

2010 & 2012 HUMBOLDT STREET MIXED-USE PROJECT

MASTER DEVELOPMENT PLAN APPLICATION

October 31, 2024

2010 & 2012 Humboldt Street Mixed Use Project

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Inspiration Behind the Design

Dear Members of the Yountville Design Review Board,

I am writing to submit the Yountville Mixed-Use Development project for your consideration and approval. This project is conceived with a deep respect for Yountville's heritage, and architectural tradition. We have aimed to create a timeless addition to the town's landscape that will age gracefully and continue to enhance the community for generations to come.

The Yountville Mixed-Use Development is a thoughtful initiative designed to unify the retail zones of north and south Yountville along Washington Street, creating a fluid and continuous connection that invites both residents and visitors to explore the town's unique offerings. The development will feature a flagship location for Hunter Gatherer Napa Valley, a local independent retailer, including a small flower shop on Humboldt Street, all seamlessly integrated into Yountville's charming streetscape.

In developing this project, we have given considerable thought to how we will unify the Washington street corridor, to the design. Our vision is to create a timeless structure that not only serves the community today but will also stand as a testament to the town's commitment to quality and beauty in the decades to come. The building's "restrained classical" design, with its smooth plaster finish in warm cream tones, wood-clad windows, and antique doors, embodies a timeless aesthetic that will age with grace, and seamlessly fit the aesthetic of this charming town.

Yountville is renowned for its unique blend of world-class amenities and small-town warmth. This development seeks to honor and enhance that legacy, while simultaneously adding much needed retail and housing to the town. By thoughtfully integrating commercial and residential spaces, the project will contribute to the vitality of the town while respecting its scale and character. The beautifully landscaped port-cochère on Humboldt Street will serve as a welcoming transition between the bustling retail environment and the adjacent residential neighborhood, ensuring that the development remains in harmony with its surroundings.

The inclusion of Hunter Gatherer Napa Valley as the flagship tenant underscores our commitment to supporting local businesses that have long been part of Yountville's fabric. The retailer's evolution from a modern take on the general store to a true retail destination for locals and tourists alike, mirrors Yountville's own journey. Additionally, the flower shop, a long-needed addition to the town, will further enrich Yountville's appeal and pedestrian friendly nature.

Above the retail space, three residential units will provide much-needed housing options, including workforce housing, which aligns with the town's goals for sustainable and inclusive development. The careful balance of residential and commercial spaces ensures that this project will contribute positively to Yountville's community spirit, fostering a sense of continuity and belonging.

The Yountville Mixed-Use Development is more than just a building project; it is an opportunity to contribute meaningfully to the town's architectural heritage and community life. By embracing both tradition and innovation, we aim to create a development that is not only beautiful and functional today but will also remain a cherished part of Yountville's landscape for generations to come.

We respectfully request your approval of this project, confident that it will be a worthy addition to our beloved town. Thank you for your time and consideration.

Colby Hallen

Meet the Team

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#huntergatherernapavalley

Traffic Engineer

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Consultants

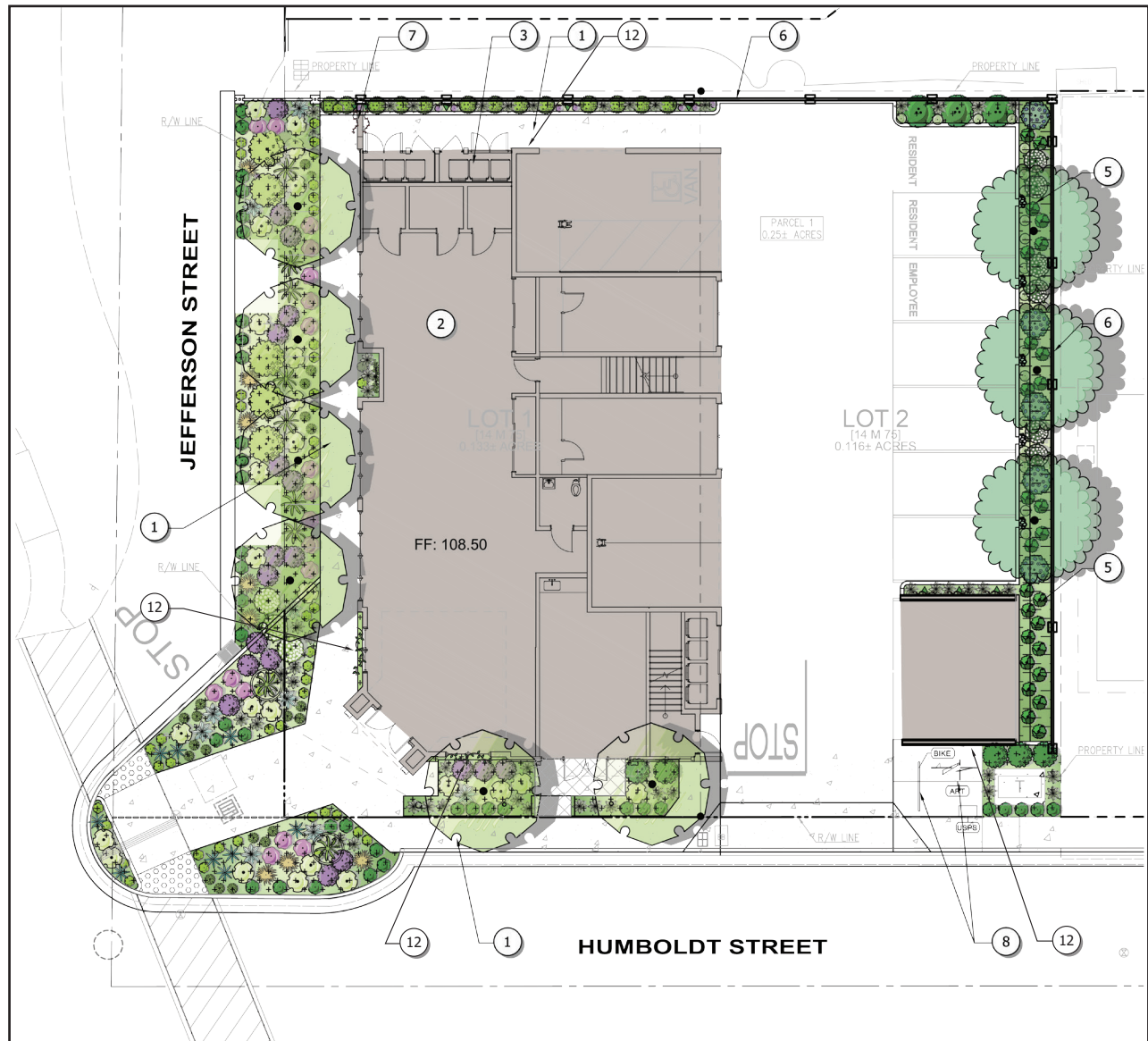
Daniel Sauerbrey, Artist
Sauerbrey Studio
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La Palma, CA 90623
danielsauerbrey.com

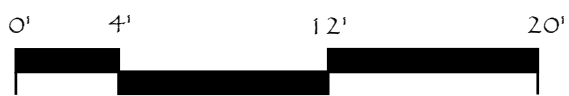
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Section 1 – Architecture

SITE PLAN







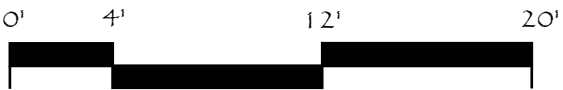
Design inspiration for the step-back of the entrance



Proposed antique door to the entrance of the retail store

The proposed entry design will feature a covered step-back to provide protection from the rain and elements while coming and going from the store as well as an ornately carved antique door.

This door not only provides interest at street level but also reflects the unique style that Hunter Gatherer offers to its clientele.



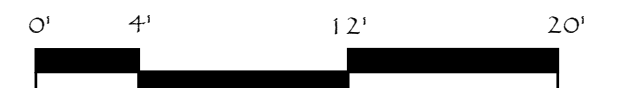
Humboldt Street Elevation – Flower Shop



Proposed design for the Flower Shop facade



The Humboldt Street frontage will include a flower shop with its own entrance



Jefferson Street Elevation – Display Windows



Smooth stucco and inset display windows

The store windows will be inset with wood casings painted black

Jefferson Street Elevation – Espalier Tree



Between window cut ins where possible



Magnolia espalier tree

Due to the restrictions created by the PG&E vaults, we have provided for a recessed cut in along the Jefferson Street elevation to provide for an espalier tree. This will create interest from the sidewalk. The espalier tree is proposed to be a magnolia tree.

Jefferson Street Elevation – Passageway Arch



Proposed passageway arch

In addition to providing a dedicated accessible safe path of travel from the ADA parking to the sidewalk along Jefferson Street, we are proposing an ivy covered arch to provide screening from the end of the building to those traveling along Jefferson Street, and an additional buffer to the neighbors on Jefferson.

Jefferson Street Elevation – Awnings & Window Boxes



Proposed awnings over residential windows



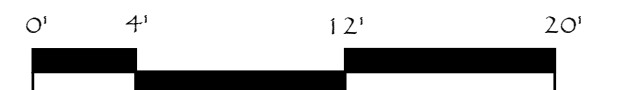
Proposed window boxes for residential windows

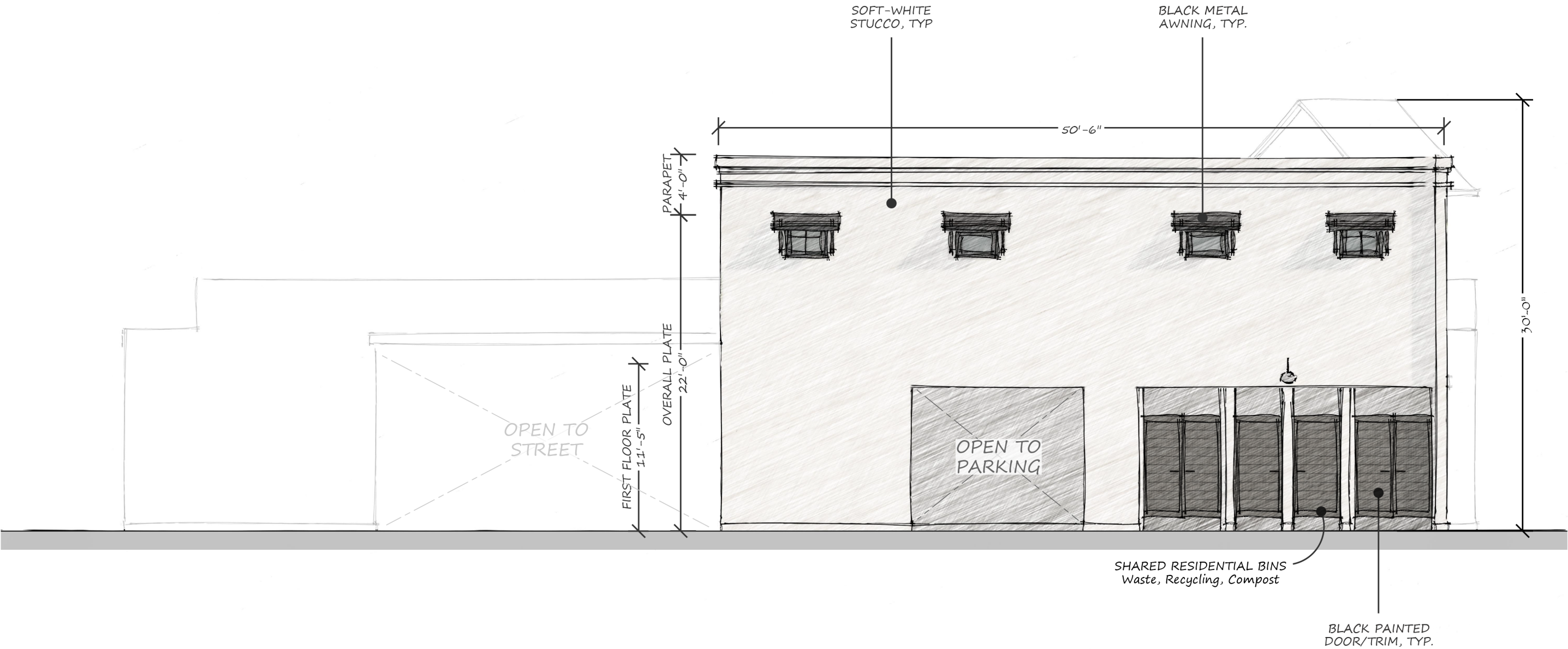
The residential windows will have both metal awnings and abundantly planted window boxes to enhance the street view.

