



Town of Yountville

6550 Yount Street
Yountville, CA 94599

Staff Report

Item #: 8A

Zoning and Design Review Board Staff Report

DATE: February 13, 2024
TO: Board Members
FROM: Diane Levine, Associate Planner
Applicant: Mark Penney, Talon Design Group
Owner: Maureen Connor & Charles Campagnet
Location: 6867 Jefferson Street (APN 036-026-014)
Land Use Classification: OTH Old Town Historic

RECOMMENDATION:

Adopt Resolution Number 24-006 Approving Design Review for the Proposed Residential Remodel of the Existing Residence and Addition of New Carport and Pool/Spa, and Landscape Improvements at 6867 Jefferson Street (APN 036-026-014); and Find the Proposed Project Exempt from the California Environmental Quality Act.

PROJECT SITE

The parcel is 7,446 square feet (sq ft). The existing 1893-square-foot single-story residential home was constructed in 1985. The parcel includes a 516 sq ft detached garage that will be demolished to accommodate the development of an Accessory Dwelling Unit (ADU) not subject to this Design Review.

DISCUSSION/BACKGROUND

PROJECT PROPOSAL

The applicant is proposing to remodel the primary dwelling, construct a new pool/spa and a 216 sq ft carport in the rear of the lot, and complete landscape improvements. A detached ADU will be constructed in the rear of the yard (attached to the ADU is the carport).

*Pursuant to Government Code § 65852.2, subs. (a)(3) and (a)(4), the ADU is not subject to 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 will be ministerially reviewed by Staff as required by law.

Primary Dwelling Remodel

The proposed remodel would decrease the square footage of the primary residence by three sq ft. The existing square footage is 1,893 sq ft, which exceeds the maximum Floor Area Ratio (FAR) and makes the existing primary structure legal-non-conforming. Because the remodel does not result in the expansion of the non-conformity, it is considered to maintain its legal nonconformity at the proposed 1,890 sq ft. More information related to FAR can be found in Table 1, below.

Changes to the existing footprint are minor, to enable the removal of an existing chimney and relocation of the fireplace to the west as an insert fireplace. The front elevation would have a noticeable change due to the removal of the chimney, the removal of the southeastern window (at front elevation) to create privacy for the new location of the primary bedroom, the reduction in window size on the northeastern window to 3'-0" by 3'-6", and replacement of the existing single front door to dual glazed composite tempered French Doors measuring 5'-0" by 6'-8". A comparison of the existing and proposed front elevation can be seen on Sheet A4 of Attachment A, *Primary Plan Set*. There would be no structural changes to the aesthetic of the front porch and no changes to roof pitches. All new materials and colors can be seen on the *Colors and Materials Board*, Attachment C. The reconfiguration of the interior aims to achieve an improved primary suite and most notably an open-space concept for the living, kitchen, and dining rooms, increasing space and functionality.

The project intends to utilize the proposed French doors as an entrance to the primary bedroom, and the primary building entrance door would be on the north elevation. Within YMC Section 17.40.020, a provision states that *Primary building entrances and associated paths of travel from the adjacent street(s) shall be visible from the adjacent street(s)*. "Primary building entrance" is defined in YMC Section 17.236.010 as *the main entrance of a building or structure which is used by the majority of residents, employees or patrons to access the building*. Because the primary entrance is located on the side of the building (north elevation), Staff considers the entrance partially to minimally visible from the adjacent street. However, because there is an additional entrance within the front elevation that does have full visibility to the street, Staff finds it appropriate for the ZDRB to waive this design standard through their authority during the Design Review process as permitted by YMC Section 17.40.020 and regulated by YMC Chapter 17.188, *Design Review*.

