this access and provide all vehicle access from Tallent Lane.

The project proposes a new single-family residence with attached garage and to relocate the driveway to the north side of the lot. The driveway on this side is proposed to be gravel with minimal work under the neighboring heritage oak tree.

The proposed project will greatly increase the new square footage on the site; however, it maintains the main residence as a one-story building. The project would also remove some of the existing encroachments into the dripline of the rear coast live oak heritage tree, including the detached auxiliary structure’s south deck. The new drainage design includes bioswales outside of the dripline of the heritage trees.

A few key items for the ZDRB to consider in its review include potential waivers of the Design Standards and Guidelines in addition to overall review of the project. These design elements include roof slope; design of the garage (a two-car garage in the front of the lot); heritage tree protection; and tree removal and replacement.

Roof Slope

One of the Design Standard for Roof Forms is that the “main roof of the building shall have a minimum pitch of 4 in 12 (4:12).” The project proposes two street-facing gable roof elements with a 5:12 pitch, which exceeds this standard, while the main roof, which is parallel to the street and therefore not visible from the street, is proposed

to be 3:12.

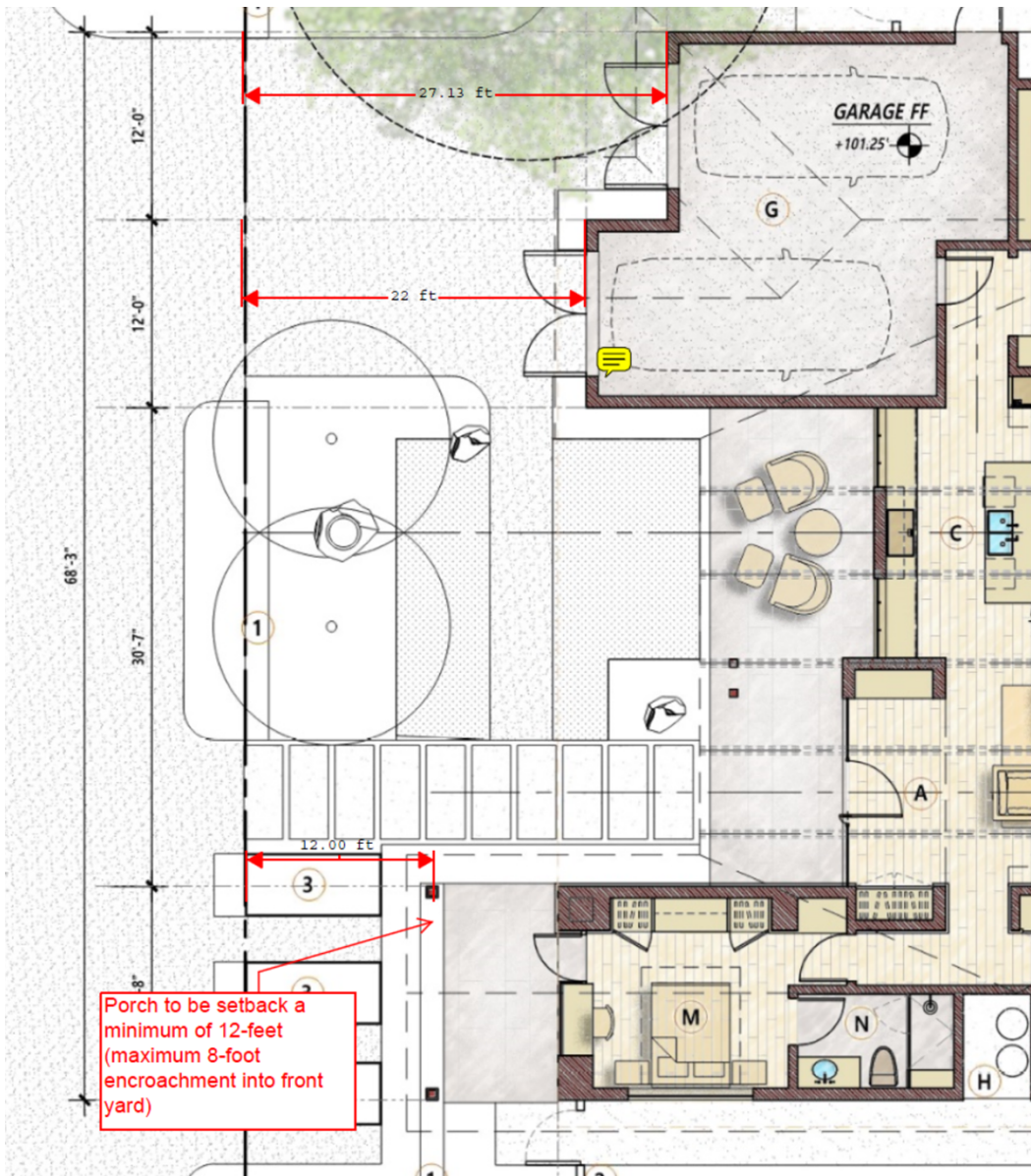


Staff have discussed this roof pitch Design Standard with the applicant, and they are able to adjust the pitch of the main roof form to be 4:12 if required by adjusting internal plate heights. Staff is requesting the ZDRB review this component to determine whether to (1) condition approval of the project on adjusting the main roof pitch to 4:12 or (2) to waive this Design Standard, as allowed through the Design Review process by YMC 17.40.020 ("The following are design standards, which all residential projects are required to conform with unless waived by design review approval as regulated by Chapter 17.188 of this title."). Staff believe that a waiver of the 4:12 pitch for the main roof is supportable given the low visibility of this roof from the street and the higher 5:12 pitch of the two front gabled roofs. If the ZDRB feels the 4:12 pitch is needed, it should add the following as a Condition of Approval: "The main roof pitch shall be adjusted to be a 4:12 pitch."

