



Staff Report

Item #: 2

Zoning and Design Review Board Staff Report

DATE: May 11, 2021
TO: Mayor and Town Council
FROM: Daniel Gordon, Planning Manager
Applicant: Ryan & Natalie Schiestel
Owner: Ryan & Natalie Schiestel
Location: 1 Lande Way / APN 036-463-016
Land Use Classification: MR Mixed Residential

SUBJECT:

Design Review to demolish the existing two-car garage; construct a one-car garage; and install a pool at 1 Lande Way / APN 036-463-016.

PROJECT SITE

The project site is an approximately 8,234 square foot lot at the northwest corner of Stags View Lane and Lande Way.

DISCUSSION/BACKGROUND

The applicant proposes the following modifications:

1. Demolition of the existing 542 square foot two-car garage;
2. Construction of a 400 square foot one-car garage; and
3. Installation of a 23'-7" x 11'-2" pool.

Please note: the garage depth will be reduced by approx. 3 ft. compared to the attached drawings, reducing the entire square footage of the garage to 400 sqft. This will be confirmed by Planning Staff upon resubmittal of revised drawings.

Analysis

The Zoning Ordinance requires design review approval for the addition, extension or extensive change of any existing structure. Only agricultural buildings and improvements which are deemed to be minor or incidental are exempt from design review.

The Design Ordinance provides the following relevant standards for the Mixed Residential District:

Building Materials

Buildings shall have consistent materials and details throughout. Materials and details shall be of a similar architectural theme on all sides of buildings. Materials that appear veneer-like should be avoided, and seams, joints, or raw edges of materials shall be concealed.

The proposed one-car garage will match the siding, trim, and other architectural themes of the main dwelling. It will largely resemble the existing two-car garage that is proposed for demolition, with composition shingle roofing, horizontal lap siding, and a sectional garage door.

Exterior finish materials shall appear integral to the building construction. Material or color changes at the outside corner of buildings give an impression of thinness and artificiality and should be avoided. Changes of exterior color, texture, or material shall be accompanied by changes in plane, with exceptions for the base of buildings, corner boards, gable ends, or similar conditions.

Exterior materials appear integral to the building construction. No material or color changes are proposed.

Exterior finish materials shall be of solid wood, natural stone, brick, or stucco; window casings and building trim shall be solid wood.

Exterior material will be horizontal wooden lap siding.

Window and door style shall be compatible with overall building design. Flush nail-on windows shall not be used in combination with rough textured stucco. Spanish colonial style buildings shall not have window frames flush with the outside plane of a wall.

No visible windows are proposed. Proposed doors match existing doors at the residence.

Building Frontage and Orientation

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.

The width of the house is more than five feet greater than the width of the proposed garage along the street frontage. The proposed garage is set back 32 feet further from the street than the house.

Yards, Setbacks, and Encroachments

The following minimum yards and setbacks shall be provided for primary and second residential units in all residential districts, with the exception of the H District:

- Front yard: 20 feet
- Side yard: five feet
- Rear yard: 20 feet;

The rear setback will be 20 feet, and the side setback will be 18'-6", fulfilling these requirements.

A garage or other accessory structures may encroach into rear and side yards or setbacks, but must maintain a minimum setback dimension of five feet.

This minimum setback is maintained.

Mechanical equipment such as water heaters or spa pumps are not permitted to encroach into the front or side yards or setbacks. Placement within the rear yard shall maintain a minimum setback dimension

of five feet. Location of air conditioners shall consider the relationship to adjacent buildings, especially bedrooms and main living area.

A proposed condition of approval requires that mechanical equipment not be located in the front or side yards or setbacks.

Floor Area Ratio

For single-family residential parcels in the RM District and in the H District for lots of 5,000 square feet or greater, a sliding scale exemption of up to 400 square feet for garages located on the rear half of the parcel in direct proportion to the amount of the garage located on the rear half of the parcel.

The proposed garage is located entirely on the rear half of the parcel and so the full 400 sqft. exemption applies. The proposed garage is 400 sqft. Therefore, the Floor Area Ratio is unaffected.

Discussion

The proposed changes to 1 Lande Way comply with all relevant sections of the Town’s Design Ordinance.

Findings

In order to approve the Design Review application, the ZDRB must find that the exterior modifications are designed and located in a manner that best satisfies the following criteria (*with staff suggested findings*):

- 1. It will properly and adequately perform or satisfy its functional requirements without being unsightly or creating substantial disharmony with its locale and surroundings.

The proposed design is substantially in conformance with the Town’s Design Ordinance. The proposed materials and aesthetic are in harmony with the locale and surroundings.

- 2. It will not impair or interfere with the development, use, or enjoyment of other property in the vicinity, nor with the orderly and pleasing development of the neighborhood as a whole, including public lands and rights-of-way.

The area is substantially built-out and the exterior building modifications will not affect the orderly and pleasing development of the neighborhood or impair, inhibit, or limit investment in the vicinity.

- 3. It will not directly, or in a cumulative fashion, impair, inhibit, or limit further investment or improvements in the vicinity, on the same or other properties.

See (2) above.

- 4. It will minimize or eliminate adverse physical or visual effects which might otherwise result from unplanned or inappropriate development, design, or juxtaposition. Such adverse effects may include, but are not limited to those produced by the design, location and characteristics of the following:
 - a. Areas, paths, and rights-of-way for the containment, movement or general circulation of persons and vehicles.
 - b. Other developments or improvements that may result in a diminution or elimination of sun and light exposure, views, vistas, and privacy.

The proposed improvements will have no impact on circulation or result in diminution of sun and light exposure, views, vistas, or privacy.

5. It will satisfy the standards in resolutions that the Town Council may adopt regarding design approval; these standards may be applied to the Town as a whole or in one or more land use designations.

The proposed improvements comply with the Design Ordinance guidelines and standards.

6. Where possible existing healthy trees shall be protected in compliance with Municipal Code.

No trees are affected by the proposed plans.

ENVIRONMENTAL REVIEW

Exempt per California Environmental Act (CEQA) Guideline, Section 15061(b)(3)

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 the design review process, this project is ensuring that the community continues to be well-planned and will maintain the quality of life of the Town.

RECOMMENDATION

Receive staff report and direct questions to staff.

Receive the applicant's presentation.

Conduct public hearing and receive testimony.

Conduct ZDRB discussion on Design Review to demolish the existing two-car garage; construct a one-car garage; and install a pool at 1 Lande Way.

Motion and second to approve Design Review to demolish the existing two-car garage; construct a one-car garage; and install a pool at 1 Lande Way.