

**Town of Yountville Zoning and
Design Review Board**

Resolution Number 24-009

**A RESOLUTION OF THE TOWN OF YOUNTVILLE ZONING AND DESIGN REVIEW
BOARD TO APPROVE DESIGN REVIEW FOR THE NEW SINGLE-FAMILY
RESIDENTIAL DEVELOPMENT AND LANDSCAPING LOCATED AT 6651
JEFFERSON STREET, AND FIND THE PROJECT EXEMPT FROM THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Recitals

- A. On March 12th, 2024, the Planning & Building Department determined to have a complete application for the construction of a new single-family residence and landscaping located at 6651 Jefferson Street (the “Application”).
- B. The Application is subject to Minor Design Review pursuant to Yountville Municipal Code (YMC) Section 17.188.020(C).
- 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 17.188.070 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 April 9, 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: 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 Guideline (California Code of Regulations, Title 14, section 15000, et seq.) 15061(b)(2) and (b)(3). To the extent approval of the Application is determined to be a project subject to CEQA, it is categorically exempt pursuant to CEQA Guidelines section 15303 (Class 3, New Construction or Conversion of Small Structures); and section 15304 (Class 4, Minor Alterations to Land).

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 a 1,408 sq ft Single Family Home, which is compliant with the .25 FAR maximum in the H district as regulated by YMC § 17.28.050. Building height does not exceed that of the maximum for a single-story home in H District.

The proposed pedestrian path in the front of the yard, accessible through a 3' gate, would add to the small-scale, walkability essence that exists in the Old Town Historic District. Off-street parking would be improved by the addition of the new carport as well as two additional spaces that would be created by the long driveway, which can be seen utilized in other lots in the Old Town Historic Zoning District. Front setbacks and the creation of front yard landscaping would improve the streetscape. No circulation patterns would change due to the project. Therefore, the proposed development is appropriate for the site concerning siting and scale, as well as pedestrian and vehicular access, and the relationship of structures and open space to the streetscape.

- 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 existing landscape is barren outside of one olive and one grapefruit tree, both of which will remain on the property (olive tree is being relocated). 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.

- C. The project will be compatible with neighboring properties and developments with regard to setbacks, building heights, and massing;

With the proposed size, scale, and setbacks, the proposed project would be compatible with the neighboring properties as it complies with all setback and height requirements.

- 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;

Trash, mechanical equipment, and the carport are in compliance with general and zoning district-specific development standards to avoid any potential impacts on neighboring properties. Privacy fencing proposed along the rear and side property lines and the single-story home stature alleviates any privacy concerns. Gates on both sides of the home would further prevent any unsightly equipment visibility from the public right-of-way. Given this, the proposed project will not be detrimental to neighboring properties and developments with regard to the location of parking facilities, trash enclosures, mechanical equipment, and privacy considerations.

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 uses quality finishes and materials and utilizes mitigation techniques to avoid bulkiness while encompassing an attractive design. The home is proposed to be one-story, and therefore does not need to utilize a partial upper story to mitigate bulking. The proposed single-story home incorporates both varied rooflines and front setbacks.

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 landscaping provides sufficient visual relief with a variety of trees, shrubs, grasses, and perennials. Landscaping is also carried throughout the length of the rear and side property boundaries. The proposed small-scale fence and walkways in the front yard add to a sense of charm and welcome.

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.

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.

The proposed project complies with the applicable provisions of Title 17, as demonstrated in this Staff Report and supporting documents, such as Attachment B, Development Standards & Guidelines. Furthermore, the proposed project advances 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.

SECTION 6. DETERMINATION: The ZDRB hereby approves the Application for a Design Review permit at 6651 Jefferson Street and finds the Application to be exempt from CEQA pursuant to CEQA Guideline sections 15061(b)(2) and (b)(3), 15303 (new construction or conversion of small structures), and 15304 (minor alterations to land).

Passed and adopted at a regular meeting of the Zoning and Design Review Board of the Town of Yountville held on the 9th day of April 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 9th day of April 2024.

Hilary Gaede, Acting Town Clerk