The proposed roof meets the other Roof Design Standards and Guidelines, including having multiple ridges and eaves, with no flat areas, and the allowed material of standing seam metal with integral color.

Porch Encroachment

The project proposes to construct a covered porch that projects approximately 9'8" into the front yard, with a setback of 10'4" feet from the street. YMC § 17.108.010(B) permits "Architectural elements up to one story in height or 12 feet to the plate height, such as covered decks or unenclosed porches may encroach into front yards or setbacks up to eight feet in depth; but shall not be closer than 10 feet to the front property line." Staff is recommending a Condition of Approval that the porch project no further than the 8-foot maximum allowed by the Code. This would require the roof, columns, and stone base to be modified to conform to this standard. This has been reviewed with the applicant, and they do not have any issues with this condition.



Garage Design

The Design Guidelines encourage garages *“to be located in the rear half of the lot,”* and the Design Standards related to garages discourage multi-vehicle garages located in the front of lots unless the following condition can be met *“Multi-car garages are permitted if located on the rear half of the lot or screened from view from adjacent street frontages by building placement, landscaping, and/or fencing in compliance with Chapter 17.136.”*

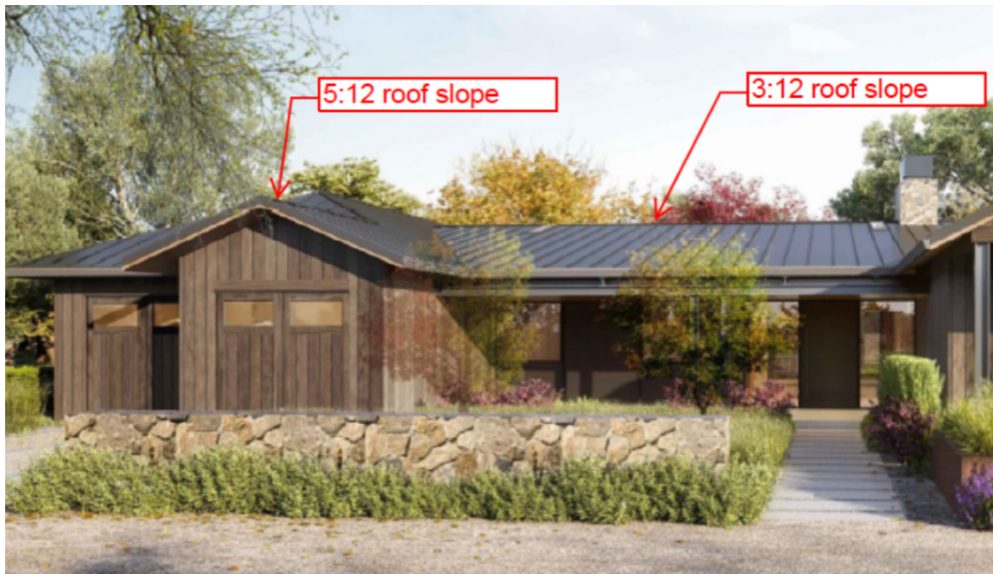
As noted above, while the current detached garage is located at the rear of the lot, the vehicle access is through an adjoining property, without any recorded easement for this access. The project proposes to eliminate this issue and place a two-car garage at the front of the lot. While the initial design included a more prominent double garage, after discussions with staff in relation to the Design Guidelines and Standards, the applicant has revised the project to address the above requirement for screening multi-vehicle garages at the front of the lot.

As required by the Design Standards, the garage is set back 10-feet further than the home from the street. As discussed above, the south porch, as conditioned, will project 8-feet into the front yard (an allowed encroachment) and therefore be set back 12-feet from the front property line, while the south bay of the garage is setback 22-feet from the property line.

