



July 30, 2024

Traci Sanderson
Blue Oak Partners, LLC
6514 Washington Street #3807
Yountville, CA 94599

Re: Zoning Clearance for a Junior Accessory Dwelling Unit, 6630 Jefferson Street

Dear Traci:

This letter is to inform you that the Town has completed its review of your Zoning Clearance application for the construction of a new 461-square-foot Junior Accessory Dwelling Unit (JADU), within the previously approved but not yet constructed single-family home at 6630 Jefferson Street. The proposed JADU is determined to be in conformance with the applicable zoning standards of Chapter 17.156 (Accessory Dwelling Units) of the Yountville Municipal Code.

Pursuant to Section 17.188.020(D)(2) of the Town's Municipal Code, Accessory Dwelling Units (and JADUs) found to be in conformance with Municipal Code Chapter 17.156 are exempt from the requirement for Design Review approval. Therefore, no further review by the Planning Department is required at this stage.

Please be advised that this Zoning Clearance does not grant approval for the construction of the project but does allow you to proceed with applying for a Building Permit for construction. Building Permit applications can be filled out online through the link provided on the Town's website. Choose Planning and Building from the Departments & Services drop-down from the home page, then select Get Started Online. **This letter shall be included in your building permit application.** The following applicable Conditions of Approval apply to this project and the project in its entirety (including the primary residence remodel).

Planning & Building Conditions of Approval:

1. An accessory dwelling unit and a junior accessory dwelling unit shall meet minimum building code requirements prior to occupancy of the unit, except that the construction of an accessory dwelling unit shall not constitute a Group R occupancy change under the California Building Code, as described in Section 310 of the California Building Code (Title 24 of the California Code of Regulations) unless the Building Official makes a written finding based on substantial evidence in the record that the construction of the accessory dwelling unit could have a specific, adverse impact on public health and safety.
2. An accessory dwelling unit and a junior accessory dwelling unit shall be required to have a permanent foundation.

3. A minimum of 100 square feet shall be provided for use as common space by an accessory dwelling unit and a junior accessory dwelling unit, of which no less than half shall be directly accessible to the unit.
4. An accessory dwelling unit and a junior accessory dwelling unit shall not be rented for occupancy by individuals for periods of less than 90 consecutive days.
5. A new or separate utility connection shall be required for all accessory dwelling units that are not described in subparagraph (A) of paragraph 1 of subdivision (e) of Section 65852.2 of the California [Government Code](#).
6. A permit for an accessory dwelling unit or a junior accessory dwelling unit shall terminate when one or more of the following occur:
 - The construction of the accessory dwelling unit or the junior accessory dwelling unit is not commenced within one year from the date of permit issuance;
 - The construction of the accessory dwelling unit or the junior accessory dwelling unit has been abandoned or discontinued for 18 consecutive days or more;
 - The owner of the accessory dwelling unit or the junior accessory dwelling unit files a declaration with the Planning Officer that the permit has been abandoned or discontinued and the unit has been removed from the property; or
 - The permit has expired by its own terms.
7. Construction and demolition activities shall conform to the noise control provisions contained in Municipal Code Chapter 8.04, Noise Control Regulations, including Section 8.04.030 B.1., as follows: No person engaged in construction or demolition activity as a contracted service shall operate or cause the operation of any tools or equipment except between the hours of 9 a.m. and 6 p.m., Monday through Friday (excluding holidays), such that the sound therefrom creates intrusive noise across a residential or commercial real property boundary, except by permit issued pursuant to Section 8.04.040(E).
8. No construction activities shall occur on the following holidays:
 - Dr. Marn Luther King's Birthday
 - Presidents' Day
 - Memorial Day
 - Juneteenth
 - 4th of July
 - Labor Day
 - Veterans' Day
 - Thanksgiving & Friday following Thanksgiving
 - Christmas
 - New Years Day
 - If any of the preceding holidays occur on a weekend day, then the prior Friday if on a Saturday or the following Monday if on a Sunday shall be defined as the holiday.
 - The project's contractor and all sub-contractors shall secure and maintain current Town of Yountville business licenses.
9. All conditions must be completed by Final Inspection.



Town of Yountville

"The Heart of the Napa Valley"

July 9, 2024

Public Works Department Completeness Review

Re: JADU Land use Application Completeness Review;

Public Works has reviewed the set of plans for the JADU at 6630 Jefferson date 06/18/2024. JADU plans appear to be consistent with previously reviewed plans for the main unit as part of a separate permit application. The Public Works Department has no comments on this application with the assumption the utilities (water and sewer) for the JADU are serviced by the main unit as shown in the previously reviewed plans for the permit for the main unit.

Based on this information, the **application may be deemed complete** from the Public Works/Town Engineer perspective with the following comments.

If you have any questions about this letter or the next steps in the process, you can reach the Planning and Building Department at (707) 944-8851 or via email at planning@yville.com or iborba@yville.com.

Sincerely,

/s/ Diane Levine

Diane Levine
Associate Planner
Planning & Building Department

CC: Irene Borba
Planning and Building Director

Town of Yountville • 6550 Yount Street • Yountville, California • 94599

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