Changes to the north elevation (side) reflect changes to the windows including the replacement of two smaller windows with 5' by 4'-6" windows for bedrooms, the reduction of one window and to accommodate new bathroom locations, and the removal of windows on the eastern end to achieve the desired interior design changes (new kitchen location with upper and lower cabinets, etc.). New flagstone steps would provide access to the primary building entrance. The use of flagstone ties into other outdoor elements included in the front and rear yards. Existing and proposed changes to the north elevation can be seen on Sheet A4 of Attachment A and the minor change to the footprint at this elevation can be seen by comparing the existing floor plan and demo plan on Sheet A6 to Sheet A10. Visibility of the north elevation from the public right of way is somewhat limited.

The south elevation (side) would reflect the removal of the existing chimney as well as the existing sliding door. A new gas fireplace would be constructed in the living room's new location, resulting in a small bump out near the southwestern corner of the house. These changes include all new windows along this elevation, sized appropriately for the desired interior reconfiguration, including 2'-6" by 4'-6", 4'-10" by 4'-6", and 2'-0" by 3'-0". South elevation visibility from the public right of way is very minimal. Window sizes are reflected on Sheet A7 of Attachment A and a comparison of the existing and proposed south elevation can be found on Sheet A5 of Attachment A.

Changes to the west (rear) elevation would include the enlargement of existing egress to sliding French doors and an extension of the staircase's threads and risers to match the new French door width. The existing bathroom window would be replaced with a larger window at 5'-0" by 3'-2", to accommodate the new kitchen location. The new 12'-0" by 6'-8" sliding French doors would lead to flagstone steps in the rear yard. The existing and proposed south elevation can be seen on Sheet A5 of Attachment A.

TABLE 1 – FAR CALCULATION

Description	Existing	Proposed
Primary Dwelling	1,893 sq ft	1,890 sq ft (existing is legal non-conforming at 1,893 sq ft.)
Garage	532 sq ft (400 sq ft exempt)	0 sq ft (demo for use conversion to ADU)
Carport	n/a	216* (exempt)
ADU	n/a	443* (exempt)
TOTAL:	2,025 sq ft	1,890 sq ft

Max FAR 1,861.5 sq ft plus up to 400 sq ft for garage/carport in rear of parcel

*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. Carports detached from the main home are to be located in the rear half of the lot. The proposed carport is located within the rear portion of the lot, approximately 108’ from the public right-of-way. The proposed carport also meets setback requirements. 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’ side setback, a 108’ front setback, and an approximately 23’ rear setback. The proposed carport also meets height requirements as it maintains a 10’ plate height and does not exceed an overall height of 15’ at approximately 13’-10”. Elevations can be seen on Sheet A4 of Attachment B.

Pools are considered auxiliary structures. The project proposes to construct a 9’ by 20’ pool and spa. The pool exceeds the minimum front, side, and rear setback requirements for auxiliary structures and the associated mechanical equipment complies with location, screening, and setback requirements by being in the side yard.

Landscape

The project includes a landscape plan that includes Lomandra ‘Breeze’ in front of the home, a low profile, drought tolerant ornamental grass. Directly behind that is a 3’ steel framed hog wire fence with a gate that provides access to a new flagstone pathway that leads to the covered front porch. Two Pistache Chinensis (drought tolerant once established) are included in the plan, one on each side of the front pathway. The covered front porch is framed with Calamagrostis x acutiflora ‘Karl Foerster’, another ornamental grass that requires moderate water use and is somewhat drought tolerant. These two ornamental grasses along with Prunus caroliniana ‘Monus’, a fast-growing evergreen shrub with a typical height of 8’ to 10’ feet tall, are proposed for use around the home’s perimeter. Because ‘Monus’ is often used for a higher and denser screening purpose, Staff suggests this be replaced with lower profile vegetation anywhere within the front setback or ensure the height will not exceed 3’ at any time to remain compliant with the 3’ maximum height requirement. The ‘Monus’ is also proposed around the property lines, butted against the proposed 6’ wood fence with 18” hog wire panel above, which staff considers to be appropriate for these locations. Proposed in the rear yard are flagstone pieces broken up by permeable material (gravel or lawn). No trees are proposed for removal for the landscape plan. Other landscape elements include a 4’-6” water fountain and a stone fire trough. Other landscape materials include no-mow sod, gravel, and Clematis jackmanii ‘Superba’ to accent carport posts. Additional details of the Landscape Plan can be seen on Sheet L1 in Attachment A. Landscape plans are required to be compliant with the Town’s Water Use Efficiency Guidelines regulations. Therefore, this has been added as a Condition of Approval. Two landscape elements are also proposed in the rear yard; a 8’-0”Lx2’-6”Wx1’-6” stone fire trough near the southwestern corner of the lot to accompany the outdoor seating area and a stone chatter wall fountain proposed at 12’-0”Lx2’-6”Dx4’-6”H.