The second garage bay is split from the first to avoid a double garage door, and to set back the second garage

an additional 5-feet 2-inches (27'2" setback), so that it is tucked in behind the canopy of the valley oak to the north. The two garage doors are proposed as carriage-style garage doors in the same vertical grain wood material as the siding for the home to minimize the prominence of the garage bays. Glazing on the garage doors includes two windows at the top of the door.

The project also incorporates a three-foot solid stone fence with plantings in front along the front of the lot to further screen the garage bays. With the separation of the garage bays into two volumes and setback of the northern bay so that it is screened by trees and shrubs from the north and the building to the south, staff believes the design can be found to meet the Design Standard in that the garage is screened from the adjacent frontage by the building's placement, and the site fence and landscaping.



The garage design meets all of the other required Design Standards, including the maximum width of garage doors (12-feet max, with each door at 8-feet in width); the proportion of the garage to the home; and, the setback of the garage from the home (in this case the covered porch element). It also meets the Design Guidelines related to minimizing paved area and using permeable materials.

Tree Protection

There are two heritage trees just off-site of this property, with significant canopy areas overhanging the site, a 32-inch valley oak (aka white oak) in the front yard of 1951 Yountville Cross Road, the property to the north, and a 30-inch coast live oak on 6 Tallent Lane with an overhand at the southeast portion of the site.



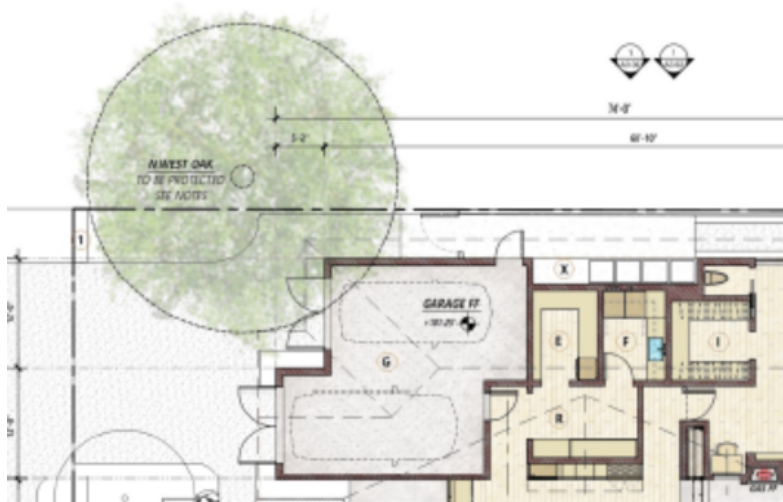
Rear Heritage Coast Live Oak

North Heritage Valley Oak

The front/north valley oak just north of the driveway has had some adverse trimming from PG&E. However, the Town Arborist, Tony Walcott, notes that the tree is otherwise in good condition. The second tree is the 30-inch coast live oak on the 6 Tallent Lane property and directly south of the southeast corner of the site. This tree has been deemed to be in excellent condition by both the Project Arborist and Town Arborist.

Staff has worked with the applicant throughout their submittal process regarding the potential impacts on these two heritage trees, and the applicants have revised the original submittal to remove any significant grading in the proximity of the rear coast live oak tree. The proposal also removes an existing deck adjacent to the existing garage which currently encroaches into the dripline.

On the north side of the site, underground utilities originally proposed in the north setback have been relocated to the south side of the site to avoid significant trenching within the critical root zone (CRZ) of the 32-inch valley oak to the north. Additionally, the driveway construction has been modified from a standard concrete driveway to a gravel driveway over a geogrid material. This is a strong mesh material that is laid down to form the frame of the driveway and then filled with gravel. The northern garage bay is also set back further than the southern bay, partially to respond to the garage Design Standards discussed above, but also to minimize the home's footprint within the dripline of the tree.



North Valley Oak and permeable driveway location

The project's Landscape Architect has proposed a number of measures that will minimize disturbance to the valley oak north of the driveway (Attachment 6 – Landscape Letter). These include eliminating any irrigation (irrigation at inappropriate times can make an oak susceptible to sudden oak disease); avoiding compaction within the critical root zone; and 'bridging' over major tree roots that may be discovered in the excavation of the driveway to avoid cutting major roots and to protect them from compaction.

The Town Arborist has reviewed these recommendations and finds them generally acceptable. His one additional recommendation is to prohibit all trenching within the chain link fence that will be required for tree protection during construction around the valley oak. Should work within this protected zone become necessary, it must be conducted under the direct supervision of either a Registered Certified Arborist Consultant or a Board-Certified Master Arborist, with all digging performed by hand. Staff have included this in the Conditions of Approval. A Tree Protection Plan outlining the location of tree protection fencing and these and other required measures will be required at the time of building permit for review and approval by the Town Arborist prior to the start of any work at the site. Additionally, the town's Duty of Care for protected trees and additional duty of care for heritage trees found in YMC § 17.128.090 and 17.128.100 will be required for the project.

