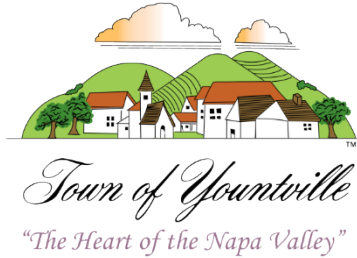


Town of Yountville

6550 Yount Street
Yountville, CA 94599



Meeting Minutes – Final

Tuesday, January 14, 2025

5:30 PM

Zoning & Design Review Board

Steven Miller, Chair
Michael Zagorsek, Vice Chair
Kimberly Cook, Member
Thomas Henthorne, Member
Kenneth Deposki, Member

1. CALL TO ORDER

2. ROLL CALL

Present: 5; Chair Steven Miller, Vice Chair Michael Zagorsek, Board Member Kimberly Cook, Board Member Thomas Henthorne, Board Member Kenneth Deposki

Absent: None

3. PLEDGE OF ALLEGIANCE

The pledge of allegiance was held.

4. ADOPTION OF AGENDA

A motion was made by Board Member Henthorne, seconded by Board Member Cook to adopt the agenda. The motion carried by the following vote:

AYES: 5; Chair Miller, Vice Chair Zagorsek, Board Member Cook, Board Member Henthorne, Board Member Deposki

NOES: 0

ABSTAIN: 0

5. APPROVAL OF MINUTES

A. Regular Meeting Minutes – December 10, 2024

Chair Miller opened public comment, receiving none, Chair Miller closed public comment.

A motion was made by Board Member Cook, seconded by Board Member Deposki to approve the regular meeting minutes of December 10, 2024. The motion carried by the following vote:

AYES: 5; Chair Miller, Vice Chair Zagorsek, Board Member Cook, Board Member Henthorne, Board Member Deposki

NOES: 0

ABSTAIN: 0

6. PUBLIC COMMENT ON MATTERS NOT LISTED ON THE AGENDA

Chair Miller opened public comment, receiving none, Chair Miller closed public comment.

7. PRESENTATIONS

None.

8. PUBLIC HEARINGS

- A.** Consider adoption of a resolution recommending the Town Council conditionally approve a Preliminary and Final Master Development Plan, Tentative Parcel Map, Use Permit for a two-story mixed-use building (residential and retail) and owner-occupancy of one residential unit, Tree Removal Permit, Master Sign Plan, and CEQA exemption, for a project located on the vacant lots on the corner of Humboldt and Jefferson Streets at 2010-2012 Humboldt Street (APNs 036-054-022 and -023).

Planning and Building Director Hecock introduced the item, and Contract Planner Svanstrom presented the staff report.

Kirsty Shelton, Palisades Land Use Consultancy presented the applicant presentation. Applicant Colby Hallen, founder of Hunter Gatherer, addressed the Board.

Chair Miller opened public comment.

Gary Jabara

Clark Thompson

Carl Straub

Whitney Diver McEvoy

Pablo Luther

Chair Miller closed public comment.

A motion was made by Board Member Cook, seconded by Chair Miller to continue the item to a 'non' specific date. The motion carried by the following vote:

AYES: 4; Chair Miller, Vice Chair Zagorsek, Board Member Cook, Board Member Deposki

NOES: 1 Board Member Henthorne

ABSTAIN: 0

9. ADMINISTRATIVE ITEMS

None.

10. STAFF AND BOARD REPORTS

Planning and Building Director Hecock invited the public to attend the upcoming February 4, 2025 Diamond Jubilee Incorporation Celebration.

11. ADJOURNMENT

A motion was made by Board Member Deposki, seconded by Board Member Henthorne to adjourn the meeting. The motion carried by the following roll call vote:

AYES: 5; Chair Miller, Vice Chair Zagorsek, Board Member Cook, Board Member Henthorne, Board Member Deposki

NOES: 0

ABSTAIN: 0

Adjourn to the Zoning & Design Review Board Regular Meeting Tuesday, February 11, 2025 at 5:30 p.m. being held in Town Council Chambers located at 6550 Yount St.

/s/ Kami Noriega, Acting Town Clerk