

# Town Council Staff Report

**To:** Vice Mayor and Town Council  
**From:** Stephen Henderson, Assistant Planner  
**Meeting Date:** August 1, 2006

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**Subject:** Tentative Parcel Map  
**Owner:** Warren & Barbara Winiarski  
**Applicant:** Jon Webb  
**Location:** 1957 Yountville Cross Road; APN 036-041-020  
**Zoning:** Single Family Residential  
**Environmental review:** Categorical Exemption, Section 15315 of the CEQA Guidelines

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## Background:

On July 5, 2006, the Town Council conducted a public hearing for the subject Tentative Parcel Map application to divide an existing  $\pm 14,250$  sq. ft. parcel into three parcels: Parcel No. 1  $\pm 5,089$  sq. ft., Parcel No. 2  $\pm 5,124$  sq. ft., and Parcel No. 3  $\pm 4,039$  sq. ft.

The Town Council continued the public hearing to the following July 18, 2006 Town Council meeting with the following comments: would like to see potential parking issues resolved, concern is expressed over small lot sizes, would like to see the applicant re-work lot split and concern with possible sewage issues. The applicant had a scheduling conflict for the July 18, 2006 Town Council meeting and requested that the public hearing be continued to the August 1, 2006 regular Town Council meeting date.

## Proposal Description:

The applicant is proposing to subdivide an existing  $\pm 14,250$  sq. ft. parcel into three lots as follows:

Parcel No. 1 - A  $\pm 4,747$  sq. ft. lot with potential access from Yountville Cross Road to the north and Mesa Court to the west. This area is currently occupied by an existing 650 sq. ft. single-family dwelling unit with frontage to the north. The parcel has an average width of  $\pm 51.4$  (north/south axis) and an average depth of  $\pm 92.5$  (east/west axis).

Parcel No. 2 - A  $\pm 5,000$  sq. ft. with access/frontage from Yountville Cross Road to the north. This area is currently occupied by an existing 800 sq. ft. single-family dwelling unit. The parcel has an average width of  $\pm 50.0$  (east/west axis) and an average depth of  $\pm 100.4$  (north/south axis).

Parcel No. 3 - A  $\pm 4,500$  sq. ft. with potential access from Mesa Court to the west. This area is currently vacant. The parcel has an average width of  $\pm 48.7$  (north/south axis) and an average depth of  $\pm 92.5$  (east/west axis)

The applicant proposes to demolish two existing single-family dwelling units (Parcel No. 1 & 2) prior to recordation of Parcel Map. The applicant is not proposing development of the parcels or associated

The applicant has addressed the July 5, 2006 Town Council comments. The applicant has resized each proposed parcel to meet the concerns of the Town Council and public. Parcel No. 3 (most southern Mesa Court parcel) increased 461 sq. ft. in lot size from ±4,039 sq. ft. to ±4,500 sq. ft.

As stated above, parking for each potential single-family dwelling unit will be required one-covered and one-screened uncovered parking space per Section 6.2 of the Zoning Ordinance. Concerns regarding increased parking on Mesa Court may be alleviated with on-street parking on Yountville Cross Road along the north boundaries of Parcel No. 1 and No. 2. There is a potential for a minimum of 4 to 5 parking spaces within the public right-of-way along Yountville Cross Road. Potential parking issues will be analyzed during Design Review for each single-family dwelling unit. The proposed single-family dwelling units building size, garage space and driveway area (i.e., length of driveway) are unknown at this time. The relation of building size, garage space and driveway area are required in order to specifically analyze the parking impacts to the surrounding area.

The Town Engineer has reviewed the proposed subdivision indicating no potential sewage issues. Sewer service and connection will be reviewed during submittal of each single-family dwelling unit. The applicant will also be required to complete drainage easements (if required) prior to recordation of the Parcel Map.

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**Recommended Action:**

1. Accept staff report and refer any questions to staff.
2. Open the public hearing and accept public comment.
3. Close the public hearing and refer the item to Council for discussion.
4. Adopt Resolution No. 2XXX-06 Approving a parcel map for Winiarski property at 1957 Yountville Crossroad (APN 036-041-020)

Note: Council's action is in consideration of the subdivision only. Design Review approval for new residential structures will be considered by the ZDRB at a separate hearing.

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| Attachment 1 - | Tentative Parcel Map                              |
| Attachment 2 - | Project Statement                                 |
| Attachment 3 - | Images  |
| Attachment 4 - | Resolution No. 2XXX-06 and Conditions of Approval |