Jefferson Street Elevation – Juliette Balconies



Inspiration design for the railing of the Juliette balconies



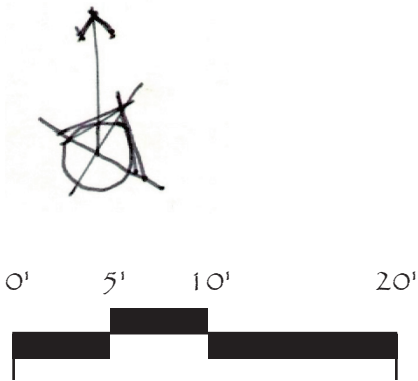
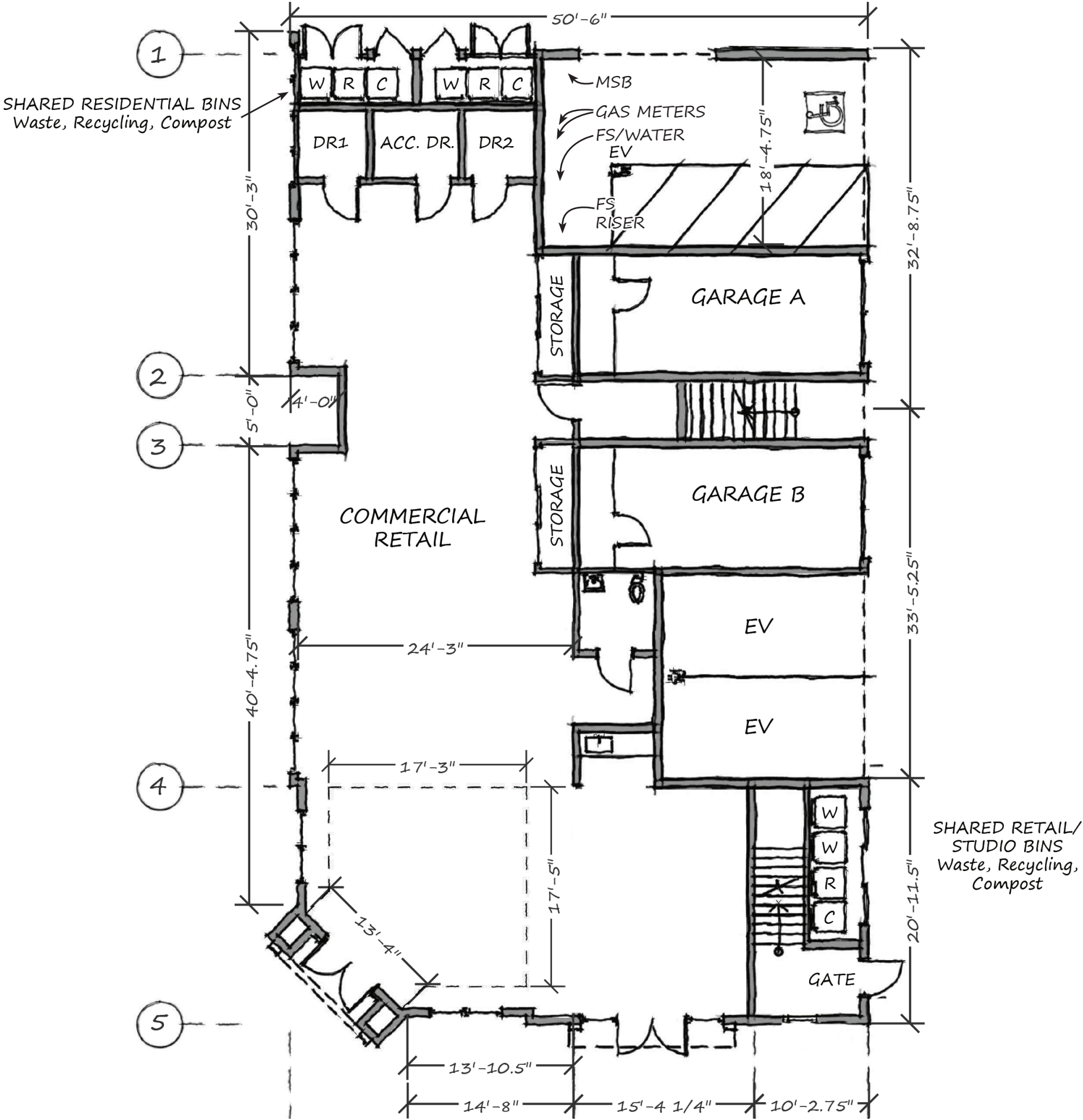


Retail:

Retail: 2,413 SF
Vaulted Floor Area: 299 SF
Total: 2,712 SF

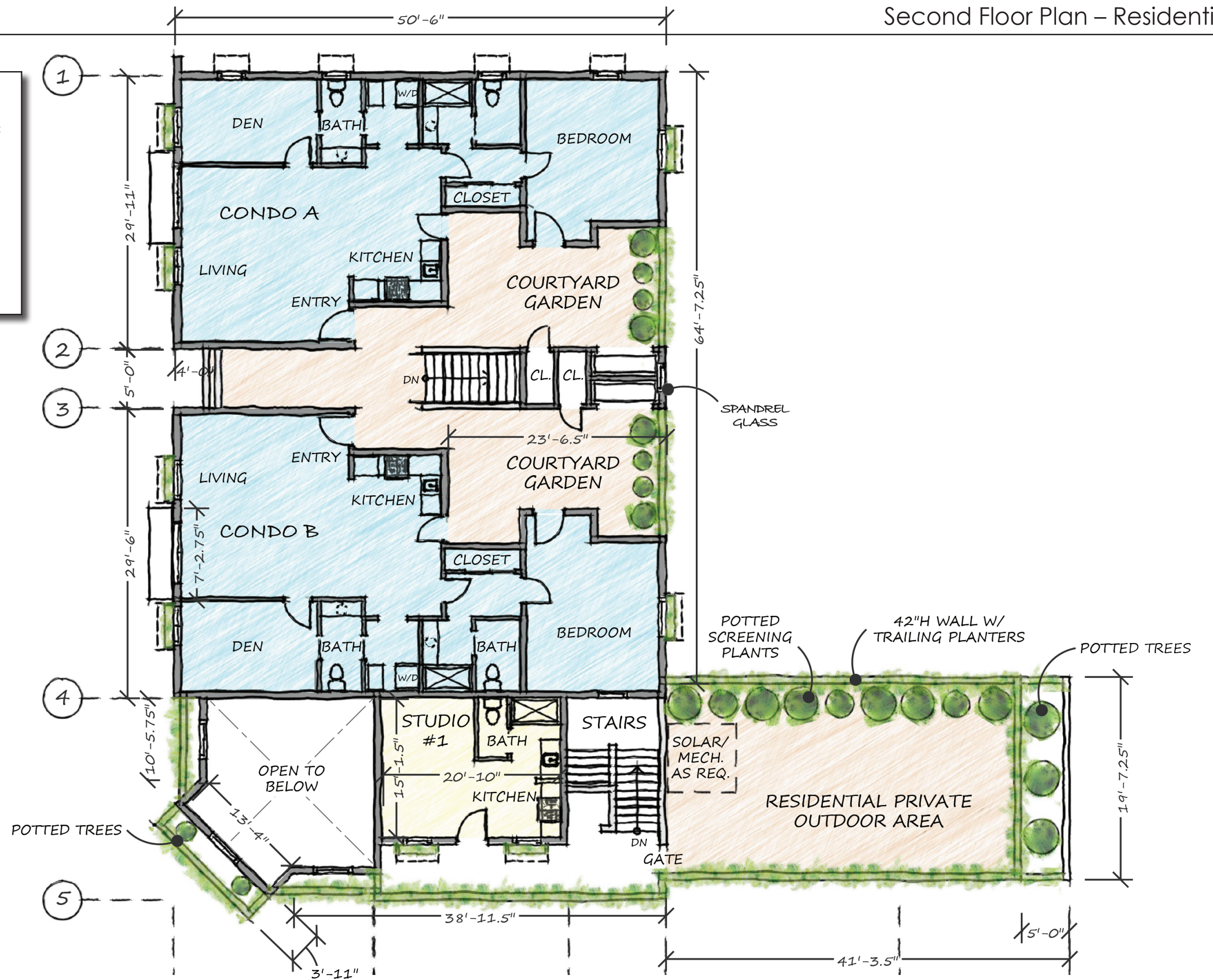
Residential Garages:

Total: 583.5 SF
(291.75 each)



Residential:

- Apartment A Conditioned: 1,123 SF
Apartment A Outdoor: 378 SF
- Apartment B Conditioned: 1,178 SF
Apartment B Outdoor: 382 SF
- Studio C Conditioned: 315 SF
- Shared Outdoor Area: 494.5 SF



Section 2 – Architectural Details



Benjamin Moore "Dover White"



Farrow and Ball "Pitch Black"

Building Paint – The exterior of the building will be color integrated smooth stucco to match Benjamin Moore's "Dover white" with all the wood casement, antique entry elements and doors, as well as Flower shop entrance in Farrow and Ball's "Pitch Black" with a Full Gloss, lacquered finish.

Utilizing a color integrated stucco rather than a painted finish, we will provide movement in the material and will help to achieve a warmer, more high end finish.

The wood casement will be flush with the stucco (as seen in our inspiration image of the former Redd Wodd restaurant) while the windows themselves will be set back +/- 3 inches.

Building Finish – The proposed building exterior is a COLOR INTEGRATED, hand troweled, smooth stucco (see image to the right)

Window Trim – The window casement will be lacquered black wood, inset on the upper levels and flush on the storefront windows, with the windows themselves being inset 3"



Windows, Doors & Storefronts



Windows & Storefronts – Storefront windows will be wood casement painted high gloss black, flush against the smooth stucco exterior. The upper level windows will be inset approximately 3 inches per images shown above (left), while the storefront will be flush to the smooth stucco, while the clear glass storefront windows themselves are inset approximately 3 inches (see image from Redd Wood restaurant, middle). The north most window along Jefferson will utilize black spandrel glass to provide privacy to dressing rooms and to further screen the trash enclosure on the end of the building (similar to the above picture on the right).



