

## STATEMENT OF CONSIDERATION

### **Regarding: A proposed new Mixed Use Residential over Retail development located at 2010 and 2012 Humboldt Street in Yountville.**

The proposed project is subject to the residential scaled commercial zoning ordinance 17.56, the nonresidential and mixed-use design standards 17.72 and the master development plan standards 17.192 to implement the general plan and zoning design criteria for the location, function and appearance of the proposed development.

The proposed mixed-uses include ground level specialty retail with second floor mezzanine area for retail storage, two residential apartment units at the second floor and a roof top patio area for the employees and residents over the single-story parking entrance “Porte Cochere” structure (to shield the view of the parking area) off Humboldt Street. As this the project is located on a corner lot the building has two public facades; Humboldt Street façade (the front) has direct access to the existing street and Jefferson Street façade (the side) which faces west towards Washington Street and Van de Leur park.

A traffic engineer in response to potential project impacts, reviewed the project design and the existing site and the current traffic flows to determine the overall impact to the existing traffic and provided a daily trip generated analysis, see the attached report prepared by AMS Associates, Inc. The traffic engineer determined that he did “not anticipate any significant impact on traffic flows and operations”.

The proposed project site plan indicates that the building footprint is 10 feet from both the Humboldt and Jefferson Street property lines and 5 feet clear from the northly and easterly property lines. The residential scale standards front setback is 15 feet while the master development plan determines the side and rear setbacks. The master development standards Section 17.192.300-D states deviations may be approved with regard to the following: “*minimum yards and setbacks; maximum heights of buildings, wall and fences; minimum and maximum lot size; maximum floor area ratio; minimum number of parking spaces, location and design; design standards related to the relations of builds to streets; minimum open space and signage.*” The proposed project requests deviation from the 15-foot front setback in favor of 10-foot setbacks along both Humboldt and Jefferson streets. The proposed 10-foot setback along Humboldt is in keeping with the existing residential building setbacks along the existing street presenting a uniform building line along the Humboldt Street edge; and the proposed concrete street curb is 15 feet from the building.

The residential scaled commercial standards state that developments should have a residential scale and massing. As the proposed project is being planned for a single commercial specialty retail tenant with public accessed retail area at the first floor; the building scale and massing proposes a uniform appearance when viewed at the corner of Humboldt and Jefferson rather than a multibuilding appearance. The proposed residential units located along the façade facing towards Washington Street at the second floor have indicated Juliette balconies and window box planters to enhance the residential scale and character proposed. See the renders provided that illustrate the appearance proposed.

There is a proposed precast 8-foot-tall fence along the north and east property lines to screen the parking area from the adjacent retail properties to promote desired privacy for the neighboring properties. Landscaping will be offered on both sides of the wall to also enhance and mitigate the appearance of the wall. If required, please approve the wall material and height as a deviation during the review and approval process.

The proposed project conforms to the remaining town standards including building site coverage, 40% second floor area and the general building height. The proposed parapet height is 27’-4’ and the proposed height of the tower at the corner is 30’-0”.

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The proposed mixed-use project is in response to the project envisioned for this specific site identified in the Town General Plan. If it is determined the proposed design needs additional deviations based upon the master development standards, please consider approving accordingly.

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