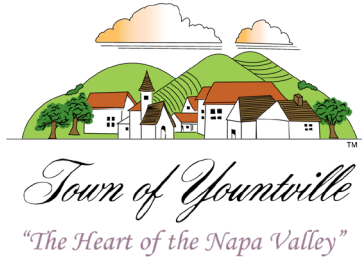


# Town of Yountville

6550 Yount Street  
Yountville, CA 94599



## Meeting Minutes – Final

**Tuesday, June 11, 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:** 5 Chair Steven Miller, Vice Chair Michael Zagorsek, Board Member Kimberly Cook, Board Member Thomas Henthorne, Board Member Kenneth Deposki

**Absent:** None

**3. PLEDGE OF ALLEGIANCE**

The pledge of allegiance was held.

**4. ADOPTION OF AGENDA**

A motion was made by Vice Chair Zagorsek, seconded by Board Member Cook to Adopt the Agenda The motion Carried by the following vote:

**AYES:** 5; Chair Miller, Vice Chair Zagorsek, Board Member Cook, Board Member Henthorne, Board Member Deposki

**NOES:** 0

**ABSTAIN:** 0

**5. PUBLIC COMMENT ON MATTERS NOT LISTED ON THE AGENDA**

None received.

**6. APPROVAL OF MINUTES**

**A.** Approval of ZDRB Meeting Minutes from May 14, 2024.

A motion was made by Board Member Henthorne, seconded by Board Member Deposki to Approval of ZDRB Meeting Minutes from May 14, 2024. The motion Carried by the following roll call vote:

**AYES:** 5; Chair Miller, Vice Chair Zagorsek, Board Member Cook, Board Member Henthorne, Board Member Deposki

**NOES:** 0

**ABSTAIN:** 0

**7. PRESENTATIONS**

None.

**8. PUBLIC HEARINGS**

**A.** Adopt Resolution Number 24-014 Recommending the Town Council Conditionally Approve Use Permit and a Master Development Plan Amendment for the Yountville Mad Fritz at Jessup Cellars ("Mad Fritz") to Operate out of the Existing Jessup Cellar's Cottage and Outdoor Patio

Located at 6720 Washington Street (APN 036-033-013), Find the Proposed Use of a Tap Room to be Compatible with and Appropriate for the Old Town Commercial Zone, and Find the Project Exempt from the California Environmental Quality Act.

Chair Miller recused himself due to a conflict of interest as he resides in close proximity to the project. He left the Council Chambers for the item presentation.

Vice Chair Zagorsek opened the public hearing.

Associate Planner Diane Levine provided the staff report and presentation.

Electronic Public Comment: Whitney Diver McEvoy

Vice Chair Zagorsek closed the public hearing.

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

**AYES:** 4; Vice Chair Zagorsek, Board Member Cook, Board Member Henthorne, Board Member Deposki

**NOES:** 0

**ABSTAIN:** 0

**RECUSED:** Chair Miller

- B.** Consider and provide direction to staff regarding the proposed (1) Preliminary and Final Master Development Plan, (2) Design Review, (3) Use Permit, and (4) exemption from the California Environmental Quality Act under CEQA Guidelines Section 15332 as an Infill Development project for the Humboldt & Jefferson Street mixed-use project (the "Project"). Staff seeks direction from the ZDRB on the design of the Project and its consistency with the findings required by the Yountville Municipal Code ("YMC"), as discussed in more detail below. Staff is seeking direction from the ZDRB regarding whether to prepare a resolution recommending conditional approval or disapproval of the Project.

Chair Miller opened the public hearing.

Planning and Building Director Irene Borba provided the staff report and presentation. The Board asked staff clarifying questions.

Applicant Colby Hallen is the one of the owners, developer, and possible future tenant of property, provided a presentation and project proposal background. Stephen Cuddy, architect, also spoke on behalf of client.

The Board asked questions of the applicant.

**Public comment:** Carl Straub Jr., Alfred Rich Woodson (lot owner), Jonathan Wendorf

**Electronic public comment:** Pablo Luther, Whitney Diver McEvoy, Bobby Rostami, Clark Thompson, Gary Jabara, Carl Straub, Brenda Bernheim

The Board provided feedback and discussion ensued.

Applicant Pam Hallen responded to some of the public comments and Board.

Chair Miller closed the public hearing.

No motion was made for this item, board recommends a continuance for further design changes to be reviewed at a later date.

## **9. STAFF AND BOARD REPORTS**

None.

## **10. ADMINISTRATIVE ITEMS**

None.

## **11. ADJOURNMENT**

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

**AYES:** 5; Chair Miller, Vice Chair Zagorsek, Board Member Cook, Board Member Henthorne, Board Member Deposki

**NOES:** 0

**ABSTAIN:** 0

Adjourn to the Zoning & Design Review Board Special Meeting JULY 9, 2024 at 5:30pm being held in Town Council Chambers located at 6550 Yount St.

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/s/ Hilary Gaede, Communications Director/Town Clerk

Date Approved: September 10, 2024