Main Entrance Doors – The proposed entry design will feature a covered step-back to provide protection from the rain and elements while coming and going from the store as well as an ornately carved antique door. This door not only provides interest at street level but also reflects the unique style that Hunter Gatherer offers to its clientele.

Flower Shop Storefront





Metal Awnings & Railings – Black metal awning (pictured left) and custom, hand forged black metal railings (see image, page 18)



Flower Boxes – The upper level flower boxes will be matte black, matching the awnings and balcony railing



Juliette Balconies – The railing on the Juliette balconies is proposed to be a hand forged wrought iron design consistent with the architectural theme of the overall building.

Wall Mounted Lighting – The proposed wall mounted lights will be minimal with positionable shielded down lit light with a black finish. The residential units will have smaller 12" lights while the retail store will have larger lights to provide adequate lighting for the sidewalk. The lights for the flower portion of the building are proposed in a brass finish.

Landscape Lighting – The project has proposed landscape path lights which will be minimal and down lit to comply with the dark sky regulations.

Lighting Schedule – See Lighting Schedule, page 34

Building – Black Metal & Brass Metal

Landscaping – Black Metal



*Brass light shown for color purposes only

Architectural sketch of the Hunter Gatherer building facade. The sketch includes the following dimensions and elevation markers:

- Vertical Dimensions:**
 - Roof Peak / Highest Point: 30' - 0"
 - First Floor Plate: 11' - 5"
- Horizontal Dimensions:**
 - Entry: 13' - 4"
- Elevation Markers:**
 - ±1' (two locations on the left side of the entrance)
 - ±6' (on the right side of the entrance)
- Architectural Features:**
 - A large, multi-paned window above the entrance.
 - A central entrance with a pediment and columns.
 - Two small trees flanking the upper window.
 - Three small decorative elements (possibly lights or ornaments) above the entrance pediment.

*Enlarged for detail, not to scale

HUNTER GATHERER



Sign concept for material and mounting reference

Signage for the Hunter Gatherer retail store (with or without arrows dependent on actual space available) is proposed to be raised brass lettering similar to the above "welcome" letters with angled gooseneck lighting.



This mock-up of the signage above the front entry will feature a peaked roof above the entrance to the retail store with signage, gooseneck lighting (see page 34 for proposed lights) and vines on the wall surrounding the brass letters of the sign



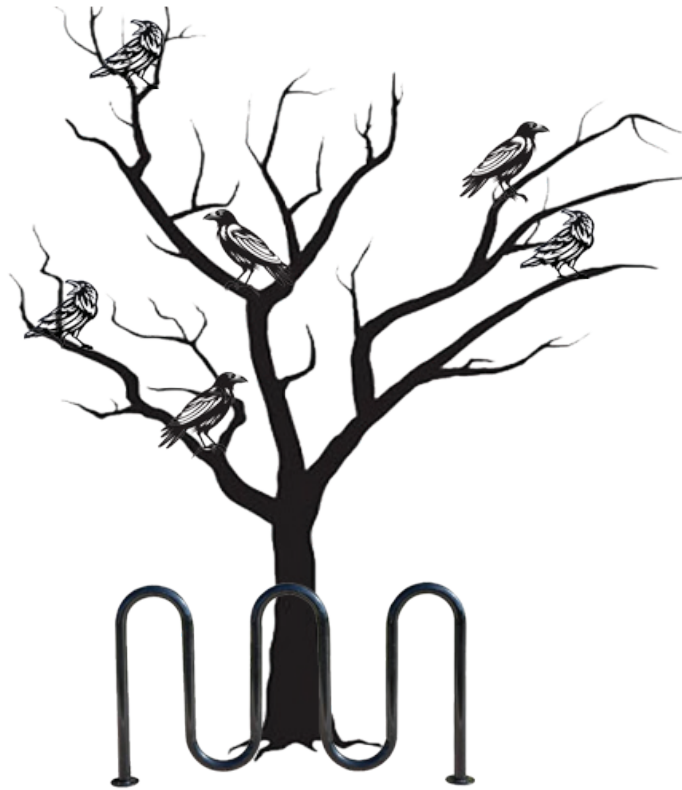
Inspiration signage

Proposed Retail Signage – Flower Shop Awning



The signage for the "Flowers" awning is proposed to be approximately 6' wide by approximately 9" tall

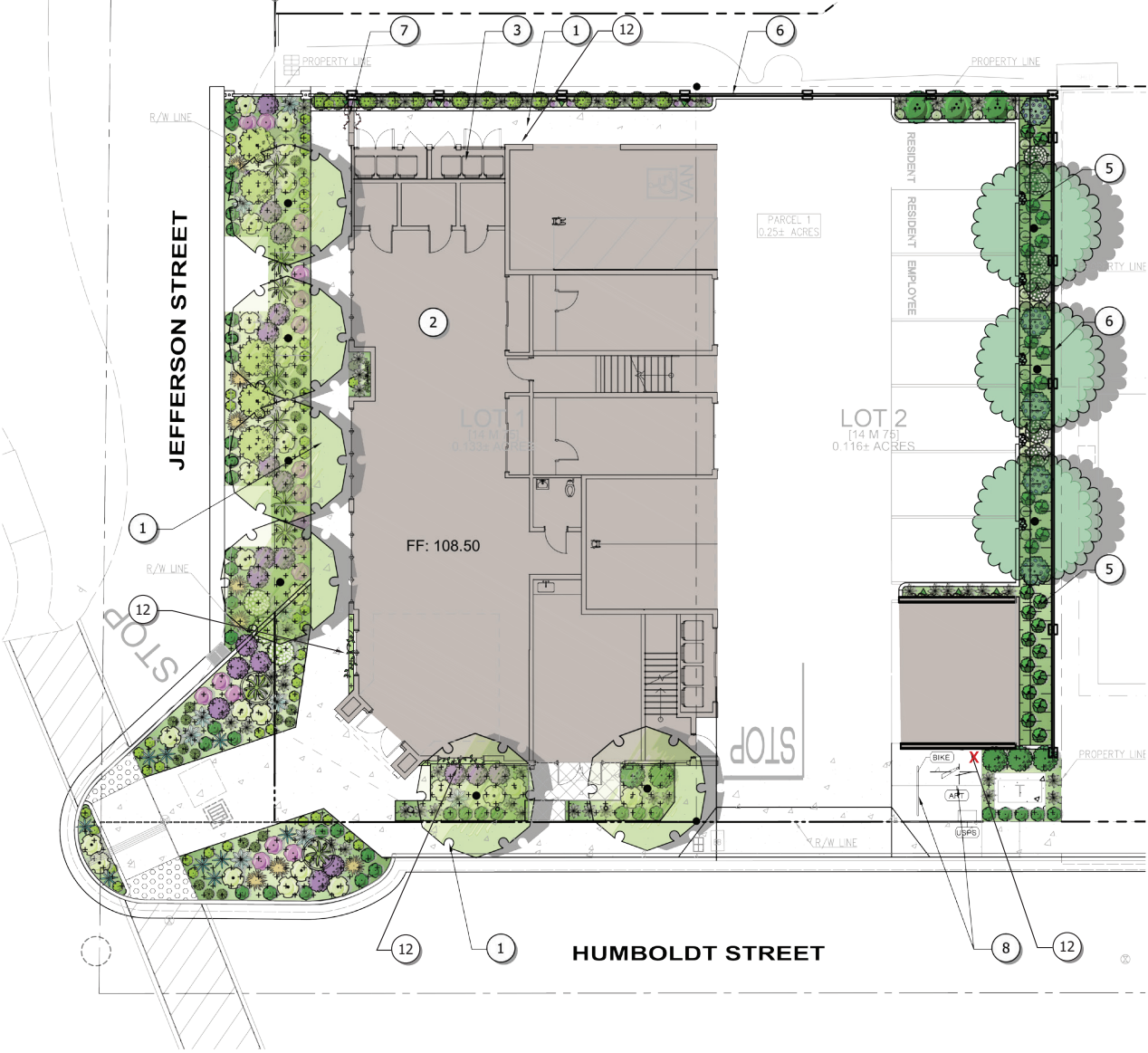
*Enlarged for detail, not to scale



We have chosen to commission our own public art piece which will be a sculpture and a bike rack. The sculpture will be placed at the end of the port cohere and will feature the silhouette of a tree with ravens roosting in the branches. The tree roots will also transform into a u-line style bike rack that will house up to 4 bicycles at one time.

The bicycle rack will feature a charging station for e-bikes.

Section 3 – Site & Landscape Details



REFERENCE NOTES SCHEDULE	
CODE	DESCRIPTION
1	PROPOSED CONCRETE WALKS. SEE CIVIL PLANS.
2	PROPOSED BUILDING. SEE ARCHITECTURAL PLANS.
3	PROPOSED TRASH/RECYCLING/GREEN WASTE BIN AREA. SEE ARCHITECTURAL PLANS.
4	PROPOSED PORTE-COCHERE. SEE ARCHITECTURAL PLANS.
5	PROPOSED STORMWATER TREATMENT AREA. SEE CIVIL PLANS.
6	PROPOSED FENCE.
7	PROPOSED ARCHED ACCESS. SEE ARCHITECTURAL PLANS.
8	PROPOSED BIKE RACK SCULPTURE, PER OWNER.
9	PROPOSED PLANTER BOXES. SEE ARCHITECTURAL PLANS.
10	PROPOSED RAISED PLANTERS.
11	PROPOSED (8) POTTERY
12	PROPOSED CREEPING FIG

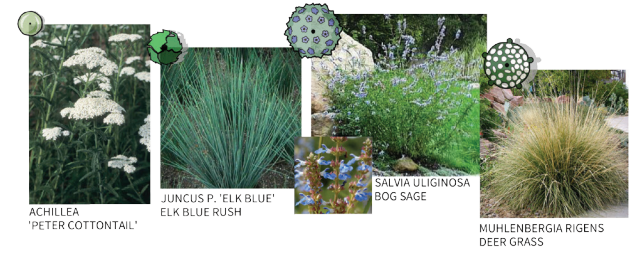
PRELIMINARY LANDSCAPE DESIGN NOTES

- ALL PROPOSED LANDSCAPE IS DESIGNED TO A MAXIMUM APPLIED WATER ALLOWANCE, (MAWA), PER CITY CODE SEC. 106.34.060. WATER EFFICIENT LANDSCAPING @ 50 PERCENT (0.50) OF EVAPOTRANSPIRATION (ETO) AND SHALL BE CALCULATED USING THE EQUATION: MAWA = (ETO)(0.62)(0.5 x LANDSCAPE AREA).
- ALL PROPOSED LANDSCAPE IMPROVEMENTS SHALL MEET CURRENT CITY OF YOUNTVILLE WATER CONSERVATION MODEL ORDINANCE. WATER EFFICIENT LANDSCAPING.
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED USING AN AUTOMATIC IRRIGATION SYSTEM.
- FENCING DESIGN SHALL MEET INTENT OF THE BUILDING ARCHITECTURE STYLE, FORM, AND COLORS IN THE AREAS AND OR AS DEPICTED IN THIS LANDSCAPE DESIGN SUBMITTAL.
- ROOT CHANNELS, STRUCTURAL SOIL, CONNECTED TREE WELLS, LINEAR PLANTERS, SUSPENDED PAVEMENT, PERMEABLE PAVING, AND/OR OTHER APPROVED DESIGN INTENDED TO FACILITATE THE INFILTRATION OF WATER AND AIR MAY BE USED TO ACHIEVE/EXPAND THE AVAILABLE ROOT SPACE FOR TREES.
- TREE PLANTING LOCATIONS, INCLUDING WELLS, ISLANDS, PARKWAYS, MEDIANS, ETC. SHALL PROVIDE ADEQUATE UNCOMPACTED SOIL AREA AMENABLE TO ROOT GROWTH. THE DEPTH OF SUITABLE SOIL SHALL BE A MINIMUM OF 24 INCHES AND A MAXIMUM OF 36 INCHES UNLESS OTHERWISE APPROVED.
- ROOT BARRIERS SHALL BE PROVIDED FOR TREES IN LANDSCAPE PLANTERS LESS THAN TEN FEET IN WIDTH OR LOCATED FIVE FEET OR CLOSER TO A PERMANENT STRUCTURE. ROOT BARRIER(S) SHALL NOT INTERFERE WITH MINIMUM PLANTING SITE REQUIREMENTS.

