

Town of Yountville
Zoning and Design Review Board

Resolution Number 24-019

A RESOLUTION OF THE TOWN OF YOUNTVILLE ZONING AND DESIGN REVIEW BOARD TO APPROVE DESIGN REVIEW AMENDMENT FOR 6630 JEFFERSON STREET (APN 036-053-006), FOR MODIFICATIONS TO THE APPROVED RESIDENTIAL PROJECT AND AUXILIARY STRUCTURE AND FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Recitals

- A) On March 8th, 2022, the Zoning and Design Review Board (ZDRB) approved a Design Review application for a residential project to include a 2,500 sq ft single family residence with a pool as well as the addition of a new 400 sq ft 2-car garage, 1,192 sq ft accessory dwelling unit (ADU), and a 322 sq ft unenclosed auxiliary structure.
- B) On June 24, 2024, the Planning & Building Department received an application requesting modifications to the previously approved Design Review permit for minor elevation modifications to the single family structure, minor site modifications, including new front yard fencing and mechanical pads, and enclosure of the auxiliary structure (the "Application").
- C) On July 14th, 2024, the Planning & Building Department determined the Application complete.
- D) On July 15th and July 20th, 2024 the Planning & Building Department issued building permits for the construction of improvements approved on March 8, 2022.
- E) On July 30th, 2024, the Planning & Building Department issued a Zoning Clearance letter approving a Junior Accessory Dwelling Unit within the single family residence.
- F) The Application is subject to Minor Design Review pursuant to Yountville Municipal Code (YMC) Section 17.188.020(C).
- G) 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.
- H) 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.

- I) 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.
- J) At the ZDRB meeting held on September 10, 2024, the ZDRB continued the public hearing to the October 8, 2024 regular meeting.
- K) At the ZDRB meeting held October 8, 2024, 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: To the extent the adoption of this resolution is determined to be a project subject to the California Environmental Quality Act (CEQA) (Public Resources Code section 21000, et. Seq.), it is categorically exempt pursuant to CEQA Guidelines Sections 15061(b)(3) (Common Sense Exemption), 15301 (Class 1, Existing Facilities); 15303 (Class 3, New Construction or Conversion of Small Structures); and section 15304 (Class 4, Minor Alterations to Land). 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, 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 proposes minor modifications to the primary residence structure elevations, minor site modifications including new/expanded mechanical pads and a reduced pool size, and the partial enclosure of, and minor modifications to, the auxiliary structure. These changes will not impact the relationship of the structures and open space to the streetscape.

The proposed front yard fencing is appropriate for the site, as it will be wood fencing that is 30-inches tall, six inches less than allowed by YMC 17.136.020(E), and will be visually open to the streetscape. As proposed, the fencing will not negatively change the view of the structure and open spaces from the streetscape and pedestrian ways and will not encroach into the Creek Overlay area. This criterion is met.

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

No trees are proposed for removal as part of this project and the home is not within an identified public view corridor. The proposed site improvements of a new mechanical pad and new fencing are outside of the creek overlay zone. As conditioned, the fencing would not impact existing trees or other natural features. Thus, the proposed project will not have a detrimental impact on significant trees, natural features, or identified public view corridors. All applicable tree protection measures will be taken pursuant to YMC Section 17.128.080, as reiterated in the Conditions of Approval for this entitlement. 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;

No changes to the proposed size, scale, or setbacks are proposed by the project with the exception of partially enclosing approximately 63 square feet of the auxiliary structure. The portion of the auxiliary structure that is proposed to be enclosed is at the interior side of the site, with no changes to the height or setback of the structure. The proposed project would be compatible with the neighboring properties in that, as conditioned, it will comply with all setback, height, and Floor Area Ratio (FAR) requirements. 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 new mechanical equipment pad is nearest the home and fully within the site setbacks. The expanded mechanical pad south of the auxiliary structure is screened with a 5-foot fence. As conditioned, the mechanical equipment for the pool will meet YMC 8.04, noise ordinance requirements for mechanical equipment, and will be screened.

As conditioned, the proposed project will not be detrimental to neighboring properties and developments with regard to the location of parking, trash enclosures, mechanical equipment, and privacy considerations. As conditioned, this criterion will be 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 project would enclose a portion of an unenclosed auxiliary structure as allowed by YMC 17.100.030(F). The area of the auxiliary structure being enclosed is in the middle of the project site and will not add to the bulk or mass of the building form as viewed from off-site. The proposed fencing utilizes high quality material of wood fencing, and the architectural changes to the single family residence / JADU are internally consistent with the high quality materials being utilized on the approved project. 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;

There are no changes to the proposed landscaping. This criterion is not applicable.

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

There are no changes to the proposed infrastructure from the current approved and permitted project. This criterion is not applicable.

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, as the modifications will meet the FAR requirements of YMC 17.100.030(F) and the fence standards of YMC 17.136.020(E).

Furthermore, the proposed project remains consistent with the General Plan goals and policies, such as Policy LU-2.1 Compatibility of Development, LU-5.1 Scale of Development, and HO-4.4 Second Units. Therefore, the project will comply with applicable provisions of Title 17 and is consistent with policies and standards of the General Plan. As conditioned, this criterion will be met.

SECTION 7. Determination: The ZDRB hereby approves the Application for a Design Review Amendment at 6630 Jefferson Street and finds the Application to be exempt from CEQA pursuant to CEQA Guideline sections 15301 (existing facilities), 15303 (new construction or conversion of small structures), 15304 (minor alterations to land), and 15061(b)(3) (common sense exemption).

Passed and adopted at a regular meeting of the Zoning and Design Review Board of the Town of Yountville held on the 8th day of October 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 8th day of October 2024.

Steven Miller, Chair

Hilary Gaede, Town Clerk

Attachment: Exhibit A – Conditions of Approval