



# Town of Yountville

6550 Yount Street  
Yountville, CA 94599

## Staff Report

Item #: 1

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### Zoning and Design Review Board Staff Report

**DATE:** July 13, 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 (continued from a previous meeting).

**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**

This application was previously before the Board on May 11, 2021. The Board requested clearer designs relating to the pool, as well as a lot line survey to determine the proper setback area for the pool. The applicant has provided these materials and they are attached to this staff report. The applicant meets all required setbacks.

Additionally, the Town Council approved the applicant's Use Permit for tandem parking at their June 15, 2021 meeting.

The applicant proposes the following modifications:

1. Demolition of the existing 542 square foot two-car garage;
2. Construction of a 460 square foot one-car garage; and
3. Installation of a 23'-7" x 11'-2" pool.

For the analysis and discussion of the items proposed, please reference the May 11, 2021 staff report, which is provided as an attachment. The scope of the project is unchanged except for a 60 sqft. increase in the size of the proposed garage. Per the Master Development Plan for the Washington Park subdivision, residences may retain their existing nonconforming floor area ratio (FAR) upon reconstruction or alteration. Since the

proposed garage is smaller than the existing garage, FAR is not an issue. The proposed findings offered below are drawn from the original staff report and are included here for convenience.

### 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) Cat Ex Class 2, Replacement or Reconstruction; CEQA Cat Ex Class 32, In-Fill Dev. Projects; CEQA Cat Ex Class 11, Accessory Structures.

### **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.