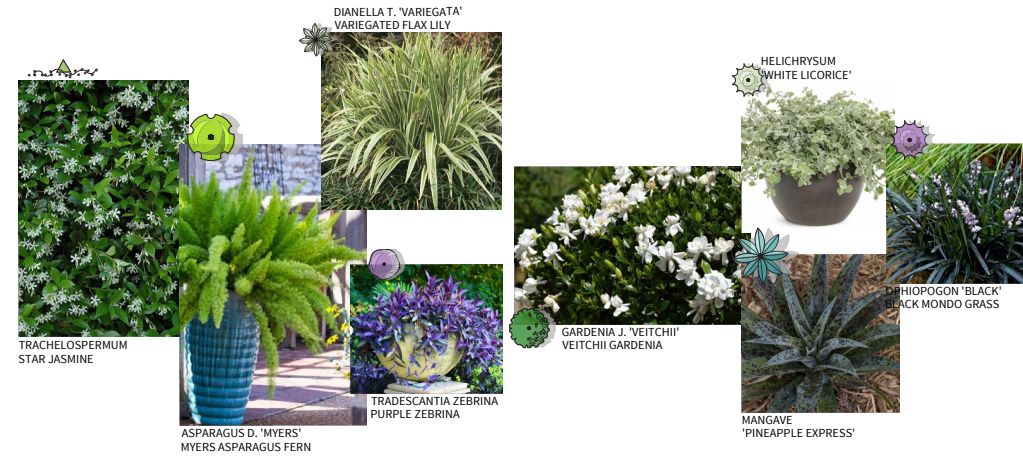
DESIGN STATEMENT

THE LANDSCAPE WILL BE DESIGNED TO MEET AB 1881. THE PLANTING AND IRRIGATION WILL MEET THE MWEO REQUIREMENTS BY UTILIZING LOW WATER USE PLANT MATERIAL AND IRRIGATED WITH A HIGH EFFICIENCY IRRIGATION SYSTEM. SHRUBS AND GROUND COVERS HAVE BEEN SELECTED TO COMPLIMENT SURROUNDING CONTEXT, PROVIDE YEAR ROUND INTEREST, AND PLANT SPACING WILL ALLOW SHRUBS TO REACH THEIR GROWTH POTENTIAL AND LIMIT THE NEED FOR PRUNING AND LONG TERM MAINTENANCE.

PLANT SCHEDULE				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WATER USE	QTY
TREES				
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	24" BOX	LOW	3
	QUERCUS COCCINEA SCARLET OAK	36" BOX	MEDIUM	6

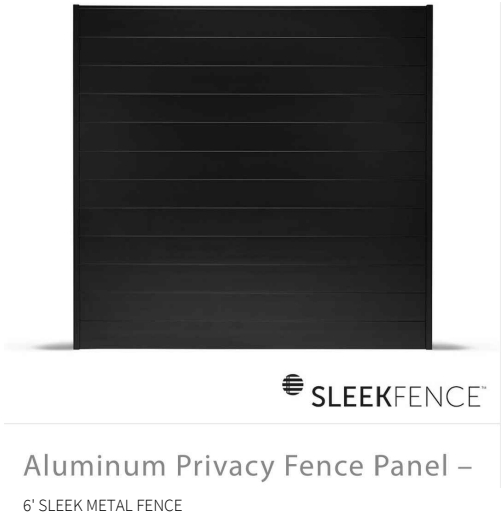


STORMWATER TREATMENT AREA PLANTS



REFERENCE NOTES SCHEDULE	
CODE	DESCRIPTION
1	PROPOSED CONCRETE WALKS. SEE CIVIL PLANS.
2	PROPOSED BUILDING. SEE ARCHITECTURAL PLANS.
3	PROPOSED TRASH/RECYCLING/GREEN WASTE BIN AREA. SEE ARCHITECTURAL PLANS.
4	PROPOSED PORTE-COCHERE. SEE ARCHITECTURAL PLANS.
5	PROPOSED STORMWATER TREATMENT AREA. SEE CIVIL PLANS.
6	PROPOSED FENCE.
7	PROPOSED ARCHED ACCESS. SEE ARCHITECTURAL PLANS.
8	PROPOSED BIKE RACK SCULPTURE, PER OWNER.
9	PROPOSED PLANTER BOXES. SEE ARCHITECTURAL PLANS.
10	PROPOSED RAISED PLANTERS.
11	PROPOSED (8) POTTERY
12	PROPOSED CREEPING FIG

PERIMETER FENCING



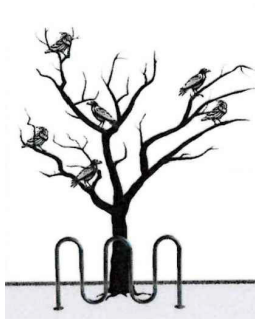
ROOF DECK & BUILDING PLANTERS



ARCHED ACCESS



BIKE RACK SCULPTURE



CREeping FIG

- PLANTING LOCATIONS – All areas planted will grow vertically and horizontal like ivy and cover stucco areas as described below:
- Planted on either side of the entry windows in the flower beds under the windows
 - Planted on the wall behind the bike rack tree
 - Planted on the north wall in a small cutout in the concrete walk between the sidewalk and the building next to trash enclosure to grow up on the building

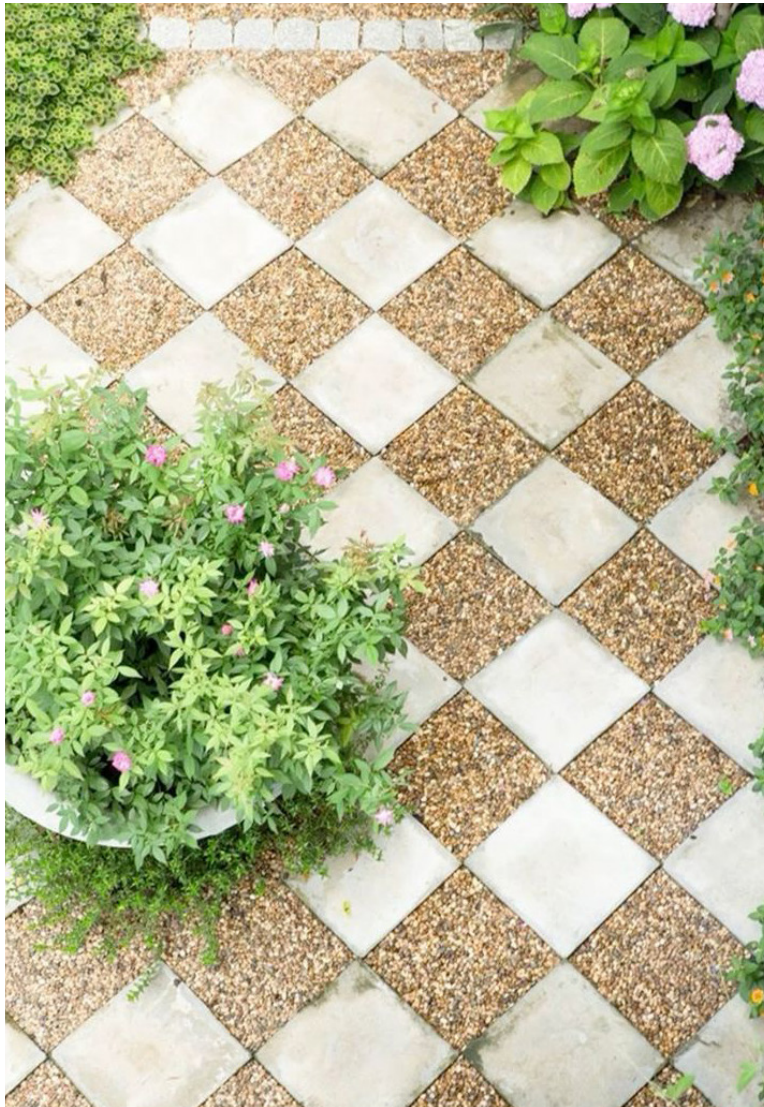


The project site is currently undeveloped and contains some existing vegetation consisting of trees and grasses.



















Lighting Schedule

All lights are UL & Dark Sky Approved



Building Lights – Gooseneck lights manufactured in CA by Cocoweb

Lights mounted on the smooth stucco exterior will have a black finish



Lights mounted on the black wood of the flower shop will have a brass finish

Landscape Lights – Vevor – Low Voltage (or like) waterproof pathway & tree lighting lights



Parking Lot Lights – Post top LED cast aluminum painted black – Gooseneck Downlit Lights

Parking:

