



6630 Jefferson Street
ZDRB Meeting – October 8, 2024

6630 Jefferson St – single family residence

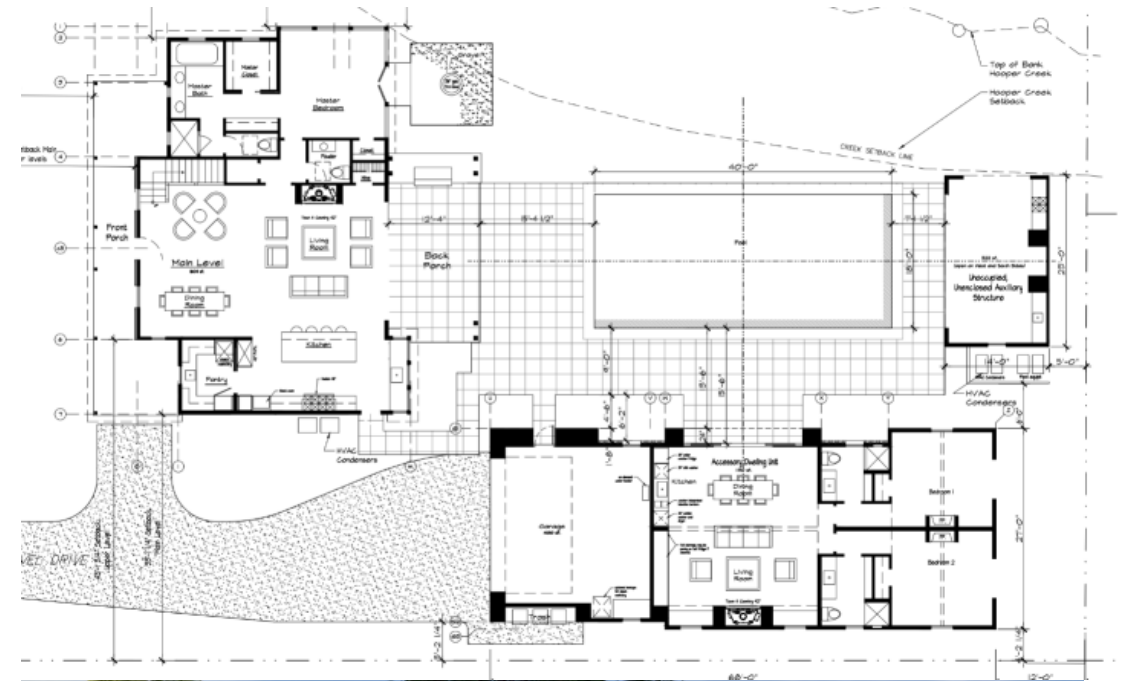
Approved 2,500 square foot single family residence, Accessory Dwelling Unit (ADU) and garage, pool, and unenclosed auxiliary structure, along with creek riparian area restorations, site improvements on a 16,000 square foot lot

CURRENT APPLICATIONS

1) Design Review Amendment for minor modifications to the March 8, 2022 approved design

2) CEQA (Ca. Env. Quality Act):

§ Exempt under sections 15301 (alterations to existing private structures); 15303 (new construction/conversion of small structures); 15304 (minor alterations to land) and 15061(b)3 "common sense" exemption



6630 Jefferson St – Prior Approvals

March 8, 2022 ZDRB

Approval for:

- extensive remodel/expansion of a 2-story home
- new unenclosed auxiliary structure
- detached accessory dwelling unit and garage
- pool
- Other landscape improvements
- removal of 3 sheds, 2 in creek setback

July 19, 2022 Town Council Approval:

- Restoration of riparian habitat and stormwater retention development within creek overlay (Resolution 22-4138)

• Subsequent Approvals:

- Building Permits for Main Residence (YB-22-131), ADU (YM-22-132) and Auxiliary structure (YB-22-137) (10/7/22)
- Junior Accessory Dwelling Unit Zoning Approval (7/30/24)
- Revised Historic Report and Town peer review completed, finding original house did not meet historic criteria (July-Oct 2023)
- Construction documents to reconstruct the main home façade in accordance with Historical Standards per agreement with Town and design review approval
- Building Permits for three structures (Included minor modifications to foundation, driveway) re-issued (7/20/24)



6630 Jefferson St – proposed modifications

HOUSE – MODIFICATIONS TO:

