

Town of Yountville Zoning and Design Review Board

Resolution Number 25-022

A RESOLUTION OF THE TOWN OF YOUNTVILLE ZONING AND DESIGN REVIEW BOARD TO APPROVE DESIGN REVIEW FOR AN EXPANSION AND REMODEL OF AN EXISTING SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND LANDSCAPING LOCATED AT 36 IVY COURT AND FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Recitals

- A. On January 28, 2025, the Planning & Building Department determined to have a complete application for the construction of a major remodel and expansion of a single-family residence and landscaping to replace an existing single-family residence located at 36 Ivy Court (the "Application").
- B. The application is subject to Minor Design Review pursuant to Yountville Municipal Code (YMC) Section 17.188.020(C)(1).
- C. YMC Section 17.188.040(A) authorizes the Zoning & Design Review Board (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 17.128.060(A)(3) authorizes the ZDRB to approve Tree Removal Permits when combined with an application for a development entitlement.
- E. 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.
- F. A 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.
- G. At the ZDRB meeting held February 11, 2025, the ZDRB reviewed the Staff Report and received a presentation on the Application, as well as 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 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:

The 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 section 15061(b)(3) (common sense exemption). To the extent the adoption of this resolution and approval of the Application is determined to be a project subject to CEQA, it is categorically exempt pursuant to CEQA Guidelines Sections 15303 (Class 3, New Construction or Conversion of Small Structures). and 15304 (Class 4, Minor Alterations to Land).

CEQA Guideline 15061(b)(3) exempts activities that can be seen with certainty to not have a significant effect on the environment. Approval of the Application is not considered a project for CEQA purposes because it can be seen with certainty that the replacement, expansion, and remodel of an existing single-family dwelling and associated landscaping will not have a significant effect on the environment.

CEQA Guideline 15303 exempts the construction of new, small facilities or structures, specifically including the construction of one single-family residence in a residential zone. This exemption applies because the Application proposes replacement and construction of a single-family residence in a single-family residential zone.

CEQA Guideline 15304 exempts minor private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees, specifically including new gardening or landscaping. This exemption applies because the Application proposes new landscaping, including the replacement of existing landscaping with water efficient landscaping, as conditioned.

None of the exceptions to the exemptions set forth in CEQA Guidelines Section 15300.2 apply.

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 finds the project-specific conditions prescribed in Exhibit A, Conditions of Approval, attached hereto and incorporated herein by this reference, are reasonable and

necessary to ensure that the approval of the design review permit will be in compliance with the findings required by YMC Section 17.188.060.

SECTION 5. 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 project is a single-story house with attached one-car garage. The project proposes to maintain the north and central walls of the house and the walls and floor of the garage and expand the structure to the west and northwest within the setbacks. The proposed expansion is a single-story structure which is the same scale as the surrounding residences to the north and south, which are also single story. The proposed landscaping includes a replacement tree in the front yard open space along with hedge plantings at the front and along the side yards. As conditioned, the hedges would be an appropriate scale. The project includes a covered front entry porch as well as a covered porch for the front bedroom. Walkways for both the primary residence and accessory dwelling unit are also provided.

As conditioned, this criterion will be met.

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

There are no significant trees or public view corridors associated with this site. There are two protected trees which are 16" diameter that will be removed, a ficus tree in the rear yard for the expansion of the residence and an ash tree in the front yard which conflicts with utilities.

As conditioned, one replacement tree will be required within the front yard in addition to the olive tree by the front entry, and the trees being removed will be subject to the Town's in-lieu replacement requirements, including diameter replacement and/or in-lieu fee. This will require the planting of a total of 32" diameter in replacement or a combination of replacement and in-lieu fee to total the 32" diameter replacement requirement.

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 project proposes to expand the structure by keeping the existing garage walls and location which meets the front and side setbacks. A portion of the north exterior wall is also being maintained, while an expansion of the home to the west (rear yard) would have side setbacks which are greater than required by the Yountville Municipal Code on both side yards.

Currently, the fountain adjacent to the pool encroaches into the 5-foot setback required for auxiliary structures. As conditioned, the fountain will be relocated so that all auxiliary structures are compliant with the setbacks.

Additionally, the landscape hedge along the north property line is proposed to be a row of densely planted Italian Cypress trees with minimal breaks. As conditioned, the hedge would be restricted to plant species that grow a maximum of 20-feet to ensure the massing of the hedge is in scale with the structures and minimizes shading of the adjoining property to the north.