Total: 14

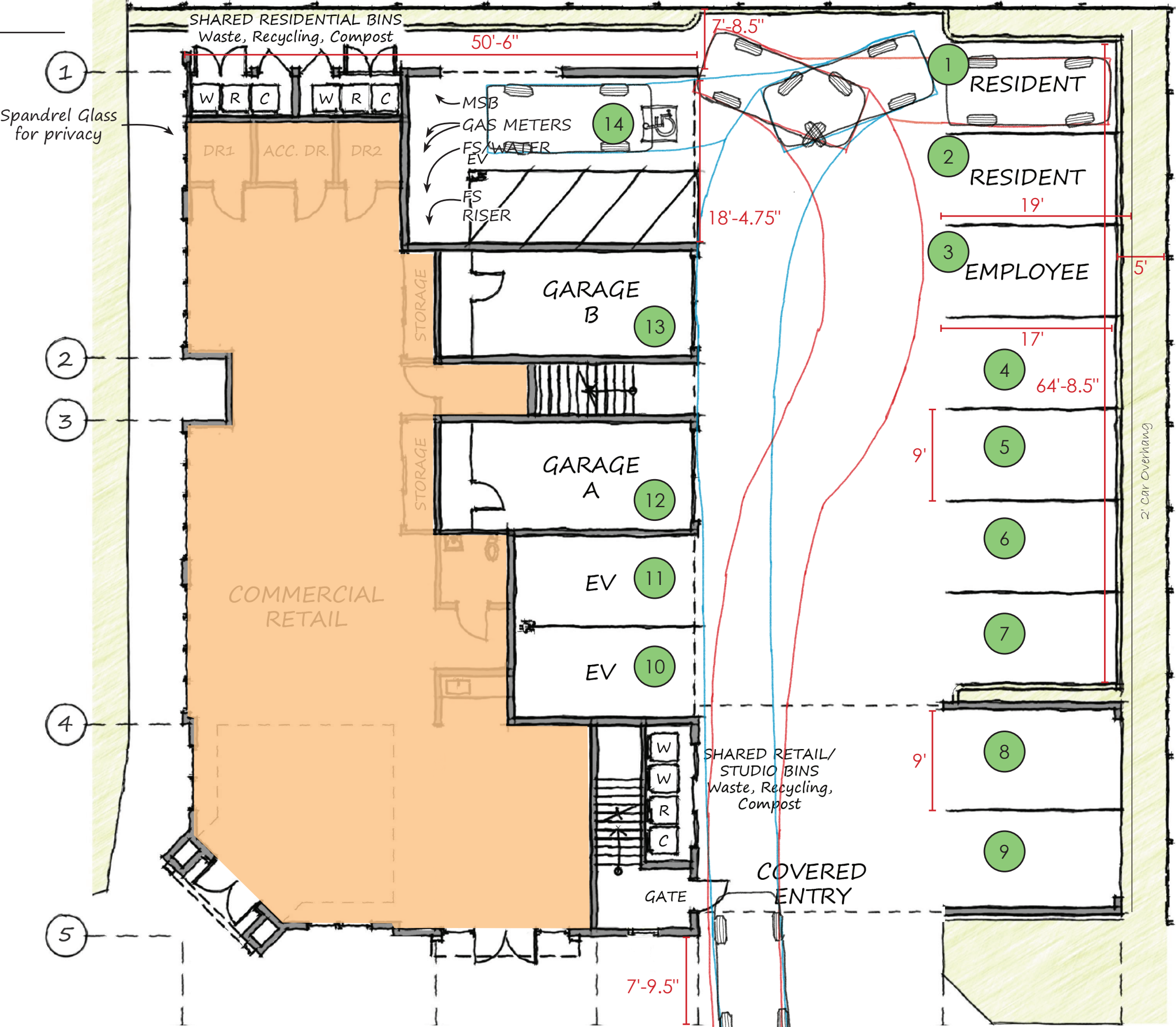
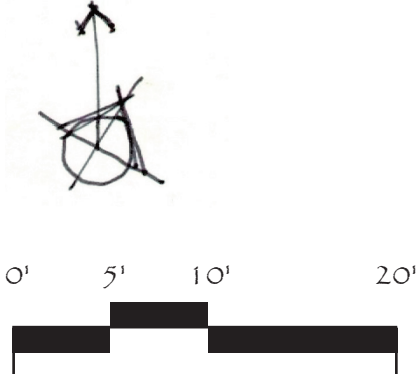
5 Covered Stalls