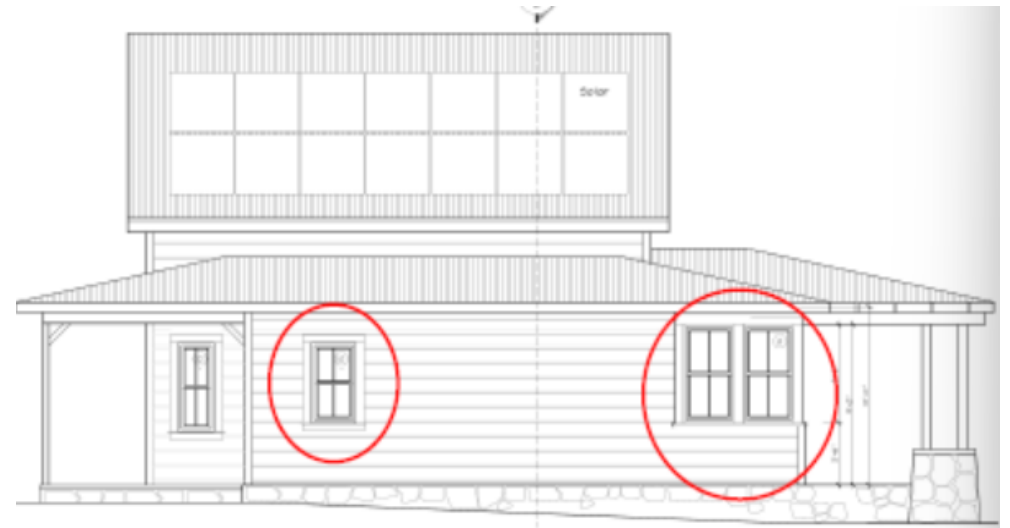
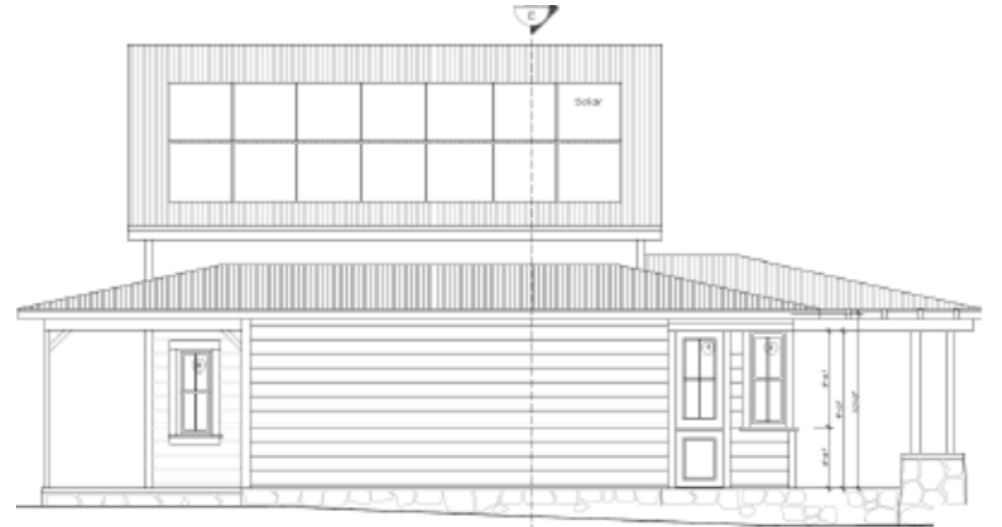
- Replace front window with dutch door
- Remove door on south elevation/replace with window
- Remove 1st floor window on north elevation for utility equipment
- Replace rear bi-fold patio doors with sliding door system
- Minor modifications for JADU (not subject to design review)



6630 Jefferson St – proposed modifications

HOUSE – MODIFICATIONS TO:

- Replace front window with dutch door
- **Remove door on south elevation/replace with window**
- Remove 1st floor window on north elevation for utility equipment
- Replace rear bi-fold patio doors with sliding door system
- Minor modifications for JADU (not subject to design review)