Tree Removal and Replacement

There are five regulated trees proposed for removal, all of which are within the footprint of the proposed structures (four within the main residence footprint and one in the ADU footprint). Because the town may not impose additional standards upon the ADU beyond those provided in YMC Chapter 17.156 and state law, the town may not impose conditions on the removal of the tree within the footprint of the ADU. The remaining four trees have a total diameter of 84-inches, so would require tree replacement, and/or, in-lieu fee, to equal this diameter in accordance with YMC § 17.128.070, which requires either on-site or a combination of on-site and in-lieu fee requirement (if the replacement diameter cannot be met on-site due to site constraints). Given the size of the trees being removed, full replacement on-site is not viable, and a combination of planting and fees will be required and included in the Conditions of Approval.

Three 48-box mature olive trees are proposed as part of the replacement, with two of these proposed in the front yard near the front stone wall fence. A 48-box is a significant size tree (the requirement for a replacement is a 15-gallon minimum size, or about 12" round pot) and will provide a more mature tree at the outset. The third olive is proposed north of the pool, with smaller citrus trees in the side yards.

YMC § 17.20 ZONING – SINGLE FAMILY RESIDENTIAL (RS)

The project conforms to the Development Standards for the Single-Family Zoning District and General Development Standards for the use as noted in the chart below:

YMC §17.20.050 Single Family (RS) Zoning District Standards

Development Standard	YMC Requirement	Existing	Proposed
Zoning			
Lot Size	-	11,405 SF	11,405 SF
Maximum Floor Area Ratio <i>Lots greater than 8,000 SF</i>	0.25 living area 0.30 total SF (including garage)	0.08 living area (888 SF) 0.12 total (1,381 SF)	0.249 living area (2,849 SF) 0.298 total (3,397 SF)
<i>Main Residence SF</i>		888 SF	2,849 SF
<i>Garage SF</i>		493 SF	548 SF
<i>Auxiliary Structure SF</i>			n/a
<i>Total Square Feet w/o Garage</i>		888 SF	2,849 SF
<i>Total Square Feet with Garage</i>		1,381 SF	3,397 SF
Setbacks			
- Front Setback	20 Feet	approx. 56'9"	20'0"
- Side Yard Setback (North)	5 feet	approx. 29'6"	5'0"
- Side Yard Setback (South)	5 feet	approx. 20'	6'6"
- Rear Yard Setback	20 feet	approx. 41'6"	46'6"
Height Limit (one-story)	15'0" to plate, 20'0" to peak		14'3" to plate 19'3" to peak (note, based on natural grade, not finish floor)

Minimum Open Space	n/a		
Parking	2 spaces, one covered, one uncovered	2 uncovered	2 spaces, both covered

YMC § 17.188 DESIGN REVIEW

Pursuant to Section 17.188.060, Findings and Decision, following the public hearing, Zoning and Design Review Board (ZDRB) may adopt a Resolution approving the application for Minor Design Review, if from the facts presented, the findings required by YMC § 17.188.060 can be made.

The Residential Design Standards and Guidelines found in YMC §17.40 are analyzed below. All residential projects are subject to these Standards and Guidelines, unless waived by design review approval as regulated by YMC §17.188 “Design Review.”

As noted, there is one potential Design Standard for the ZDRB to review in addition to an overall review of the project, the roof form. To address this standard, the ZDRB should decide whether to:

(1) Add a condition of approval requiring the main roof be designed to have a 4:12 pitch or (2) waive this design standard through design review approval. Staff recommends that the ZDRB waive the 4:12 roof pitch design standard given the higher sloped gable roof elements facing the street and low visibility of the main roof from the street.

Staff are also supportive of the garage as designed with the additional setback of the second garage bay to reduce the prominence of the garages from the street.

YMC § 17.40 Residential Design Standards and Guidelines

The following are design standards with which all nonresidential projects are required to conform with, unless waived by design review approval as regulated by Chapter 17.188 of this title.

