



Staff Report

File #: 20-2544, **Version:** 1

Zoning and Design Review Board Staff Report

Date: May 12, 2020

Applicant: Thomas Henthorne

Owner: Thomas Henthorne

Location: 1895 Mulberry Street; 036-294-012-000

Land Use Classification: Single-Family Residential RS

Environmental Clearance: Categorically Exempt per California Environmental Quality Act (CEQA) Guidelines; Class 3, New Construction or Conversion of Small Structures

Case Planner: Curtis Sawyer, Assistant Planner

PROJECT

Design Review for residential remodel including a 365-square-foot addition, a new standing seam metal roof with dormers at the east and west elevations, new doors and windows, a metal roof for an existing covered patio, and horizontal wood siding with white paint.

SUBJECT PROPERTY

The subject parcel is a 6,643-square-foot lot with an existing one-story 1,920-square-foot single family residence which was constructed in 1972. The house features an attached garage, red brick siding, a black composite shingle roof, 3 bedrooms and 2 bathrooms. At the southern elevation of the property, the backyard includes a deck, drought tolerant landscaping, and an uncovered pergola structure with a concrete foundation. The northern elevation of the property is unique to the neighborhood, as there is an existing legal nonconforming fence grown with shrubbery. This landscape design encloses the front yard providing additional privacy.

PROJECT DESCRIPTION

The applicant is proposing a series of design modifications to increase the size and functionality of the home, and to also give the single-family dwelling a more modern design which complements the esthetic of Yountville. First, the applicant plans to increase the size of the home by 365 square feet. This 365-square-foot addition will be constructed at the eastern elevation of the single-family home and will primarily encompass the kitchen area. The newly designed kitchen features an open floor concept which flows directly into the existing living room and dining room areas. In summation, the addition to the property will increase the overall size and living quarters of the home.

At the exterior, the home will be fit with grey and black metal windows and doors. In addition, a black metal

standing seam roof will be installed in place of the existing composite shingle roof. The newly designed roofline will also include two new dormers at the eastern and western elevations, complete with gray gutters.

The home is currently fit with red brick siding. The applicant plans to retain the brick siding but will repaint the exterior of the home with white paint. At the west facade of the single-family home, vertical wood siding will be installed over the existing brick, painted white to match the rest of the exterior.

At the rear yard, the existing uncovered pergola structure will be fit with a metal roof identical to the proposed roof of the single-family home. Currently, the foundation of the pergola structure is concrete. The applicant plans to replace the existing concrete with blue stone and to install an outdoor gas firepit.

ANALYSIS

Although this is a fairly straight forward project, there are several elements worth discussion. As with any design review application, the ZDRB must make the necessary findings to approve the project.

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 site FAR, setbacks, and materials comply with Design Ordinance standards.

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.

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 proposed work will not affect the nearby areas, paths, or rights-of-way.

- 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.

No trees are proposed for removal.

Given the information presented in the above-noted findings, staff believes the design criteria is satisfied and recommends approval of the project with the attached conditions of approval.

STRATEGIC PLAN GOAL

Is item Identified in Strategic Plan? Yes

If yes, Identify Strategic Goal and Objective. 2.0 Community Character; 2.1 Maintaining and Enhancing the Appearance of Yountville

Briefly Explain Relationship to Strategic Plan Goal and Objective. By participating in the Design Review process, this project will contribute to the appearance of Yountville.

RECOMMENDATION

Staff recommends that the Zoning & Design Review Board:

1. Receive the staff report and direct questions to staff.
2. Receive the applicant's presentation and direct questions to the applicant.
3. Conduct public hearing and receive public testimony.
4. Conduct ZDRB discussion and approve the project with the attached conditions of approval.