As conditioned, this criterion will be 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 project retains the existing one-car garage location and size, which adheres to the required setbacks, and retains the driveway for the second off-street vehicle parking space and access to the garage. The trash receptacles and mechanical equipment are located along the south wall of the garage, also beyond the required setbacks. An enclosure with doors is proposed for the trash bins. The mechanical equipment is proposed to be screened from adjoining properties by new landscaping and a new 6' redwood privacy fence along the property line. The redwood fence connects from the garage to the side property line fencing on the south side to screen the trash from the street, with a gate for access to the backyard and ADU.

Additional plantings are proposed along the side yard property lines on the north side along with a vertical art piece where French doors are proposed, while other windows along this side are either clerestory windows with the bottom of sills at approximately 5-feet above the finish floor or narrow windows to minimize views to the adjacent home to the north.

The south side includes two solid side entry doors (to the garage and a side door into the home). While there are windows to the side of the door to the home, these are within a hallway and not a main living area. The main living area's primary glazing is to the west, with a narrow vertical band of windows to the side of the fireplace. The majority of larger openings (windows and doors) are on the west side of the primary residence facing the rear yard and ADU.

This criterion is met.

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 materials include vertical wood siding in a natural wood color, and a mid- to dark bronze non-reflective standing seam metal roof. The gutters and window frames will be dark bronze color (integral color aluminum frames). The solid doors on the south side of the home and painted metal awnings and pergola frame will be a charcoal gray, while the garage door is

proposed to be black/gray wood-colored with a single pane of glazing at the top panel. The fireplace on the exterior will have natural stone cladding

In all, the materials proposed are high quality and a subtle and limited range of muted and natural earth tone colors that are well-coordinated within the structure's composition and the auxiliary structures and ADU. Colors range from lighter wood siding to darker bronze gutters and roof colors.

The design techniques mitigate potential bulky forms by providing two gabled roof forms facing the street that connect to a perpendicular gable roof form at the middle of the structure. This allows the home to have a 7:12 pitch roof for the two front elements, while keeping the height of the structure relatively low. The plate height is 10'-6" while the overall height at roof peak is just below 16'-6", below the 20'-0" maximum height allowed.

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 proposed front yard landscaping includes new trees in the front yard, including a mature olive tree near the front entry, and a screening hedge between the north side of the home and the street and lower planting beds filling in around additional trees to the sidewalk. Planting beds are also proposed along the entry walk and at the bioswale south of the driveway. The taller hedge screening the north bedroom and porch is lower at the entry walkway to ensure the entry is visible and welcoming from the street.

As conditioned, the north and south property line hedges will be in scale and complete both the on-site structure as well as adjoining single-story homes.

As conditioned, this criterion will be met.

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

The Public Works Department has stated that the existing or proposed infrastructure and utility capacity are adequate for the proposed development. This criterion is met.

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

As conditioned, the proposed project complies with the applicable provisions of Title 17, as demonstrated in this Staff Report and supporting documents. Furthermore, the proposed project advances General Plan goals and policies, such as Policy LU-2.1 Compatibility of Development, and LU-5.1 Scale of Development. Therefore, the project will comply with applicable provisions of Title 17 and is consistent with policies and standards of the General Plan.

SECTION 6. TREE REMOVAL FINDINGS: The ZDRB hereby makes its determination based on the following findings as required by YMC Section 17.128.060 with respect to the Tree Removal Permit application at issue based on the evidence contained in the Record which is herein incorporated by reference:

3. Alternative mitigation measures that reduce a structural defect but do not result in removal of the tree(s) are either impractical or would not benefit the longevity of the subject tree(s).

The proposed tree removals are required for the construction of the home as designed, and relocation of the trees would be impractical. Additionally, the undergrounding of utilities is required, which requires the removal of one of the trees. This criterion is met.

SECTION 7. DETERMINATION: The ZDRB hereby conditionally approves the Application for a Design Review Permit and Tree Removal Permit for 36 Ivy 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); 15303 (new construction or conversion of small structures); and 15304 (minor alterations to land). To the extent the Application as approved differs from the design standards and guidelines set forth in YMC Chapter 17.40, those standards and guidelines are hereby waived in accordance with YMC §§ 17.40.020 and 17.40.030.

Passed and adopted at a regular meeting of the Zoning and Design Review Board of the Town of Yountville held on the 11th day of February 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 11th day of February 2025.

Steven Miller, Chair

Kami Noriega, CMC, Acting Town Clerk

Attachment: Exhibit A – Conditions of Approval