



# 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:** March 9, 2021

**TO:** Board Members

**FROM:** Daniel Gordon, Planning Manager

**Applicant:** Jacob Evans

**Owner:** Jacob & Kimberly Evans

**Location:** 2150 Starkey Avenue; APN 036-034-006

**Land Use Classification:** OTH Old Town Historic

**SUBJECT:**

Design Review to raze an existing residence and construct a new single-family residence at 2150 Starkey Avenue (continued from last meeting with revised plans).

### **PROJECT SITE**

The subject parcel is an approximately 3,301 square foot lot on the north side of Starkey Avenue. The applicant proposes to raze the existing residence and construct a new two-story single-family residence of approximately 990 square feet and an attached garage. The existing residence (c. 1895) is not included in the Town's Historic Resource Inventory, is in a dilapidated condition, and rehabilitation of the structure is not feasible given the advanced state of deterioration.

#### **Proposed Single-Family Residence**

On February 9, 2021, the ZDRB reviewed the initial plan sets for the proposed residence at 2150 Starkey. The staff report from that meeting is provided as an attachment for reference. Board members identified several issues that prevented them from approving the project as presented. These issues included:

1. The cantilevered section over the driveway. This type of "floating" design feature is not present in Old Town.
2. The heavy building massing. The small lot, FAR allowance, ability to have two stories, and cantilevered building section contribute to a building massing that is unlike most residences in Old Town, which have low, rectangular massing.
3. Use and intensity of masonry. While other residences in Old Town do use masonry as an accent feature, the amount proposed for this residence makes it a dominant design feature, which is not common in Old Town.
4. The municipal code states that "Every effort shall be made to blend in with the adjacent neighborhood (both sides of the block, including corner houses), rather than stand out as unique or singular in style." (18.20.010). Staff met with the applicant's architect and explained how many of the design features were not in keeping with neighborhood character and the Old

Town design guidelines in the municipal code. While changes were made to the initial design to better conform to these guidelines, they were largely minor in scope and so this concern remains.

5. In combination, these elements possibly create a “breakout design.” According to the municipal code, “New structures shall not reference outside architectural styles or breakout designs” (18.20.010). The term “breakout design” is not defined in the code, and so this determination is a matter for the board.

The applicant has submitted revised plans which significantly address these concerns:

- The cantilevering of the master bedroom has been removed.
- The detached carport has been brought under the master bedroom, supported by two columns. This provides more visual weight to façade and better conforms with residences on the block.
- The guest parking stall has been moved forward but remains offset from the main access to the carport. The plan continues to allow two cars to access the onsite parking at the same time and does not rely upon a tandem parking stall layout.
- Vertical wood louvers have been removed from the front of the master bathroom and added to the smaller master bedroom window to reduce massing. The roof was also trimmed back to reduce massing.
- The brick molding has been reduced to an architectural element around the front door. Wood siding is now the predominant exterior material, comprising approximately 12% of the overall street-facing façade.
- A masonry plinth was added to the columns supporting the garage. This adds more architectural detail of the craftsman variety and helps ground the features.
- New street elevations show the proposed residence in relation to other residences on the street, providing context and scale.
- Total plate height has been reduced 2 inches and total building height has been reduced 11 inches.

All setbacks, floor area ratios, and other code requirements continue to be met. Revised development standards table are included below.

DEVELOPMENT STANDARDS			
		CODE REQUIREMENT	PROPOSED
	PRIMARY DWELLING		
SETBACKS	FRONT (NORTH) for buildings over 18'	20' minimum	20'
	FRONT (NORTH) for porch	10' minimum	13'-3 7/8"
	SIDE (EAST) – 1 <sup>st</sup> FLOOR	5' minimum	5'
	SIDE (EAST) – 2 <sup>nd</sup> FLOOR	8' minimum	8'
	SIDE (WEST) – 1 <sup>st</sup> FLOOR	5' minimum	5'
	SIDE (WEST) – 2 <sup>nd</sup> FLOOR	8' minimum	8'
	REAR (SOUTH)	20' minimum	20'

BUILDING HEIGHT		20' maximum plate	19'-5"
		28' maximum total	23'-4"
TWO STORY BUILDINGS	Existing one-story SFRs on Jefferson: 7	No more than 50% of the single-family dwelling units on any given block are permitted to be two-story (both sides of street and corner houses are counted).	Two-story. The block will have 6 one-story homes and 4 two-story homes. More than 50% of single-family dwelling units on this block remain one-story.
	Existing two-story SFRs on Jefferson: 3 (does not include 6630 Jefferson)		

ATTACHED GARAGE			
SETBACKS	FRONT (NORTH)	18' minimum	21'-5"
	REAR (SOUTH)	5' minimum	35'
	SIDE (WEST)	5' minimum	5'
HEIGHT		20' maximum plate, 28' maximum total	11'-1.5" total height
FAR			
MAXIMUM		A base floor area of 1000 square feet is allowed for lots up to 4000 square feet in Old Town	998 square feet
EXEMPTIONS	ATTACHED GARAGE	Up to 200 sq ft	162 square feet
	INTERIOR STAIRWELL	One-half of stairwell	12 square feet

## **DISCUSSION/ANALYSIS**

### **Development Standards**

The proposed residence substantially complies with the Design Ordinance standards for setbacks, plate and building height, FAR, accessory structures, exterior finish materials, building orientation, and building elements on the primary facade. In addition, the proposed development substantially complies with the following design guidelines that are specific to the Old Town Historic design district.

### **Design Review Findings:**

The Zoning Ordinance provides that Design Review approval shall only be granted to development that is designed and located in a manner that best satisfies the following criteria:

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 architectural design, massing, and materials of the single-family residence and semi-enclosed garage comply with the Design Ordinance standards and these improvements are compatible with the surrounding neighborhood.

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 surrounding area is built-out and the development of the site is not expected to adversely impact other properties in the vicinity. The size and location of the residence is typical of a residential structure and complies with the Design Ordinance standards. It is not expected to adversely impact other properties 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 response to No. 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;*

The proposal will not negatively impact the right-of-way or the existing on-street parking supply.

- b. *Other developments or improvements that may result in a diminution or elimination of sun and light exposure, views, vistas, and privacy;*

See response to No. 2 above.

5. *When possible all existing trees shall be protected.*

The trees currently located at the residence are in poor health and have not been properly maintained. All the trees proposed for removal fall below the size threshold needed to require a tree removal application.

On the basis of the above-noted findings and the proposed conditions of approval, staff believes that the design review aspect of the project conforms to the Zoning and Design Ordinance criteria.

## **ENVIRONMENTAL REVIEW**

Categorically Exempt per California Environmental Quality Act (CEQA) Guideline; Class 3, New Construction or Conversion of Small 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 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 2150 Starkey Street.

Motion and second to approve Design Review to raze an existing residence and construct a new single-family residence at 2150 Starkey Avenue.