2 Garages

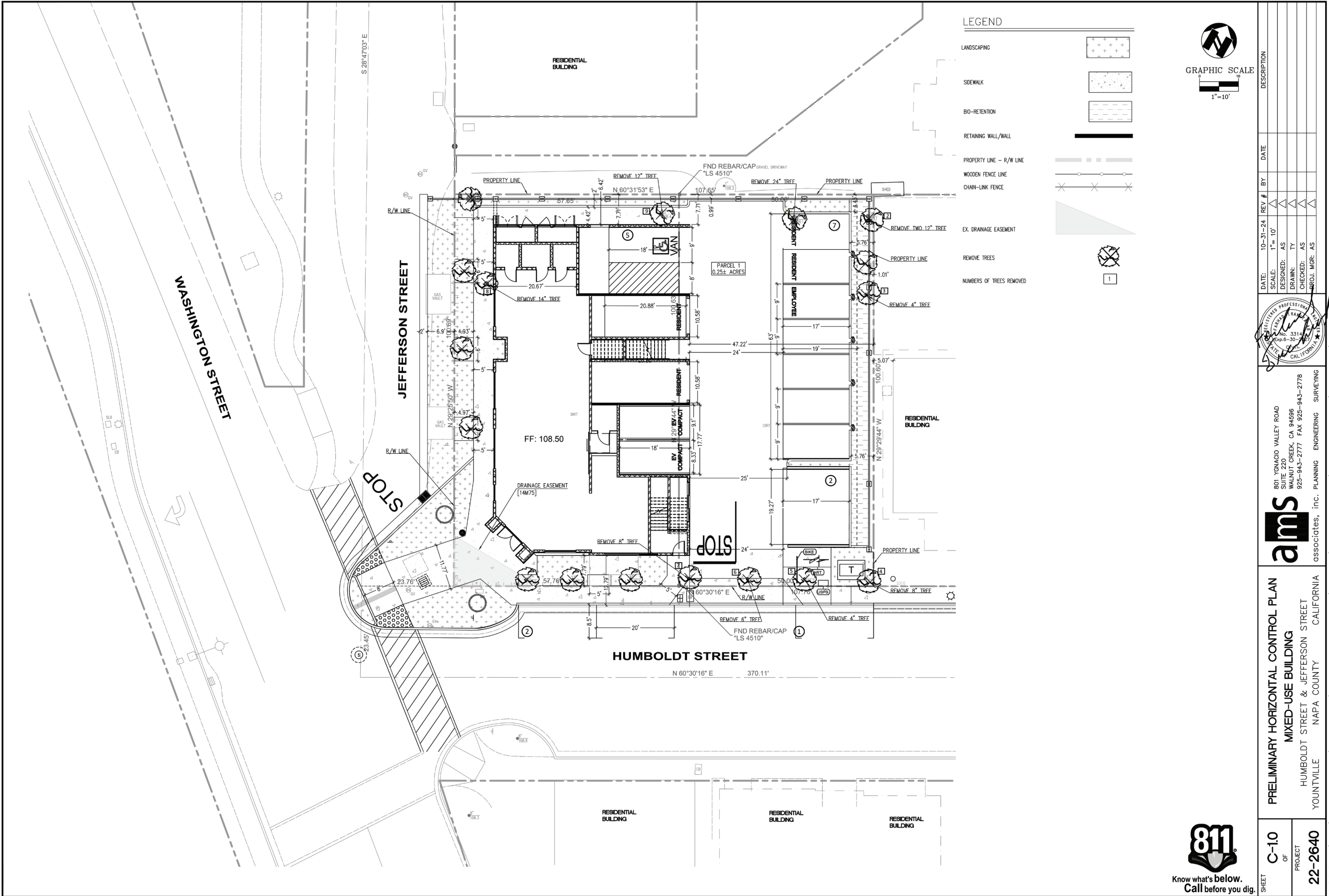
5 EV Chargers

14 Screened

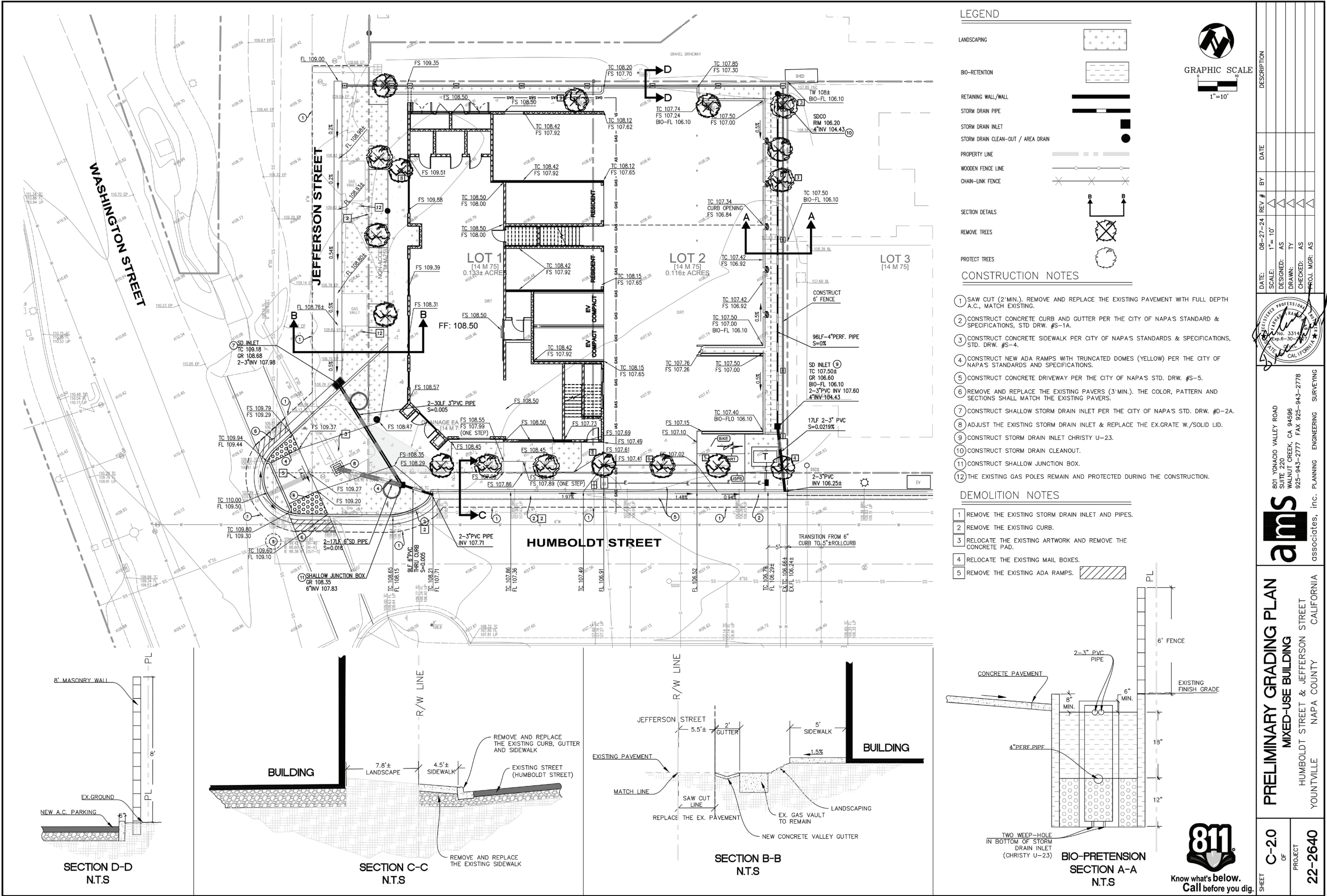
1 Bike Rack



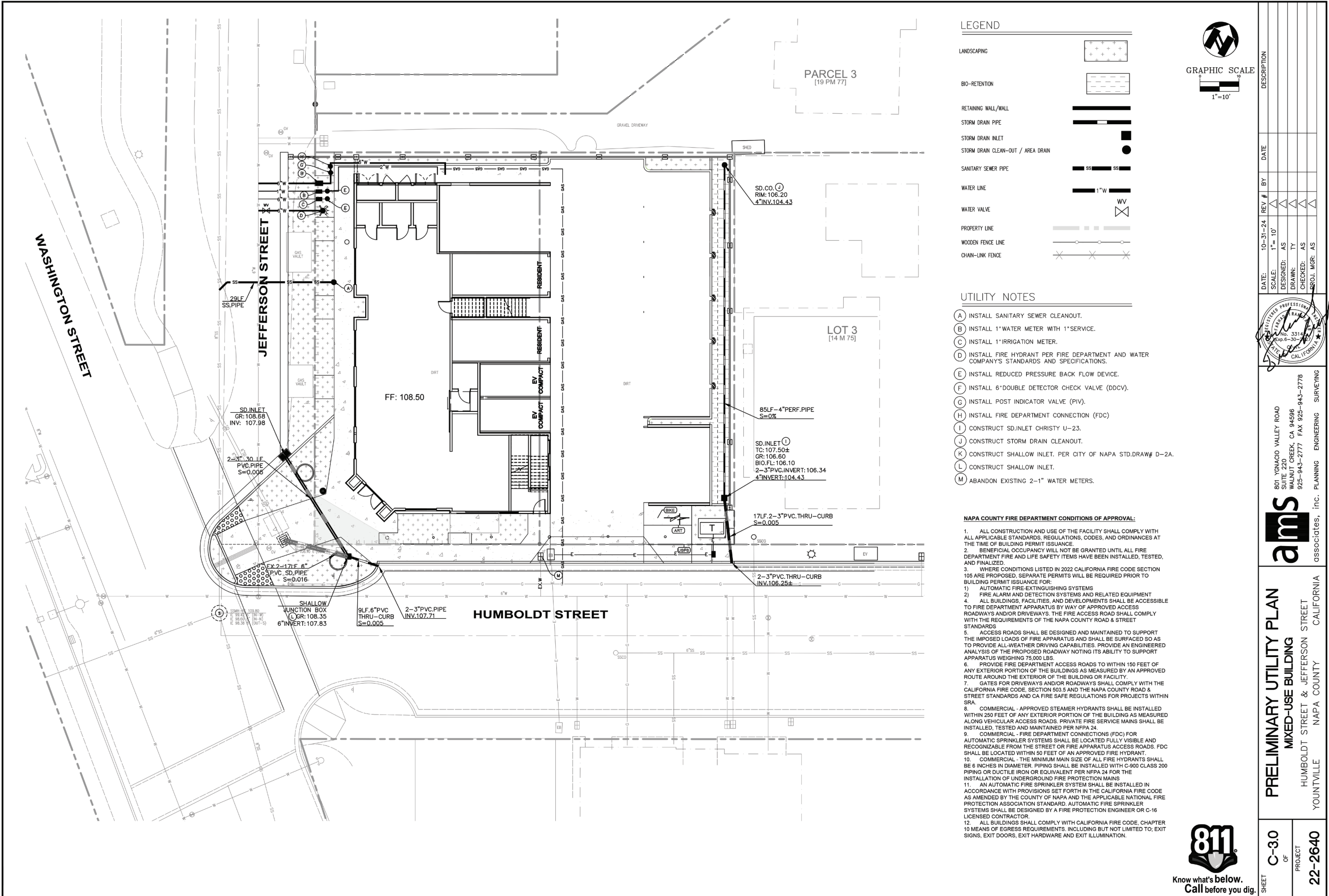
Section 4 – Civil Plans



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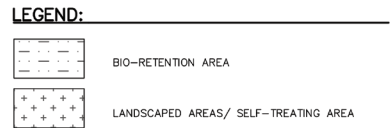
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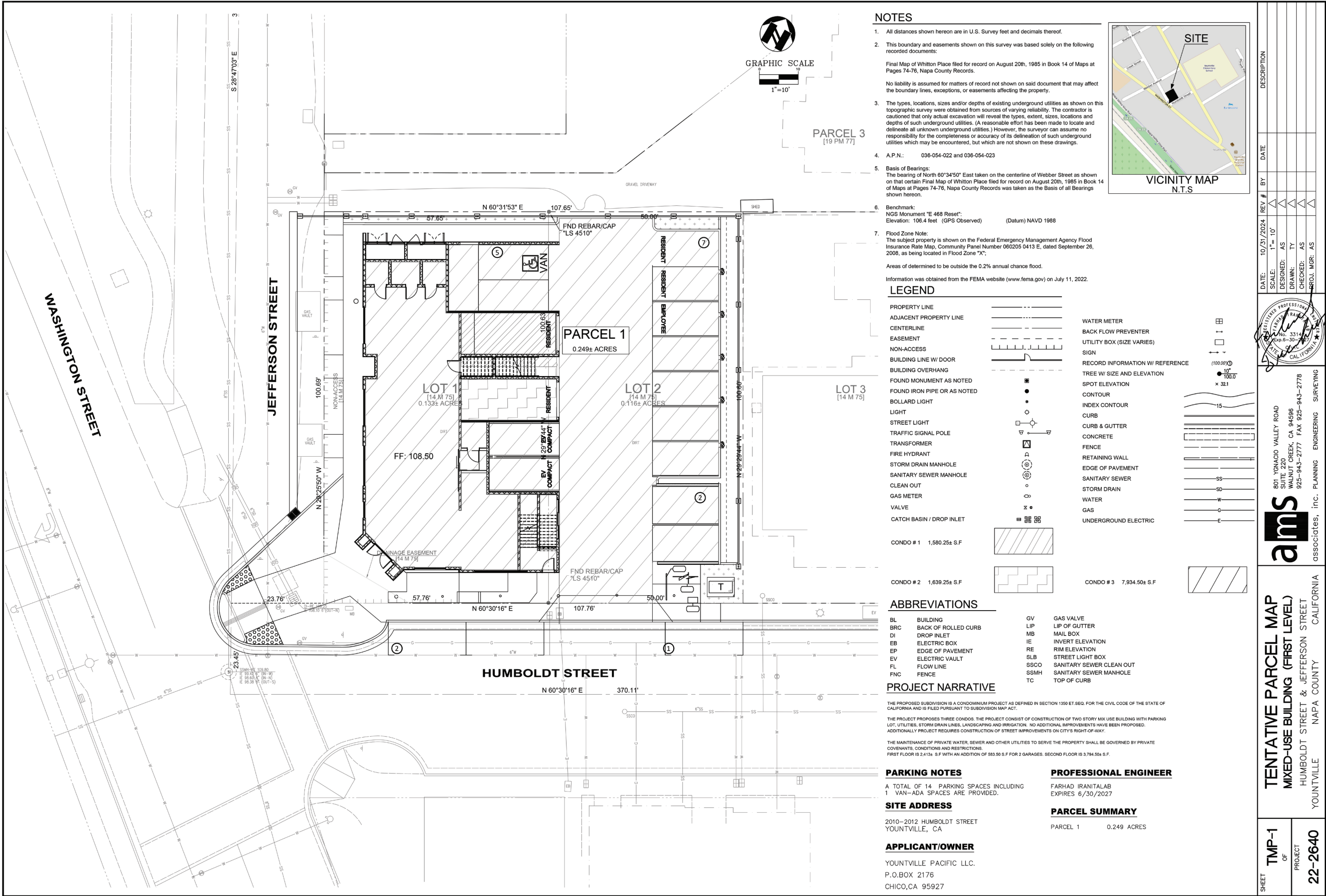


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GRAPHIC SCALE

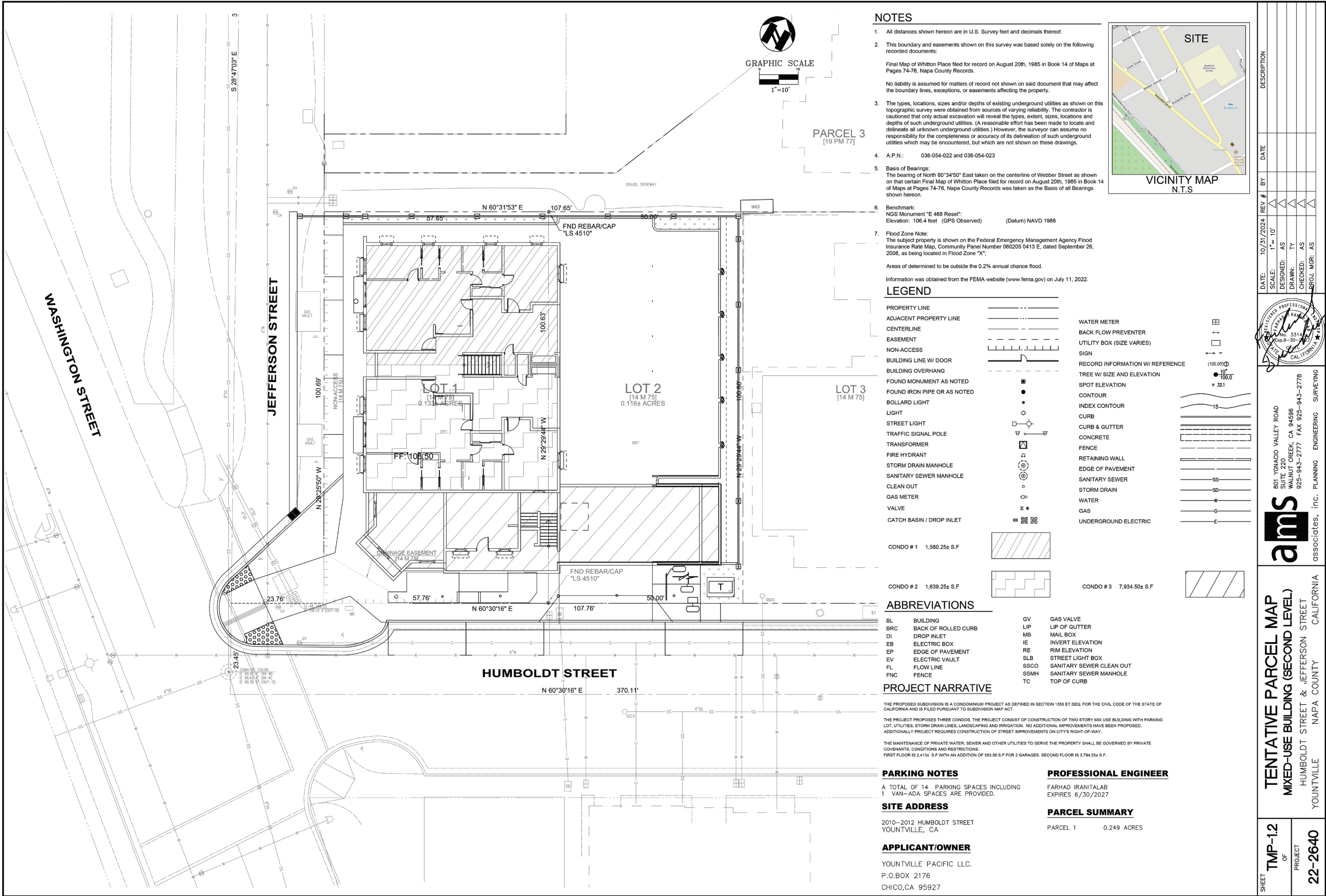
1"=10'



