

Town of Yountville
Zoning and Design Review Board
Resolution Number 24-008

A Resolution of the Town of Yountville Zoning and Design Review Board to Recommend Approval by the Town Council of Design Review for the Conversion of a Fitness Center to a 324 Square Foot Parlor Room and Addition of a 700 Square Foot Terrace at 6526 Yount Street, the Bardessono Hotel + Spa.

Recitals

- A. On January 8th, 2024, the Town received a complete application for the Conversion of a Fitness Center to a 324 Square Foot Parlor Room and Addition of a 700 Square Foot Terrace at 6526 Yount Street, the Bardessono Hotel + Spa (the "Application").
- B. The Application is subject to Major Design Review pursuant to Yountville Municipal Code (YMC) Sections 17.188.020 and 17.68.020(A).
- C. YMC Section 17.188.040(A) authorizes the ZDRB to make a recommendation to the Town Council for Major Design Review based on the findings required by YMC Section 17.188.060.
- D. YMC Section 17.188.070 authorizes the Town's reviewing authority to impose conditions of approval deemed reasonable and necessary to ensure the approval of a design review permit will be in compliance with the findings required by YMC Section 17.188.060.
- E. Notice of the public hearing on the proposed Major Design Review Application has been provided in accordance with YMC Sections 17.188.050 and 17.180.040.
- F. At the ZDRB meeting held February 13, 2024, the ZDRB reviewed the Staff Report and received a presentation from staff and the applicant, as well as considered public comment, regarding the Application.

NOW, THEREFORE, BE IT RESOLVED that the Zoning and Design Review Board hereby finds and resolves as follows:

SECTION 1. RECITALS: The foregoing recitals are true and correct and are incorporated into the findings herein.

SECTION 2: RECORD: The Record of Proceedings ("Record") upon which the Zoning and Design Review Board bases its recommendation includes, but is not limited to: (1)

the staff reports, Town files and records and other documents prepared for and/or submitted to the Town relating to the Application, (2) the evidence, facts, findings and other determinations set forth in this resolution, (3) the Town of Yountville General Plan and its certified final EIR and the Yountville Municipal Code, (4) all designs, plans, studies, data and correspondence submitted to the Town in connection with the Application, (5) all documentary and oral evidence received at public workshops, meetings, and hearings or submitted to the Town, and (6) all other matters of common knowledge to the Zoning and Design Review Board including, but not limited to, Town, state, and federal laws, policies, rules, regulations, reports, records and projections related to development within the Town of Yountville and its surrounding areas.

The location and custodian of the records is the Town of Yountville Planning and Building Department at 6550 Yount St, Yountville, CA 94599.

SECTION 3. CEQA FINDINGS:

Approval of the Application is not a project subject to the California Environmental Quality Act (CEQA) (Public Resources Code section 21000, et. seq.) pursuant to CEQA Guidelines (California Code of Regulations, Title 14, section 15000, et seq.) section 15061(b)(3) (Common Sense Exemption). To the extent approval of the Application is determined to be a project subject to CEQA, it is categorically exempt pursuant to CEQA Guidelines sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and 15311 (Accessory Structures).

CEQA Guideline 15061(b)(3) (Common Sense Exemption): This subsection excludes activities from CEQA that do not have the potential to cause a significant effect on the environment. Approval of the design review permit application is not considered a project for CEQA purposes because it can be seen with certainty that the proposed conversion of a fitness center to a parlor room and addition of a 700 square foot terrace will not have a significant effect on the environment.

CEQA Guideline 15301 (Existing Facilities): This Class 1 categorical exemption applies to minor alterations of existing private structures involving negligible or no expansion of existing or former use. This exemption applies because the proposed conversion of a fitness center to a parlor room and addition of a 700 square foot terrace involves negligible or no expansion of the existing use.

CEQA Guideline 15303 (New Construction or Conversion of Small Structures): This Class 3 categorical exemption applies to the construction of new, small facilities or structures and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. This exemption applies because the proposed conversion of a fitness center to a parlor room and addition of a 700 square foot terrace proposes only minor modifications to the exterior of the structure.