Garages, Driveways and Parking	
The width of each garage door shall not exceed 12 feet when located in the front half of the lot and visible from the street.	The proposed garage doors are proposed to be 8-feet in width. <i>Complies.</i>
Multi-car garages are permitted if located on the rear half of the lot or screened from view from adjacent street frontages by building placement, landscaping, and/or fencing in compliance with Chapter 17.136 .	The project proposes a two-car garage, with the bays split such that the northern most garage bay is set back 5-feet further from the southern garage bay and screened by the plantings and trees to the north. The garage bays are also screened from the street by an proposed new landscaping and stone wall/fence at the front property line. <u><i>As noted in this report, the ZDRB should review this design element.</i></u>
Carports shall be located in the rear half of the lot or screened from view from adjacent street frontages	<i>Not applicable.</i>

by building placement, landscaping and/or fencing in compliance with Chapter 17.136 .	
For single-family houses with attached garages, the width of the house shall be at least five feet greater than the width of the garage along its street frontage. The garage shall be set back at least 10 feet farther than the house from the street.	<p>The width of the attached garage is 24-feet, while the width of the house is just over 44-feet, 20 feet wider than the garage. The southern most portion of the house has a one-story covered porch element that is the front-most element of the home with an 11-foot setback, while the garage bays are set back 22-feet and 27-feet.</p> <p><u>As noted in this report, the front porch is not permitted to encroach further than 8 feet into the front yard, and a Condition of Approval has been added related to this requirement.</u></p> <p><i>Complies as Conditioned.</i></p>
In the Old Town Historic District, driveway aprons shall be a solid surface, concrete, or pavers, for the width of the driveway and the length from the existing edge of asphalt street to the right-of-way line or five feet, whichever is greater.	<i>Not applicable.</i>
Street Frontage	
The principal orientation of all buildings shall be parallel to streets they face.	<p>The front entry and entry walk is oriented to the street.</p> <p><i>Complies.</i></p>
Primary building entrances and associated paths of travel from the adjacent street(s) shall be visible from the adjacent street(s).	<p>The front entry and entry walk is oriented to the street, with an entry path connecting Tallent Lane to the front porch and entry.</p> <p><i>Complies.</i></p>
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 facade, such as varying setbacks, recessed or projecting building entries, wall offsets, wall projections or variation in materials.	<p>The structure incorporates a variety of planes, with a five different building planes, in addition to the covered front porches (the central porch and the guest bedroom porch).</p> <p><i>Complies.</i></p>
A covered porch shall be incorporated into the front elevation for new construction. The minimum required porch shall be at least 72 square feet in area and shall measure at least six feet deep (measured perpendicular to the front wall of the house). Porches shall be unenclosed but may be screened.	<p>The structure includes two covered front porches (the central porch and the guest bedroom porch). The central porch is a large, approximately 285 square foot porch while the smaller south porch is just over 100 square feet.</p> <p><i>Complies.</i></p>

Building Scale and Massing	
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 design and materials are consistent throughout the main structure and the accessory dwelling unit. <i>Complies.</i>
Roof Forms	
The main roof of the building shall have a minimum pitch of 4 in 12 as shown in Figure 17.40-1.	The roof pitch is proposed at 5:12 for the two gable roofs facing the street, and 3:12 for the central roof form perpendicular to this roof. <u><i>As noted in this report, the ZDRB can condition approval on increasing the pitch of the central roof to 4:12 or waive this standard through design review.</i></u>
Roofs which incorporate multiple ridges, eaves and/or dormers are required. Up to 20% of the area of a structure's roof may be flat.	The roof incorporates several hip and gable elements. There are no proposed flat roof areas. <i>Complies.</i>
Roofing shall be composition shingle, standing seam, other fabricated metal, or tile from natural materials. Concrete tile, wood shake, or tar and gravel roofing is prohibited.	The proposed roof is standing seam metal in a dark bronze. <i>Complies.</i>
Windows, Doors and Entries	
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.	The proposed windows are aluminum-framed windows with an integral black powder-coat finish as the proposed color. <i>Complies.</i>
Shutters, if incorporated, shall be the same size as half the adjacent window width.	<i>Not applicable.</i>
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.	No trim is provided, however, the exterior window and doors are inset the required minimum 3-inches. <i>Complies.</i>
Exterior Building 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	The proposed exterior materials include vertical wood siding in random widths (8-10" widths) and dark bronze metal panels at the front facade covered

