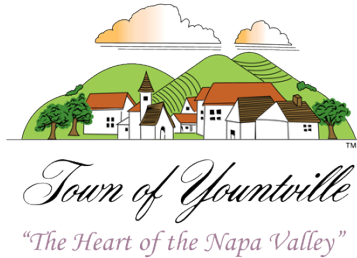


Town of Yountville

6550 Yount Street
Yountville, CA 94599



Meeting Minutes – Final

Tuesday, September 10, 2024

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: 3 Chair Steven Miller, Board Member Kimberly Cook, Board Member Thomas Henthorne,

Absent: 2 Vice Chair Michael Zagorsek, Board Member Kenneth Deposki

3. PLEDGE OF ALLEGIANCE

The pledge of allegiance was held.

4. ADOPTION OF AGENDA

A motion was made by Board Member Cook, seconded by Board Member Henthorne to Approve as amended. The motion Carried by the following vote:

AYES: 3; Chair Miller, Board Member Cook, Board Member Henthorne

NOES: 0

ABSTAIN: 0

ABSENT: 2; Vice Chair Zagorsek, Board Member Deposki

5. PUBLIC COMMENT ON MATTERS NOT LISTED ON THE AGENDA

None.

6. APPROVAL OF MINUTES

A. Regular Meeting Minutes – June 11, 2024

B. Special Meeting Minutes – August 27, 2024

A motion was made by Board Member Cook, seconded by Board Member Henthorne to Approve the Regular Meeting Minutes of June 11, 2024, and the Special Meeting Minutes of August 27, 2024. The motion Carried by the following vote:

AYES: 3; Chair Miller, Board Member Cook, Board Member Henthorne

NOES: 0

ABSTAIN: 0

ABSENT: 2; Vice Chair Zagorsek, Board Member Deposki

7. PUBLIC HEARINGS

A. Adopt Resolution Number 24-017 Recommending the Town Council Conditionally Approve a Use Permit to allow a wine tasting establishment, along with retail sales, in an existing commercial building at 6795 Washington Street (the “Project”).

Contract Planner Kari Svanstrom presented the staff report. Tiffani Tenorio and Doug Garris, Owners of Hope & Grace Wines addressed the Board. It was the consensus of the Board to change the Conditions of Approval to include two special events per month.

Chair Miller opened the public hearing and public comment, receiving none, Chair Miller closed public hearing and public comment.

A motion was made by Board Member Cook, seconded by Board Member Henthorne to Adopt the Resolution as amended to include two special events per month in the Conditions of Approval. The motion Carried by the following vote:

AYES: 3; Chair Miller, Board Member Cook, Board Member Henthorne

NOES: 0

ABSTAIN: 0

ABSENT: 2; Vice Chair Zagorsek, Board Member Deposki

- B.** Adopt Resolution Number 24-018 Approving the Sign Permits for the Estate Yountville to replace/modify three signs: Hotel Villagio sign located at 9481 Washington Street (APN 036-330-010); Rendez Veuve spa sign located at 6495 Washington Street (APN 036-081-010) Located at 6720 Washington Street (APN 036-033-013) and Find the Project Exempt from the California Environmental Quality Act.

Contract Planner Kari Svanstrom presented the staff report. It was the consensus of the Board to change the Conditions of Approvals to add a Rendez Veuve sign background to match the current building. Emily Farca, General Manager and Rudy Erogen, Food and Beverage Director of The Estate Yountville addressed the Board.

Chair Miller opened the public hearing and public comment, receiving none, Chair Miller closed public hearing and public comment.

A motion was made by Chair Miller, seconded by Board Member Cook to Adopt the Resolution amending the Conditions of Approval so that the location of the stone sign in front of the spa is approved to match the material with the building behind it. The motion Carried by the following vote:

AYES: 3; Chair Miller, Board Member Cook, Board Member Henthorne

NOES: 0

ABSTAIN: 0

ABSENT: 2; Vice Chair Zagorsek, Board Member Deposki

- C.** Adopt Resolution Number 24-019 approving design modifications to a single family residential structure, site and fencing improvements, and the enclosure of up to 100 square feet of an auxiliary structure, with the remainder of the structure to remain unenclosed, at 6630 Jefferson Street.

Chair Miller recused himself from the item due to his residence being near the property and left the Council Chamber for the remainder of the meeting. Member Cook noted that due to the lack of quorum, the item would be continued to the regular meeting of October 8, 2024.

No public comment was received.

A motion was made by Board Member Cook, seconded by Board Member Henthorne to continue the item to the regular meeting of October 8, 2024. The motion Carried by the following vote:

AYES: 2; Board Member Cook, Board Member Henthorne

NOES: 0

ABSTAIN: 0

RECUSED: 1 Chair Miller

ABSENT: 2; Vice Chair Zagorsek, Board Member Deposki

8. STAFF AND BOARD REPORTS

Interim Community Development Director Ken MacNab verified from the draft Town Council Resolution that the number of events approved for Jessup Cellars use was 36 per year.

9. ADJOURNMENT

A motion was made by Board Member Henthorne, seconded by Board Member Cook to Adjourn the meeting. The motion Carried by the following roll call vote:

AYES: 2; Board Member Cook, Board Member Henthorne

NOES: 0

ABSTAIN: 0

ABSENT: 3; Chair Miller, Vice Chair Zagorsek, Board Member Deposki

Adjourn to the Zoning & Design Review Board Regular Meeting on October 8, 2024, at 5:30 PM being held in Town Council Chambers located at 6550 Yount St.

/s/ Kami Noriega, Deputy Town Clerk/Records Coordinator

Date Approved: October 8, 2024