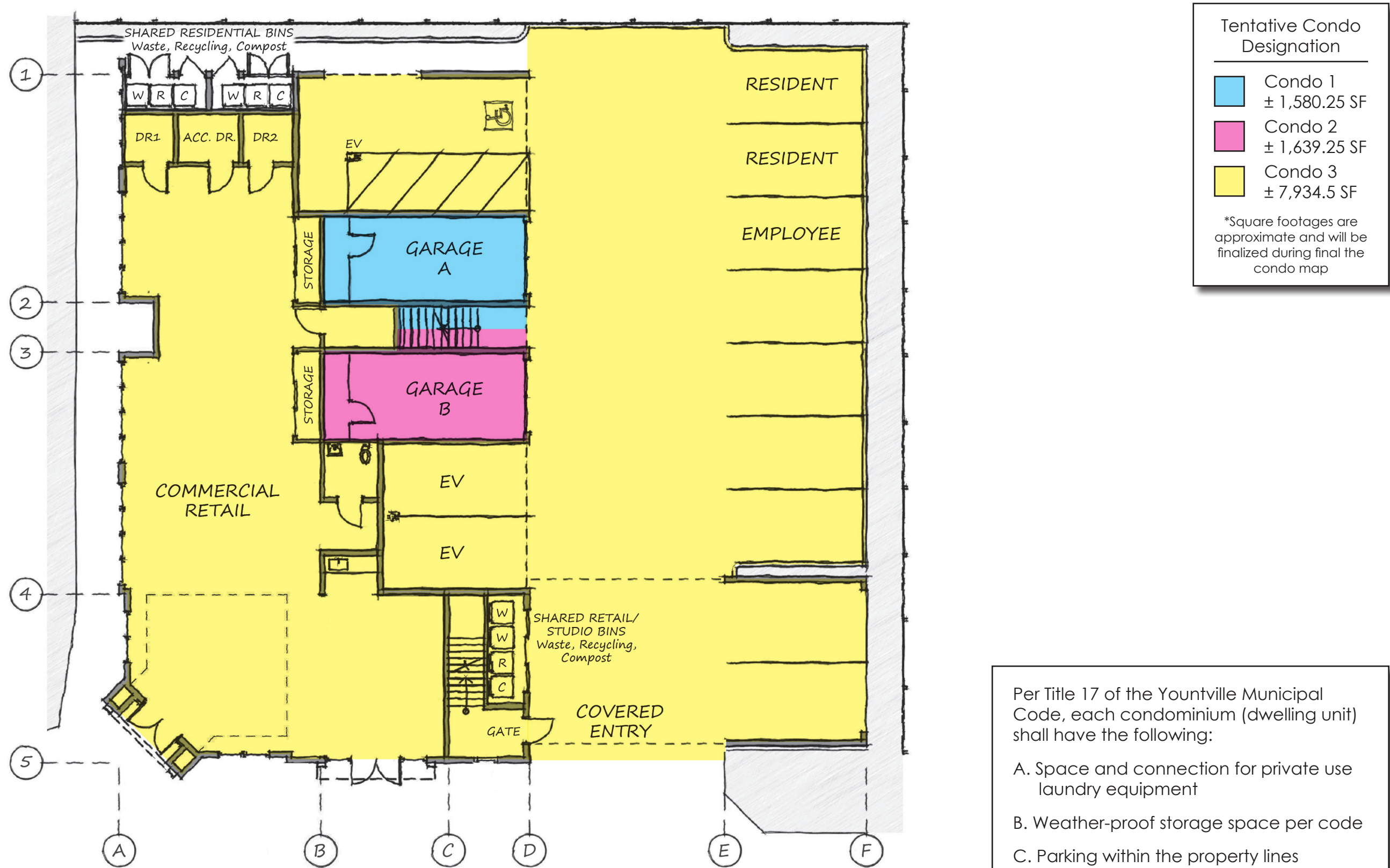


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FILE PATH: C:\USERS\ALLEN\AMASSOCIATES\AMS ASSOCIATES - DOCUMENTS\PRODUCTION\22-2640 - YOUNTVILLE\PARCEL MAP - TEN MAP - TITLE REPORTS\23-11-17\23-11-17-2640.PLM.DWG

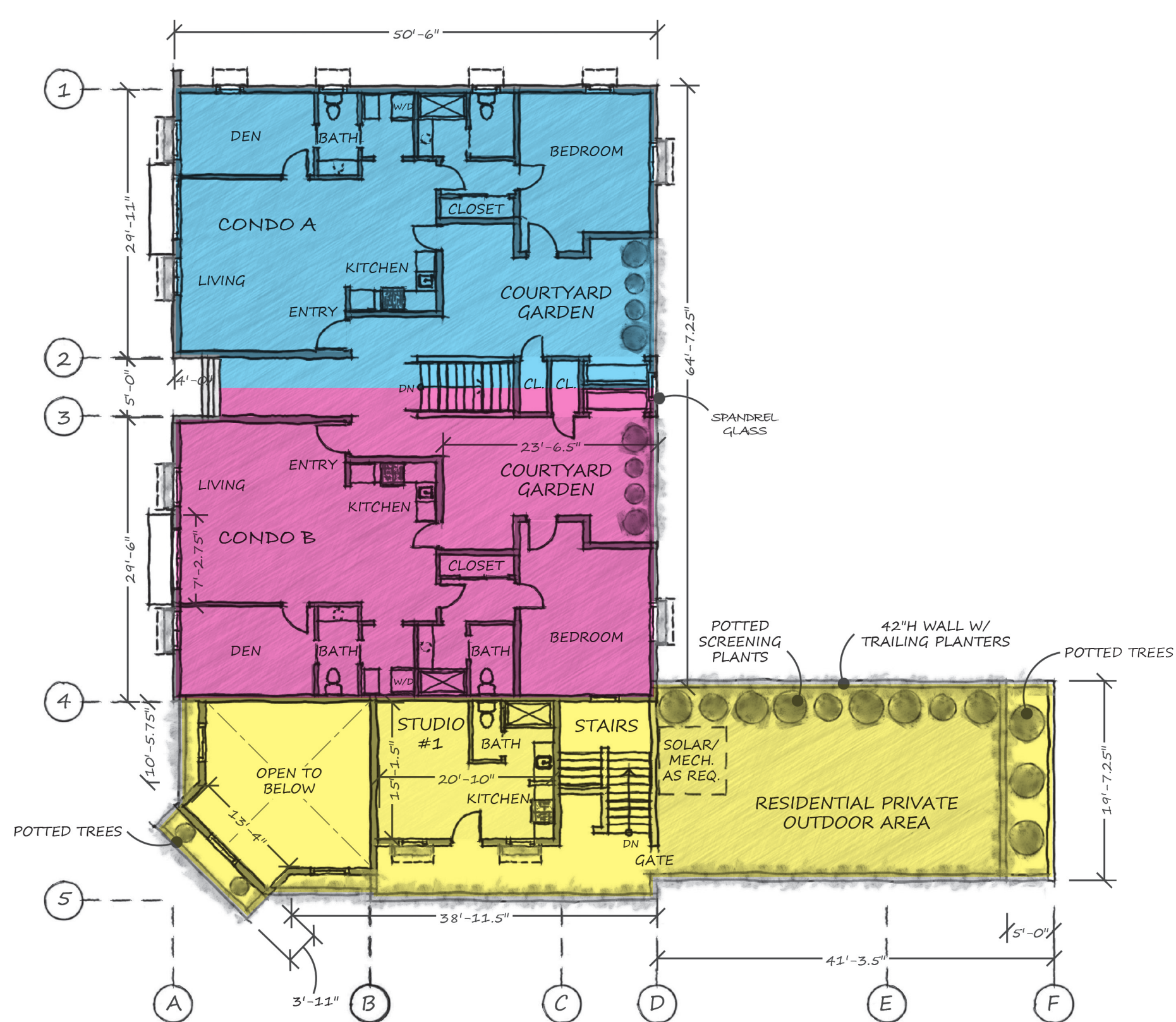


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Per Title 17 of the Yountville Municipal Code, each condominium (dwelling unit) shall have the following:

- A. Space and connection for private use laundry equipment
- B. Weather-proof storage space per code
- C. Parking within the property lines
- D. The project will conform to all applicable laws, ordinances and regulations

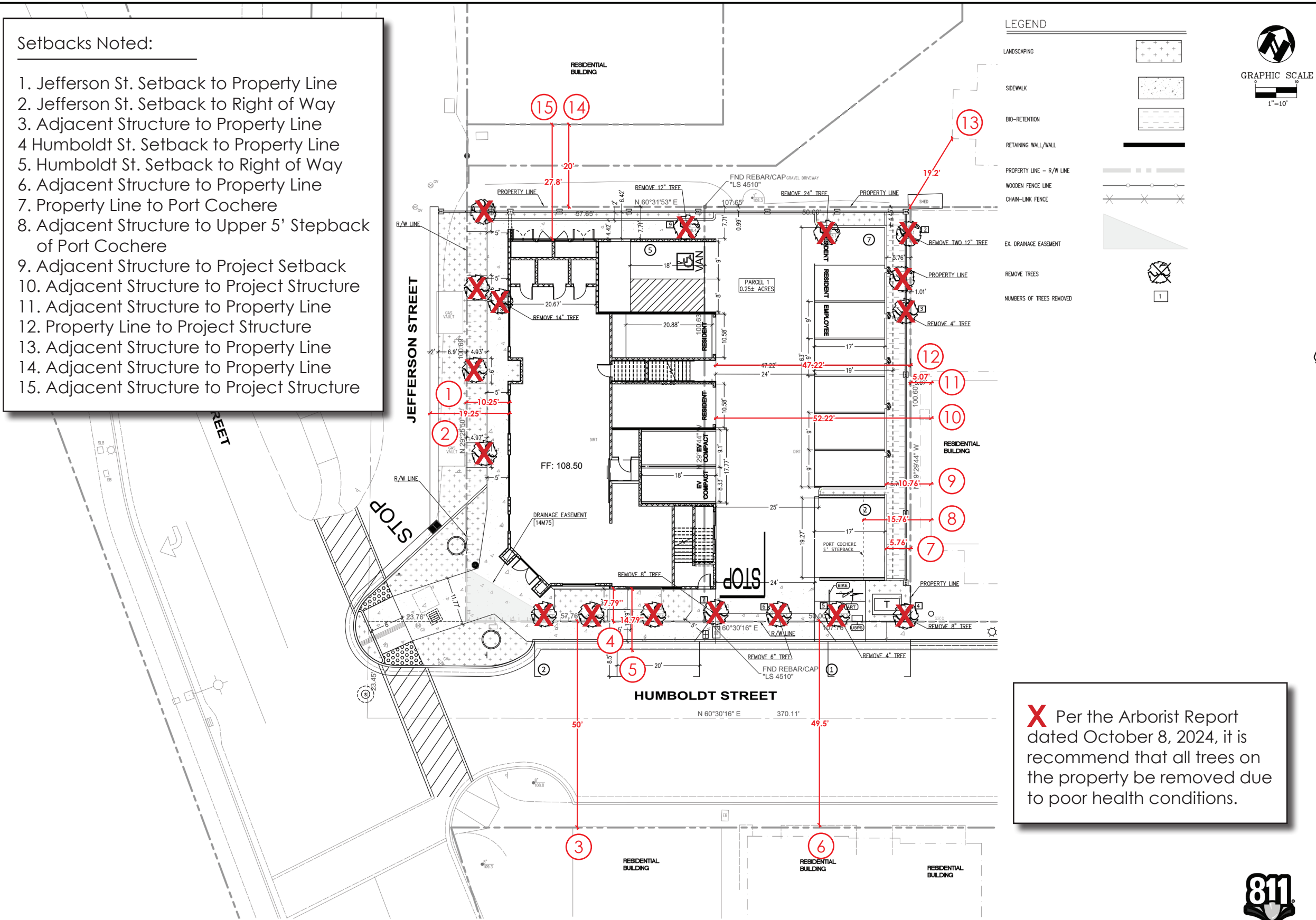


Tentative Condo Designation	
<div></div>	Condo 1 ± 1,580.25 SF
<div></div>	Condo 2 ± 1,639.25 SF
<div></div>	Condo 3 ± 7,934.5 SF