an accent material only, covering no more than 25% of any building facade. T-111 or plywood shall not be permitted.	<p>porch.</p> <p>Porch areas include wood and steel columns with stone bases, (these are less than 25% of any facade).</p> <p>The proposed front fence is a 3" stone veneer wall with a sliding metal gate (painted) across the driveway</p> <p>Three 3' corten steel planters are proposed on the south side of the front elevation (continuing into the front yard to provide screening planters, with a 3' stone veneer wall behind the planters. Wood privacy fencing is proposed at the side and rear setbacks.</p> <p><i>Complies.</i></p>
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.	<p>Material changes occur at intersecting planes, in between window frames (metal panels) or edges of the building for porch and overhang materials, as appropriate.</p> <p><i>Complies.</i></p>
Landscaping and Open Space	
A minimum of one tree shall be planted within the front yard setback for new development. This standard does not apply to the MHP, Mobile Home District.	<p>Two Olive trees are proposed in the front yard.</p> <p><i>Complies.</i></p>
Utilities and Auxiliary Structures	
<p>a. Utilities and refuse storage areas are not permitted in any setback area or front yard;</p> <p>b. All new electrical, telephone, CATV and similar service wires or cables shall be installed underground. Risers on poles or buildings are permitted;</p> <p>c. Air conditioners and similar mechanical equipment shall be screened from view;</p> <p>d. Electrical vaults and meter boxes shall be screened from view from any public right-of-way. Fire pipes and extinguishers must be easily identified.</p>	<p>A refuse storage area and mechanical area is provided in a niche of the north wall outside of the setback. The proposed pool equipment is located more than 5' from the rear setback as allowed by YMC 17.108(l). As conditioned, the equipment will be required to meet the Town's Noise Ordinance.</p> <p>As conditioned, all utilities will be under-grounded.</p> <p><i>Complies as conditioned.</i></p>
All exterior mechanical and electrical equipment shall be screened by landscaping or fencing or incorporated into the design of buildings so as not to	The mechanical equipment will be screened from view (north and east) by the proposed wood privacy

be visible from the street. Equipment to be screened includes, but is not limited to, all roof-mounted equipment, air conditioners, heaters, cable equipment, telephone entry boxes, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems.	fence. <i>Complies.</i>
Reduced pressure backflow prevention devices are required for connection to the Town's water system and are required to be above ground but shall be screened from adjacent public street(s) by landscaping or fencing while allowing access for annual testing.	As conditioned, this will be met. <i>Complies as conditioned.</i>

YMC § 17.030 Residential Design Guidelines

The following are design guidelines, which residential projects are required to conform with unless waived through design review approval as regulated by Chapter 17.188 of this title:

Driveways, Garages/Carports and Parking	
Garages are encouraged to be located in the rear half of the lot.	The double garage is located at the front of the lot, with the garage bays split and the northern garage bay set back 5-feet from the southern garage bay.
Detached garages and garage doors that do not face the street are encouraged.	There is no detached garage. Not applicable.
Single-car garages may be located near the front of the lot, though this is discouraged.	A double garage is proposed.
To minimize the amount of paved area, sharing of driveways and access to parking lots is encouraged. An easement providing for shared use shall be recorded.	There is no easement on adjoining private property for access to the rear of the site. Not applicable.
On-site paving for vehicles should be of a permeable material, where practical.	On-site paving is proposed through a geo-grid and gravel driveway, both to provide permeability and for tree protection purposes.
For shared driveways exceeding 100 feet in length, turnouts may be needed for vehicles to pass one another.	Not applicable.
Roof Forms	

Roofs should incorporate pre-plumbing and pre-wiring in new development for easy installation of solar water heating and photo-voltaic (PV) solar panels, where feasible. Solar panels should be incorporated into roof design and be low-profile, where possible.	As conditioned, this will be met.
Building Exterior Colors and Materials	
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.	<p>The proposed structure includes vertical tongue and groove cedar siding with a dark metal standing seam roof. Stone is utilized for the fireplace and for the base of the rear covered porch (outdoor cooking area), with appropriate transitions at the building.</p> <p>Dark painted columns are proposed at the covered porches throughout, as a consistent design element. Dark bronze metal panels are proposed at the front facade with transitions at windows and glazed doors, with the same dark bronze color used for the chimney and for the roof.</p>
Auxiliary structures that require issuance of a building permit should have consistent exterior material(s) and color(s) with the primary building.	The only auxiliary structure other than the pool is the Accessory Dwelling Unit (ADU). While ADUs are not subject to Design Review, the proposed ADU utilizes the same exterior materials and colors as the primary building.
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.	Not applicable.
Windows, Doors and Entries	
Sliding glass doors are discouraged and the use of large picture windows should be limited when these features are visible from the street.	The front facade doors are swing doors with windows/glazing adjacent. The rear facade includes "nanowall" style multi-panel glazed sliding wall/doors in the central portion of the house and at the northeast bedroom. However, these locations are not visible from the street.
Double-hung windows should maintain a 1.5:1 height to width ratio or greater.	No double-hung windows proposed. Not applicable.
Where adjacent to single-family development, windows, balconies, and similar openings should be	The proposed house has an adjacent single-family house to the north, with an open space area to the

