

**Town of Yountville
Zoning and Design Review Board**

Resolution Number 25-027

**A RESOLUTION OF THE TOWN OF YOUNTVILLE ZONING AND DESIGN REVIEW BOARD
RECOMMENDING THE TOWN COUNCIL CONDITIONALLY APPROVE AN APPLICATION FOR
DESIGN REVIEW FOR MODIFICATIONS TO AN EXISTING BUILDING AND THE ADDITION OF AN
EXTERIOR SEATING TERRACE AT 6539 WASHINGTON STREET (APN 036-330-006) AND FIND
THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

Recitals

- A. On May 19, 2025, the Planning & Building Department received a complete Design Review Application (the "Application") submitted by Backen & Backen ("Applicant") on behalf of Boardwalk Investments Group, LLC ("Owner") to modify the existing structure at 6539 Washington Street (APN 036-330-006) (the "Site"), including demolishing the south patio and adding a new outdoor seating terrace on the east and northeast portion of the building, and modifying the roof and east and north facades, along with other interior improvements.
- B. The restaurant located at the Site operates in the Primary Commercial with Retail Overlay Zone subject to a Master Development Plan (the "MDP") and Use Permit.
- C. On September 23, 1997, the Town Council adopted Resolution 1378-97 to amend the Use Permit to authorize the restaurant (then Compadres) for use of the outdoor front lawn area as a customer waiting area.
- D. In 2019, APL "Perry Lang's" took over the restaurant operations, and operated the restaurant until June 30, 2022. After this time the Estate Yountville continued to operate the restaurant for private parties consistent with the use permit.
- E. Yountville Municipal Code ("YMC") Section 17.188.020(B)(1) requires major design review approval for new, expanded or exterior alterations to commercial structures.
- F. YMC Section 17.188.040 authorizes the Zoning & Design Review Board (the "ZDRB") to recommend the Town Council approve, conditionally approve, or deny applications for major design review based on the findings in YMC section 17.188.060.
- G. Notice of the public hearing on the Application has been provided in accordance with YMC Sections 17.180.040 and 17.188.050.
- H. At the ZDRB meeting held June 10, 2025, the ZDRB reviewed the Staff Report and received a presentation on the Application and public comment thereon.

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: To the extent the adoption of this Resolution is determined to be a Project subject to CEQA, it is categorically exempt pursuant to CEQA Guidelines Sections 15061(b)(3) (Common Sense Exemption), 15301 (Class 1, Existing Facilities), 15303 (new construction or conversion of small structures, 15304 (minor alterations of land which do not involve removal of healthy, mature scenic trees). None of the exceptions to the exemptions set forth in § 15300.2 apply. As it can be seen without certainty that the approval of this Application will not have a significant effect on the environment, this approval is exempt from the requirements of CEQA.

SECTION 4. DESIGN REVIEW CONDITIONS OF APPROVAL: In approving a design review permit, the reviewing authority may impose conditions deemed reasonable and necessary to ensure that the approval will be in compliance with the findings required by Section 17.188.060. The ZDRB hereby recommends the Town Council find the Project-specific conditions prescribed in **Exhibit A**, Conditions of Approval, reasonable and necessary to ensure that the approval of the design review permit and use permit will be in compliance with the findings required by YMC Section 17.188.060.

SECTION 5. DESIGN REVIEW FINDINGS:

Pursuant to YMC § 17.188.060, the ZDRB hereby recommends the Town Council make the following findings to approve the Major Design Review Application:

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 and physical improvement to the Site are appropriate in that the modifications maintain the existing height of the one-story building. The Project adds a terrace with lower roof and plate heights than the main structure on the northeast and east facades which will provide additional scale modulation to the building. The Project maintains the existing relationship of the structure to the adjacent open space and landscaping through the linear nature of the terrace. This criterion is met.

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

The Project additions are designed so that the existing Heritage oak trees will be maintained, such as the sand set pavers in the drip line of these trees. The Project design will also maintain the Japanese maple trees along the front of the building. As conditioned, the Project will be required to implement the recommended construction methods and tree preservation measures to protect the significant trees on the Site. There are no identified public view corridors on this Site. The nearest view easement is to the south of the Social Site from Mulberry Street to Highway 29. As conditioned, this criterion will be met.

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

The building and Site are part of the Estate Yountville property. The Project maintains the same general relation with these adjoining properties as the setbacks, height, and massing will only be slightly modified by the Project. This criterion is met.

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 parking, trash, and mechanical equipment will not be modified in the design. This criterion is not applicable.

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 proposed Project design includes an architecturally detailed trellis, column, and brick wall terrace in front of the existing structure. The terrace will provide additional detail and interest to the existing building. The modifications to the existing building will introduce a variety of roof forms, including a new gable roof on the main structure, to vary the roofline with the flat trellis and sunroom roofs. The lower sunroom and terrace roofs will mitigate the mass of the main structure by providing step backs to the main structure and roof. This criterion is met.

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 Project is not proposing to modify the existing landscaping beyond the replacement of the south patio area with lawn area, which ties into the existing surrounding landscape. This criterion is met.

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

The Project has been reviewed by the Public Works Department, and there is adequate infrastructure and utility capacity to serve the proposed development. This criterion is met.

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.

The Project will be consistent with the General Plan, in that the addition will create an active frontage to the property. This is consistent with the General Plan goals for the West Side of Washington Street as described in the Land Use Element "Change Area" section: "Commercial buildings should be pedestrian-

oriented, feature gathering places, and preserve view corridors. Overall, new development should contribute to the walkability and sociability of the Town and help to create an active streetscape.”

The Project is also consistent with the following General Plan Goals, as described throughout this report:

Goal ES-1: Maintain a vibrant and diverse economy, by revitalizing an existing restaurant.

ES-1.1 Tourism. Support the development of responsible businesses and events that enhance the Town’s reputation as a world-class destination while preserving the livability of the Town for its residents.

Goal LU-2: Preserve and enhance the small-town character, scale, and pace of life in Yountville and the Town’s connection to its natural surroundings.

LU-2.1 Compatibility of Development. Require that new development, remodels, and additions be of a scale, intensity, and design that integrates with the immediate neighborhood, the town as a whole, and the natural surroundings.

LU-6.3 Building Orientation. Require commercial establishments on Washington Street to face the street and have street oriented pedestrian entrances when feasible.

The Project will be consistent with Title 17: Zoning and other Town standards with the proposed conditions of approval. As conditioned, these criteria will be met.

SECTION 6. RECOMMENDATION: The Zoning and Design Review Board hereby recommends that the Town Council (1) approve the Application for Major Design Review for the modifications to the existing building and construction of a new exterior terrace at 6539 Washington Street, subject to the conditions of approval, attached hereto as **Exhibit A** and incorporated herein by reference; and (2) find the Project to be exempt from the California Environmental Quality Act pursuant to CEQA Guidelines sections 15061(b)(3), 15301, 15303, and 15304.

Passed and adopted at a regular meeting of the Zoning and Design Review Board of the Town of Yountville held on the 10th day of June 2025 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 10th day of June 2025.

Steven Miller
Chair

Kami Noriega, CMC
Deputy Town Clerk/Records Coordinator

Attachment: Exhibit A – Conditions of Approval