Development Standards and Guidelines

Further details on the proposed project's compliance with Residential Design Standards and Guidelines, and Old Town Historic District guidelines can be seen in Attachment E, *Development Standards and Guidelines*.

YMC 17.188.060 Findings and Decision Following the public hearing, the responsible 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;

STAFF COMMENT:

The proposed project would reduce the primary building by 3 square feet and therefore, would not change the site concerning the scale of the building, and thus it would remain appropriate. The proposed pathway 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. No circulation patterns would change due to the project. Because the square footage of the home is not increasing, the footprint of the front of the home would remain the same, and with the proposed improved landscaping, the relationship of structures and open spaces to the streetscape would remain appropriate at a minimum.

- 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. 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 to ensure the health of the two Oak trees along the southern property boundary pursuant to YMC Section 17.128.080. Additionally, following the provisions outlined in YMC Section 17.128.080, Tree Protection During Development, has been included as a Condition 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. The proposed project would reduce the primary residence by 3 sq ft and the carport is 108' from the public right-of-way.

- 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 would further privacy. The home would remain one-story and therefore would not pose additional privacy concerns due to window placement. 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. Clad windows, board and batten siding, and a standing seam metal roof provide durable and aesthetically pleasing materials. Architectural styles being kept, such as the covered front porch and small-scale appearance from the front elevation, help maintain some of the Old Town Historic District's charm.

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 and supports the modern aspects of the proposed home while also complementing the more traditional elements.

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

STAFF COMMENT:

The project discussed herein does not propose new infrastructure and does not increase the primary residence's square footage or number of bedrooms. Therefore, the existing infrastructure and utility capacity are adequate to serve the project.

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 advances General Plan goals and policies, such as Policy LU-2.1 Compatibility of Development and LU-5.1 Scale of Development. As described in this staff report, the proposed project is also in compliance with the applicable provisions of Title 17 of the Yountville Municipal Code outside of the design standard in YMC Section 17.40.020, which states that primary building entrances and associated paths of travel from the adjacent street(s) shall be visible from the adjacent street(s). This is because the door at the front elevation is an entrance to the bedroom and the primary door is located on the north elevation, not directly visible from the street frontage. However, this would remain compliant with all applicable provisions when waived by the ZDRB through Design Review and therefore would comply with all applicable provisions of Title 17.

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 section 15061(b)(3) of the CEQA Guidelines (California Code of Regulations, Title 14, section 15000, et seq.) which exempts projects that 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 15301 (Class 1, Existing Facilities); section 15303 (Class 3, New Construction or Conversion of Small Structures); and section 15304 (Class 4, Minor Alterations to Land).

Class 1 exempts the minor alteration of existing private structures involving negligible or no expansion of the existing or former use. Examples include interior or exterior alterations involving things such as interior partitions, plumbing, etc. Staff believes this exemption is applicable as the project proposes only minor interior and exterior alterations which will cause negligible or no expansion of the existing residential use.

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

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 6867 Jefferson Street (APN 036-026-014).

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	Primary Plan Set
Attachment B	Accessory Dwelling Unit & Carport Plan Set
Attachment C	Colors & Materials Board
Attachment D	Conditions of Approval
Attachment E	Development Standards & Guidelines Tables