*Square footages are approximate and will be finalized during final the condo map

- Per Title 17 of the Yountville Municipal Code, each condominium (dwelling unit) shall have the following:
- A. Space and connection for private use laundry equipment
 - B. Weather-proof storage space per code
 - C. Parking within the property lines
 - D. The project will conform to all applicable laws, ordinances and regulations

- Setbacks Noted:
- 1. Jefferson St. Setback to Property Line
 - 2. Jefferson St. Setback to Right of Way
 - 3. Adjacent Structure to Property Line
 - 4 Humboldt St. Setback to Property Line
 - 5. Humboldt St. Setback to Right of Way
 - 6. Adjacent Structure to Property Line
 - 7. Property Line to Port Cochere
 - 8. Adjacent Structure to Upper 5' Stepback of Port Cochere
 - 9. Adjacent Structure to Project Setback
 - 10. Adjacent Structure to Project Structure
 - 11. Adjacent Structure to Property Line
 - 12. Property Line to Project Structure
 - 13. Adjacent Structure to Property Line
 - 14. Adjacent Structure to Property Line
 - 15. Adjacent Structure to Project Structure



LEGEND

- LANDSCAPING
- SIDEWALK
- BIO-RETENTION
- RETAINING WALL/WALL
- PROPERTY LINE - R/W LINE
- WOODEN FENCE LINE
- CHAIN-LINK FENCE
- EX. DRAINAGE EASEMENT
- REMOVE TREES
- NUMBERS OF TREES REMOVED



DATE	10-31-24	REV	#	BY	DATE	DESCRIPTION
SCALE:	1"= 10'	DESIGNED:	AS			
DRAWN:	TY	CHECKED:	AS			
PROJ. MGR:	AS					

ams
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778
associates, inc. PLANNING ENGINEERING SURVEYING

PRELIMINARY HORIZONTAL CONTROL PLAN	SHEET C-10
MIXED-USE BUILDING	OF
HUMBOLDT STREET & JEFFERSON STREET	PROJECT
YOUNTVILLE NAPA COUNTY CALIFORNIA	22-2640

FILE PATH: C:\USERS\ALLEN.AMBASSOCIATES\AMS ASSOCIATES - DOCUMENTS\PRODUCTION\22-2640 - YOUNTVILLE\DATE DIRECTORY\23-03-24 ENT\2640SITE.DWG

X Per the Arborist Report dated October 8, 2024, it is recommend that all trees on the property be removed due to poor health conditions.



Section 5 – Project Commitments, Community & Sustainability

Our Commitment

The applicant is committed to building superior projects. We take pride in designing projects that provide intrinsic value to the community that are designed carefully around the neighborhood and relies on sustainable measures.

To support this effort we have designed the project to be as close to the streets as physically and aesthetically possible, this provides the largest setback buffer for the residential neighbors.

In addition to the significant setback, we have included a good neighbor fence that provides privacy. Adjacent to the good neighbor fence, there is also a landscape buffer.

In addition to the drought tolerant landscape plan, the Project proposes to plant mature trees which will provide shade, visual screening, and softening to the area. As designed the Project proposes to retain all of the stormwater onsite in natural bioswales.

The residential units have been designed with energy and water efficient appliances. The residential garages have electric vehicle charging. There will also be additional charging points for the retail customers, and charging station(s) for e-bikes located at the sculpture/ bike rack. Furthermore, we have also included in our design rooftop solar panels that will be hidden from view.

Our project commitments will be showcased throughout our project and design.

Neighbor Screening Plan

Out of consideration to our proximate neighbors we would like to highlight our project modifications and continued commitments:

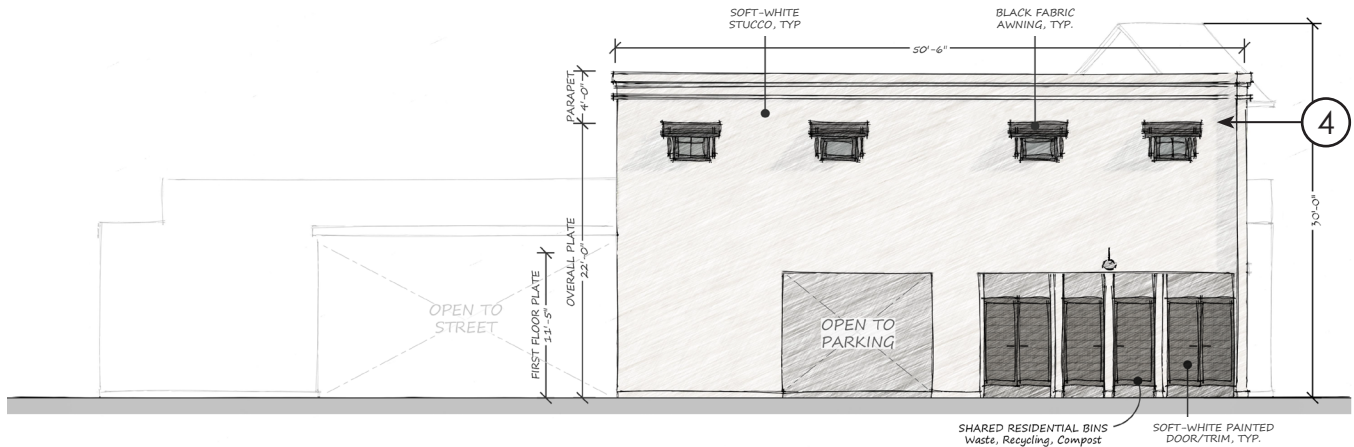
1. Added a 5' stepback on the top of the port cochere at the eastern boundary. This yields a ten foot buffer from the property line. This area will be planted with trees in large pots to add additional landscape screening.
2. We dropped the overall building heights an additional foot, except for the entry. The overall parapet height is 4' instead of 5'. The 4' height is needed to screen the sight and sound of the HVAC units. The maximum height allowed by YMC is 30' – the heights are 26', 22' and 30' at the peak at the entry only.



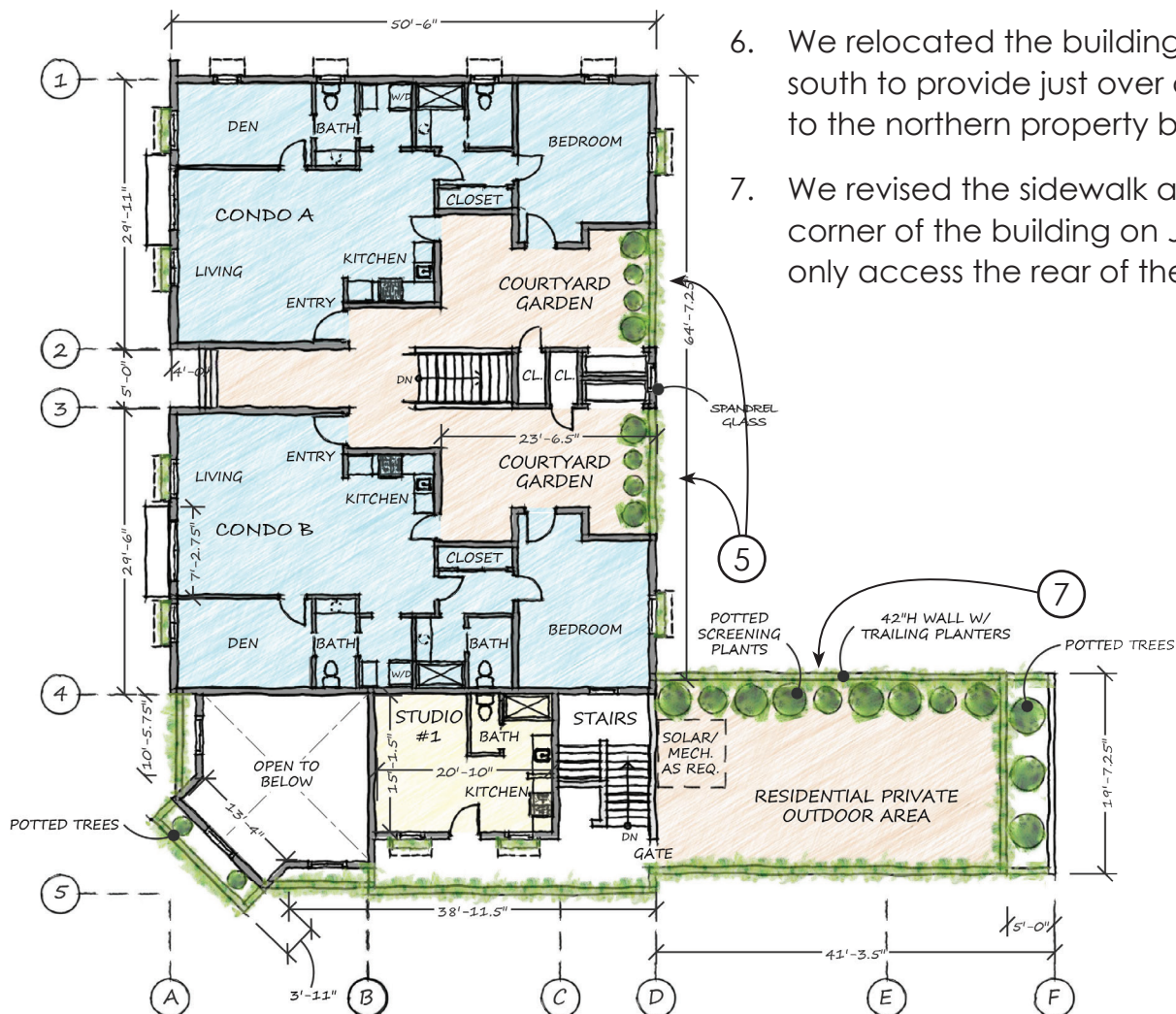
3. As an option we are open to a COA to require opaque glass on the first floor on the far north window at the end of the building on Jefferson. We must keep the window for architectural balance, but this may keep pedestrians from going further north on Jefferson as the window could be used for natural light and not used for display.



- North elevation windows on the second floor have been revised to be clerestory to allow natural light and privacy for the neighbors. The bottom of the window sill will be at least 5' off the floor of the upper floor space.



- The landscape plan proposes cherry laurels which will grow into a hedge adding privacy to the neighbors. We've added planters on both residential outdoor courtyards. In addition, the port cochere will also be planted with cherry laurels to shield the northern neighbors from the deck above the port cochere.



- We relocated the building 2' to the south to provide just over a 7' setback to the northern property boundary.
- We revised the sidewalk at the north corner of the building on Jefferson, to only access the rear of the building.

Our Project remains committed to the integrity of the design and community in which it is located and a sustainable future.

We encourage all interested parties seeking additional information on our Project to view our official application submission that includes the following reports:

1. Tree Evaluation
2. Biological Resources Assessment
3. Traffic Impact Assessment

We would like to thank you for your time and consideration of our Project and look forward to constructing and contributing a successful project to the Town of Yountville.