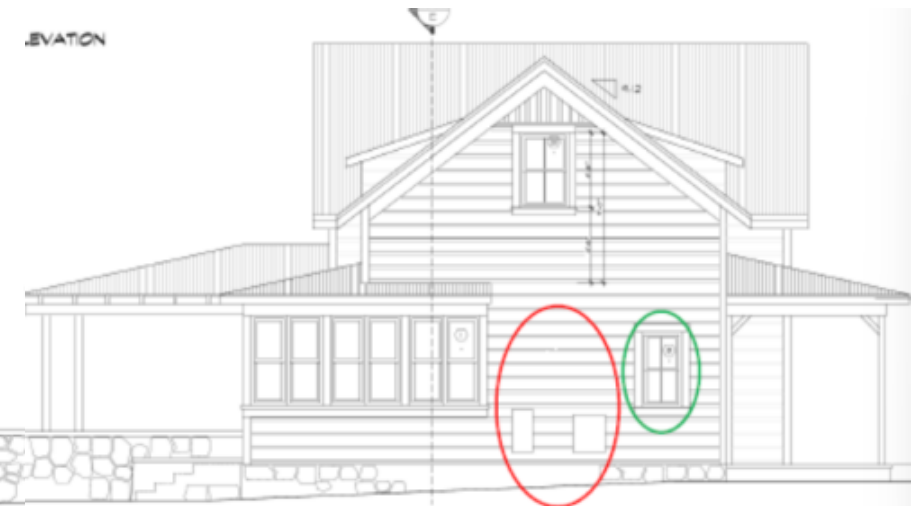


SOUTH FAÇADE CHANGES

6630 Jefferson St – proposed modifications

HOUSE – MODIFICATIONS TO:

- Replace front window with dutch door
- Remove door on south elevation/replace with window
- **Remove 1st floor window on north elevation for utility equipment**
- Replace rear bi-fold patio doors with sliding door system
- Minor modifications for JADU (not subject to design review)



NORTH FAÇADE CHANGES

6630 Jefferson St – proposed modifications

HOUSE – MODIFICATIONS TO:

- Replace front window with dutch door
- Remove door on south elevation/replace with window
- Remove 1st floor window on north elevation for utility equipment
- **Replace rear bi-fold patio doors with sliding door system**
- **Minor modifications for JADU (not subject to design review)**

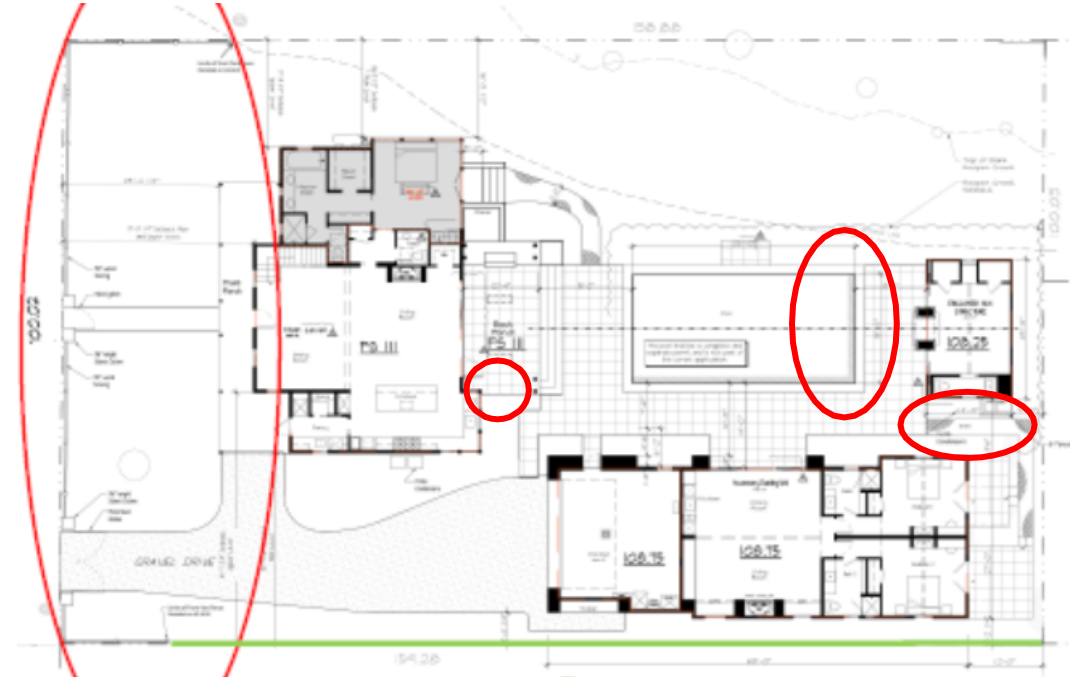


EAST FAÇADE CHANGES

6630 Jefferson St – proposed modifications

SITE MODIFICATIONS:

