



Staff Report

File #: 20-2571, **Version:** 1

Zoning and Design Review Board Staff Report

Date: May 12, 2020

Applicant: Ivan Lukrich

Owner: Thomas & Tammy Kiely

Location: 6638 Yount Street; APN 036-010-008

Land Use Classification: SFR Single Family Residential

Environmental Clearance: Categorically Exempt per California Environmental Quality Act (CEQA) Guideline; Class 2, Replacement or Reconstruction

Case Planner: Daniel Gordon, Planning Manager

PROJECT

Design Review for New Single Family Residence at 6638 Yount Street

DISCUSSION/BACKGROUND

The applicant seeks to construct a new single-family residence, detached two-car garage, detached accessory dwelling unit (ADU), and install landscaping, fencing, and site improvements on an approximately 14,233 square foot parcel. The new home will be a 2,990 square foot contemporary craftsman-style single-family dwelling, detached 528 square foot garage, and detached 748 square foot ADU. The house will feature a 360 square foot covered front porch facing Yount, and the ADU will feature a 57 square foot covered porch also facing Yount. After taking into consideration the floor area exemptions for the porches, ADUs, and 200 square feet of the garage, the total proposed floor area is 3,318 for an FAR of 0.233 (maximum allowed is 0.25).

- **Dimensions.** One story portions of the residence reach a maximum height of 18'-3" (20' maximum allowed) and the two-story element reaches a maximum height of 26'-10.5" (28' maximum allowed). The main dwelling features a roofline with a hip roof form, while the ADU and garage both feature gable roofs.
- **Roofs.** Roof pitch is varied and will be between 4:12 and 6:12. These pitches exceed the minimum recommended pitch of 4:12. The roofline of the main dwelling has multiple ridges and is primarily hip in design. The ADU and garage both feature a gable roof. The composition shingle is listed as approved roofing material.
- **Garages.** The two-car garage is located on the rear half of the parcel next to the creek setback. It does not encroach on this setback or the 5-foot rear property line setback. This placement is effective in reducing the visibility and dominance of the garage in the overall design. The two garage doors are consistent with the preference for single doors and the maximum permitted single door width of 12 feet. The doors are farmhouse-style and made of paneled wood.

- Exterior Materials. Wood shake siding is listed as an approved exterior material. The proposed contemporary craftsman design is compatible with the vernacular style homes in this area of town, which is a transitional area between the Old Town Historic and newer residential districts.
- Exterior Colors. Proposed colors are a pale neutral yellow and a warm off-white. These colors are consistent with the preference for muted and soft colors that are compatible with adjacent Old Town district and other residential districts.
- Windows and Doors. Windows will be wood clad, single-light, and a mix of fixed and double-hung. The front entry will feature double doors made of wood with inset glass windows. Windows that are visible from the street are consistent with the preference for windows that maintain a 1.5:1 height to width ratio.
- Front Porches. At 360 square feet, the proposed front porch is a dominant design feature that is consistent with the requirement that the front porch should be at least 72 square feet. In addition, a smaller 57 square foot covered porch in front of the ADU extends the porch theme. The columns supporting the porches are substantial and proportional to the weight of the structures supported. A matching decorative wooden railing is also proposed.
- Landscaping. The applicant proposes to retain the grove of riparian trees that is within the creekside setback in addition to several other trees, but proposes removing the following: 4 walnut trees, 2 clump trees, 1 loquat tree, and 1 fig tree. The trees are not large enough to require Planning approval for removal. A landscape plan was not included in the project submittal.
- Utilities. Two HVAC units will be located on the property. These are not included in the drawings, but are proposed to be located at the northeast corner of the house (to service the primary residence) and between the ADU and the garage (to service the ADU). They will be screened from view with a mix of wooden structure and landscaping. A trash collection area will also be located between the ADU and the garage, and will be screened with a wooden structure.
- Driveways. The proposed driveway will be a single-car width and will be paved with asphalt.
- Parking. Single-family residential uses are required to provide one covered and one screened parking space. Each of the spaces must be independently accessible, rather than relying on the movement of another vehicle. As proposed, this residence features two covered parking spaces and one screened parking space, fulfilling this requirement.
- Setbacks. The drawings depict setbacks on all sides of the development that comply with the standards of the SFR District. The main dwelling is setback 23 feet from the front property line, adhering to the required 20-foot setback. The residence is situated adjacent to Hopper Creek and maintains the required 35 foot setback, with a minimum of 10 feet from top of bank. No paving, construction, or landscaping is proposed within the 10-foot creek setback. At five feet or greater, the side and rear setbacks for the garage and ADU meet the minimum requirements.

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 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.

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;*

Proposal has no effect on public right-of-ways or paths.

- 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 applicant proposes retaining over one dozen existing trees on the property. The applicant proposes to remove 4 walnut trees, 2 clump trees, 1 loquat tree, and 1 fig tree. The trees are not large enough to require Planning approval for removal.

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.

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. Conduct public hearing and receive public testimony.
3. Conduct ZDRB discussion and approve the project with the attached conditions of approval.