<p>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.</p>	<p>south which is part of the flag lot that sits to the northeast (with the home adjacent to the 2 Tallent Lane ADU).</p> <p>The proposed home is a one-story home and has limited openings on the north side, with a solid side door to the garage and a clerestory window (bottom sill at approximately 5-feet above the floor) to provide privacy from direct line of sight to the adjoining home.</p> <p>The home's large openings are concentrated on the east elevation, facing the rear yard and ADU.</p> <p>While not regulated through Design Review, the ADU exhibits a similar design, with the east elevation (adjacent to the home on the flag lot) featuring one clerestory window on the east elevation, and the main larger windows facing west to the shared back yard.</p> <p>A 6-foot cedar privacy fence is proposed along the side and rear property lines.</p>
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YMC § 17.188 DESIGN REVIEW FINDINGS

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 FINDING:

The project is a single-story house with two front porches, a southern porch which projects into the front yard, and a more recessed entry porch accessed from the front walk. The project proposes a two-car garage that is designed in two sections to separate the garages and minimize the volume and prominence to the front facade. The siting of the home allows for both planter beds and tree replacement within the front yard.

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

STAFF FINDING:

There are no significant trees or public view corridors associated with this site. While the on-site trees are being removed, three larger olive trees are proposed to replace these. The two heritage trees to the north and south of the site are being maintained, with tree protection measures proposed through minimizing impacts to the north valley oak heritage tree including a permeable driveway to maintain permeability for the tree; limiting work within the dripline of the tree; and providing root bridges if needed during construction. No construction proposed within the dripline of the rear coast live oak heritage tree. Conditions of Approval regarding the protection of these two heritage trees are included for the project.

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

STAFF FINDING:

The project is sited within the setbacks, with the house and ADU as one-story masses. The house has multiple ridges to provide interest in the massing while maintaining a lower roof height to the adjoining properties and

smaller roof forms facing the street. Mature olive trees are proposed in the front setback along with planter beds in front of the south porch to further moderate the forms.

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 FINDING:

The project proposes a gravel driveway with parking in two garage bays on the north side of the site. The project also proposes to provide a niche in the north wall for the refuse area such that it is tucked under roof to be screened from the street and will be screened from adjoining property to the north by the privacy fence. The mechanical equipment, which was originally slated for the north niche, has been relocated to a smaller niche on the south side to address tree protection concerns, but will still be located within a niche created by the exterior walls at the two south bathrooms and will not be visible from the street. This area will also be screened by the privacy fence to the southern property.

As a single-story structure, the project will not overlook any adjoining properties. The north side of the home, which faces an adjoining residence, has minimal windows; the garage and utility niche do not have windows, and the bathroom/bedroom towards the rear of the home has clerestory windows.

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 FINDING:

The proposed materials include natural vertical cedar siding and dark bronze metal panels paired with black integral-color window and door frames, a dark bronze non-reflective standing seam metal roof, and painted metal columns that are also dark bronze. Stone is utilized as an accent in the design, including as the front property line fence/wall, the fireplace, and the rear porch base.

In all, the materials proposed are high quality and a subtle and limited range of muted and natural earth tone colors that are well-coordinated within the structure's composition and the auxiliary structures and ADU. Colors range from the lighter wood siding to the darker bronze gutters and roof colors.

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 proposed front yard plantings include two mature olive trees, with dwarf olive plants in this area and the south side of the site. Three planter beds in the front setback area, and low landscape plants in front of the stone fence/wall. Plantings to the north of the driveway are limited due to the heritage oak and need to preserve the space under its dripline as native ground. Similarly, landscaping is limited in the rear yard under the drip line of the coast live oak dripline on the south side, with smaller plants proposed outside of this dripline and a larger olive on the north side of the rear yard.

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

The Public Works Department has stated that the existing or proposed infrastructure and utility capacity are adequate for the proposed development. As conditioned, existing utilities being abandoned will be appropriately decommissioned. The project also proposes to maintain the existing well on site, which is allowed by the town and subject to standards to protect the quality of the town's water supply.

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 FINDING:

As conditioned and with the proposed waiver of certain design standards and guidelines as permitted through design review, the proposed project complies with the applicable provisions of Title 17, as demonstrated in this Staff Report and supporting documents. Furthermore, the proposed project advances General Plan goals and policies, such as Policy LU-2.1 Compatibility of Development, and LU-5.1 Scale of Development. Therefore, the project will comply with applicable provisions of Title 17 and is consistent with policies and standards of the General Plan.

YMC § 17.128 TREE REMOVAL PERMIT and TREE PROTECTION

Pursuant to YMC § 17.128.040(A), a Tree Removal Permit is required for any of the following:

1. A heritage tree identified in the Heritage Tree Survey;
2. Any native oak tree with a trunk that measures 10 inches diameter at breast height (DBH) (equal to 31 inches in circumference) or more;
3. Any tree with a trunk that measures 12 inches DBH (equal to 38 inches in circumference) or more or a multi-stemmed perennial plant having an aggregate DBH of 20 inches (equal to 63 inches in circumference) or more;
4. A tree shown to be preserved on an approved development entitlement or specifically required by the Town Council or Zoning and Design Review Board to be retained as a condition of approval of an entitlement; or
5. A tree required to be planted as a replacement tree.

