

Town of Yountville
Zoning and Design Review Board
Resolution Number 24-007

**A Resolution of the Town of Yountville Zoning and Design Review Board to
Approve Design Review for the Single-Family Dwelling an Addition & Remodel at
2 Heritage Court (036-453-001).**

Recitals

- A. On January 9th, 2024, the Town received a complete application for an addition and remodel of a Single Family Dwelling at 2 Heritage Court (the "Application").
- B. The Application is subject to Minor Design Review pursuant to Yountville Municipal Code (YMC) Section 17.188.020.
- C. YMC Section 17.188.040(A) authorizes the ZDRB to approve, conditionally approve, or deny applications for Minor 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 Minor 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 on the Application, as well as considered public comment.

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 approval 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 design review 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 design review permit application is determined to be a project subject to CEQA, it is categorically exempt pursuant to CEQA Guidelines section 15301 (Existing Facilities).

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. The design review permit application is not considered a project for CEQA purposes because it can be seen with certainty that the Single Family Dwelling remodel and addition of 135 square feet 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 remodel and expansion of the Single Family Dwelling involves negligible or no expansion of the existing use.

SECTION 4. DESIGN REVIEW FINDINGS: The ZDRB hereby makes its determination based on the following findings as required by YMC Section 17.188.060 with respect to the Design Review 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 modifications are appropriate for the site Pedestrian and vehicular access and circulation are unchanged from what currently exists. The expansion on the west elevation changes the relationship between the single-family dwelling and the streetscape. The expansion adds a sliding glass door and outdoor patio to the west elevation. Minimal privacy is provided by the existing 6 foot fence and trees along the west elevation.

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

The proposed project will not impact public view corridors. There are two existing trees proposed to be removed in the location of the proposed patio. These trees both have a DBH less than ten inches and are determined not to be protected trees. The property also contains protected trees with roots which may be impacted by the proposed project. The project shall include a Tree Protection Plan with the building permit submittal to be reviewed and approved by the Town Arborist. The protected trees include an 18 inch Elm and a 15 inch Carob tree.

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 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 with regard to parking facilities, trash enclosures, mechanical equipment or privacy considerations. Parking conditions, trash enclosures, and mechanical equipment locations are unchanged.

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 modulating rooflines and varying setbacks to mitigate appearance of massing and proposes attractive designs to match existing conditions.

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 does not propose landscaping changes.

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

The project does not propose changes which 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.

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.

SECTION 5. Determination: The ZDRB hereby conditionally approves the Application for a Design Review permit for 2 Heritage Court subject to the attached conditions, and finds the approval of the Application to be exempt from CEQA pursuant to CEQA Guidelines sections 15061(b)(3) (common sense exemption) and 15301 (existing facilities).

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, Acting Town Clerk