CEQA Guideline 15311 (Accessory Structures): This Class 11 categorical exemption applies to the construction or placement of minor structures accessory to (appurtenant to) existing commercial facilities. This exemption applies because the proposed addition of a 700 square foot terrace constitutes construction or placement of a minor accessory structure.

SECTION 4. DESIGN REVIEW FINDINGS: The ZDRB hereby makes its recommendation based on the following findings as required by YMC Section 17.188.060 with respect to the Application at issue based on the evidence contained in the Record which is herein incorporated by reference:

A. The proposed development or physical improvement is appropriate for the site with regard to the siting and scale of buildings, pedestrian and vehicular access and circulation, and relationship of structures and open spaces to the streetscape;

The proposed development is appropriate for the site. Siting and Scaling of buildings is modified by the addition of the 700 square foot terrace. The terrace expands towards the southern property line and adjacent pedestrian path. This impact is mitigated by inclusion of landscape features. Pedestrian and vehicular access and circulation are not impacted. The amount of open space on the lot is reduced by 320 square feet. Even with this reduction, the total open space far exceeds the 20% minimum.

B. The location of structures preserves significant trees, natural features and identified public view corridors;

No trees or natural features are proposed to be removed or impacted. The proposed project is not within a public view corridor.

C. The project will be compatible with neighboring properties and developments with regard to setbacks, building heights, and massing;

The project meets minimum setback and height requirements and utilizes varying setbacks and landscape features to mitigate massing.

D. The project will not be detrimental to neighboring properties and developments with regard to the location of parking facilities, siting of trash enclosures, placement of mechanical equipment, and privacy considerations.

The project does not propose changes that will impact neighboring properties regarding parking facilities, trash enclosures, or mechanical equipment. Parking conditions, trash enclosures, and mechanical equipment locations are unchanged. Privacy considerations are not impacted by the addition of an occupiable terrace near the existing pedestrian pathway, as any potential privacy impact is mitigated by the proposed fence and 6 foot setback.

E. The project presents an attractive design, utilizing high-quality building finishes and materials, and design techniques to mitigate potentially bulky building forms, such as modulating varied rooflines, partial upper stories, setbacks for upper story volume and/or a variety of roof forms.

The project presents attractive design and varying heights and setbacks to mitigate bulky building forms. The proposed materials are to match existing structures' design and material.

F. Proposed landscaping provides sufficient visual relief, complements the buildings and structures on the site, and provides an inviting environment for the enjoyment of occupants and the public.

The existing landscape provides visual relief, complements the proposed and existing structures, and provides an inviting environment for enjoyment of occupants and passerby's. The existing landscaping helps to mitigate the impact of privacy concerns.

G. The existing or proposed infrastructure and utility capacity are adequate for the proposed development.

The project does not propose changes that will impact the infrastructure or utility capacity.

H. The proposed project will comply with all applicable provisions of Title 17 and will be consistent with the policies and standards of the General Plan.

Additional applicable provisions include Chapter 17.132 Outdoor Lighting, Chapter 17.136 Walls Fences and Landscape Screening, Chapter 17.144 Regulations for Impact on Adjacent Uses, Chapter 17.72 Nonresidential and Mixed Use Design Standards, and intensity provisions of Chapter 17.56 Residential-Scaled Commercial District.

The proposed project is determined to be compliant with applicable provisions of Title 17 and policies and standards of the General Plan as described in the attached Staff Report (Exhibit A).

SECTION 5. Determination: The ZDRB hereby recommends the Town Council conditionally approve the Application for a Design Review Permit for 6526 Yount Street with the attached conditions, and find the approval of the Application to be exempt from CEQA pursuant to CEQA Guidelines sections 15061(b)(3) (common sense exemption), 15301 (existing facilities), 15303 (new construction or conversion of small structures), and 15311 (accessory structures).

Passed and adopted at a regular meeting of the Zoning and Design Review Board of the Town of Yountville held on the 13th day of February 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

I HEREBY CERTIFY that the foregoing is a full, true and correct copy of the resolution which was adopted by the Zoning and Design Review Board of the Town of Yountville, County of Napa, State of California, on the 13th day of February 2024.

Hilary Gaede, Interim Town Clerk