Pursuant to YMC § 17.128.060(A)3, if an application is being jointly considered with any other application for a development entitlement, then the Town Council or the Zoning and Design Review Board shall render the decision as part of the development entitlements. Therefore, the tree removal permit determination will be made with this application.

As noted above, there are four regulated trees proposed for removal, all of which are within the footprint of the main residence. These include a 26-inch pecan and 16-inch maple in the front yard, a 14-inch maple in the south side yard, and a 28-inch cherry plum tree in the north side yard. The Town Arborist visited the site and did not find any of these trees to be significant compared to the valley oak and coast live oak on adjacent properties that overhang the site.

These trees have an aggregate diameter of 84-inches, so would require tree replacement, and/or, in-lieu fee, to equal this diameter in accordance with YMC § 17.128.070. The project proposes three mature olive trees, so will likely require a combination of on-site replacement and the in-lieu fee requirement for the remainder of the equivalent diameter that cannot be met on-site. This requirement is included in the Conditions of Approval.

Three 48-box mature olive trees are proposed as part of the replacement, with two of these proposed in the front yard and one in the north side yard.

Additionally, there are two heritage trees on adjacent properties, a 32-inch valley oak (aka “white oak” in the project Arborist’s Report) to the north of the proposed new driveway, and a 30-inch coast live oak south of the ADU. Both trees have significant portions of the canopy (also called ‘drip line’) on the subject property. Both of these trees are proposed to remain and be protected. The applicant has submitted a letter from the project Arborist regarding construction impacts to these trees and a letter from the Landscape Architect with proposed mitigations. These have been reviewed by the Town Arborist and are acceptable, with the additional condition to prohibit all trenching within the required tree protection fencing, and requiring, should work within this protected zone become absolutely necessary, that any work be conducted under the direct supervision of either a Registered Certified Arborist Consultant or a Board Certified Master Arborist, with all digging performed by hand.

A Tree Protection Plan will be required at the time of building permit submittal that includes these and other standard protection measures for review and approval by the Town Arborist. Town Arborist approval will be required prior to any construction activities commencing. Staff have also included

conditions of approval regarding compliance with the town's duty of care for protected and heritage trees in relation to these two trees.

Pursuant to YMC § 17.128.060(B), the responsible reviewing authority may approve the application and authorize a tree removal permit if the facts presented establish one or more of the following:

1. The condition of the tree(s) with respect to its health present(s) an imminent danger of falling or failure and constitutes a likely hazard to safety due to the proximity of existing structures or interference with public infrastructure or utilities. Prior history of poor maintenance affecting the health of the tree may invalidate grounds for removal of an unhealthy tree; or
2. Removal is warranted due to the tree's age and size with respect to the size or appropriateness of its planted location or if removal would encourage healthier, more vigorous growth of other trees or would encourage healthier, more vigorous growth of trees and other plant material in the area; or
3. Alternative mitigation measures that reduce a structural defect but do not result in removal of the tree(s) are either impractical or would not benefit the longevity of the subject tree(s).

STAFF FINDING:

The proposed removals are required for the construction of the home as designed, and relocation of the trees would be impractical.

ENVIRONMENTAL REVIEW

The approval of the proposed project is not a project for purposes of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) as there is no potential for causing a significant effect on the environment. To the extent the project is subject to CEQA, it is categorically exempt pursuant to Sections 15303, which exempts new construction or conversion of small structures; 15301, which exempts minor alteration of existing private structures or topographical features involving negligible or no expansion of use; 15304, which exempts minor alterations to land which do not involve removal of health, mature scenic trees; and 15061(b)(3), which exempts activities that can be seen with certainty to not have a significant effect on the environment. None of the exceptions to the exemptions set forth in § 15300.2 apply.

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 design for the new single-family residence and new pool and landscaping located at 2 Tallent Lane.

Motion and second to adopt Resolution No. 25-023 approving the Design Review and Tree Removal Permit for 2 Tallent Lane and finding the project exempt from the California Environmental Quality Act.

FISCAL IMPACT

Is there a Fiscal Impact? No

Is it Currently Budgeted? N/A

Where is it Budgeted? N/A

Is it Mandatory or Discretionary? Discretionary

Is there a Staff Resource Impact? No

ATTACHMENTS

1. Resolution No. 25-023
2. Exhibit A to Resolution - Conditions of Approval
3. Project Narrative and Site Photographs
4. Project Plans
5. Stormwater Control Plan
6. Arborist and Landscape Architect Letters and Town Arborist response