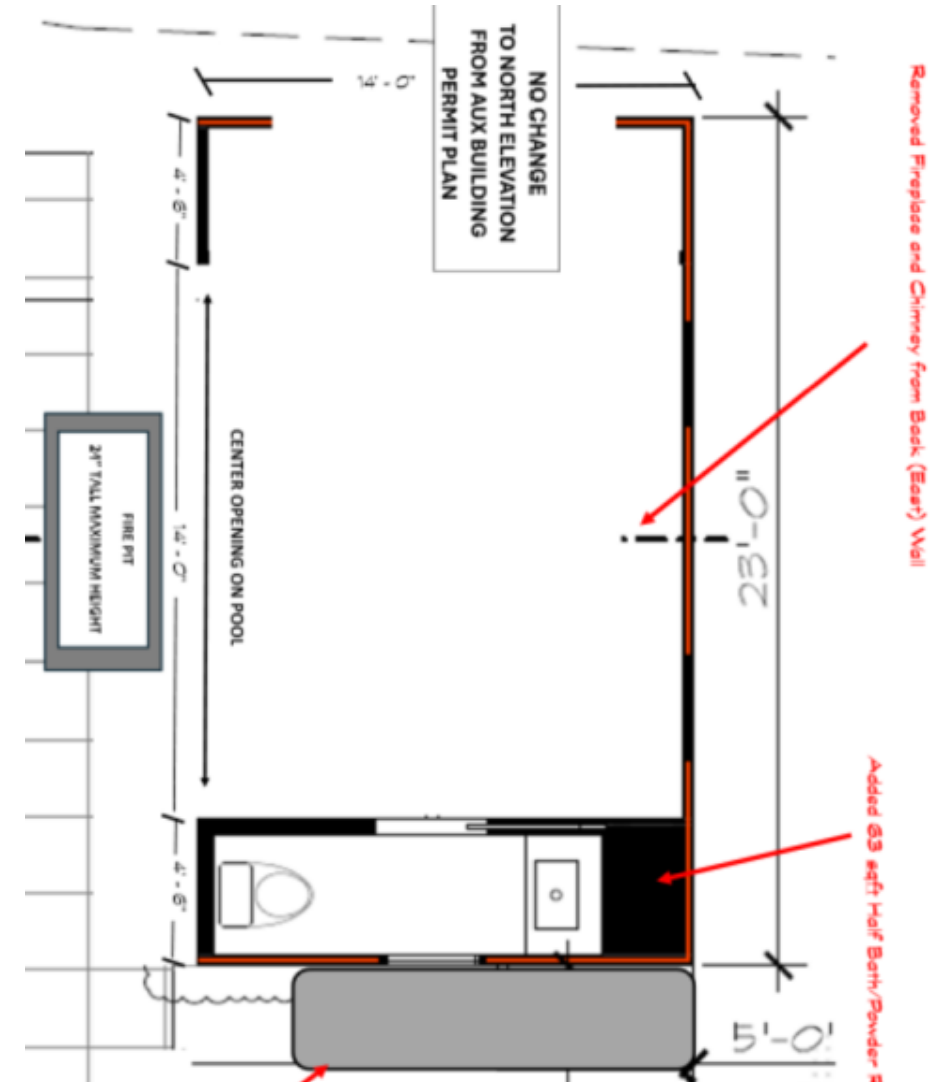
- Add 30-inch wood and stone front fence
- Reduce pool size from 40' to 35'10" (*has been approved by staff as part of building permit review*)
- New mechanical pad by back patio
- Expand mechanical pad south of auxiliary structure



6630 Jefferson St – proposed modifications

AUXILIARY STRUCTURE MODIFICATIONS:

- Enclose 63 square feet at the south end of the structure for ½ bath (up to 100 square feet exempt from FAR and allowed by YMC)
- Modify the west elevation on the north side corner to extend 4'6" to south, to be symmetrical with south side of this elevation
- Eliminate the fireplace and chimney, replace with low fire pit



Staff Analysis and Recommendations

HOUSE MODIFICATIONS

- Main Residence modifications are minor, and consistent with approved design and design standards
- 30-inch front fencing meets YMC requirements which allows up to 36 inches. Design complementary to site. Requirement to adjust for trees (black oak at South corner/property line)
- Reduction in pool size is 'less impactful' than larger size
- Enclosure of up to 100 square feet of the auxiliary structure is permitted by YMC.
- Location of area being enclosed is within the internal area of the site, and will not add to height/bulk/mass of structure as perceived from off-site areas (right-of-way or adjacent properties).
- Removal of fireplace/replacement with fire pit is less impactful (due to height of fireplace's chimney, also being removed) than the approved design.



6630 Jefferson St – Actions

Approve the Resolution 24-019:

- 1) Find the Project Exempt under CEQA Sections 15301 (minor alterations, restoration, and additions to existing structures), 15303 (new construction of small structures) 15304 (minor modifications to land) and 15061(b)3 "common sense" exemption
- 2) Approve, with conditions, the Design Review Amendment approving the proposed modifications:
 - Main house elevation changes
 - Site plan modifications, including fence
 - Enclosure of 63 square feet of ancillary structure, and removal of fireplace/chimney and replacement with firepit

