

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

### **Resolution Number 25-023**

#### **A RESOLUTION OF THE TOWN OF YOUNTVILLE ZONING AND DESIGN REVIEW BOARD TO APPROVE DESIGN REVIEW FOR THE NEW SINGLE-FAMILY RESIDENCE AND LANDSCAPING LOCATED AT 2 TALLENT LANE AND FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

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#### **Recitals**

- A. On January 31, 2025, the Planning & Building Department determined to have a complete application for the demolition of an existing single-family residence and detached garage, and construction of a new single-family residence, pool, and landscaping to replace an existing single-family residence located at 2 Tallent Lane (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 17.128.060(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 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 15301 (Class 1, 15303 (Class 3, New Construction or Conversion of Small Structures; and Section 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 demolition and construction of a single-family dwelling and associated landscaping will not have a significant effect on the environment.

CEQA Guideline 15301 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing private structures, involving negligible for no expansion of existing or former use, specifically including the demolition and removal of a single-family residence. This exemption applies because the application proposes the demolition of a single-family residence.

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 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, 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 two front porches, a southern porch which projects into the front yard, and a more recessed entry porch accessed from the front walk. The project proposes a two-car garage that is designed in two sections to separate the garages and minimize the volume and prominence to the front facade. The siting of the home allows for both planter beds and tree replacement within the front yard. This criterion is 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. While the on-site trees are being removed, three larger olive trees are proposed to replace these. The two heritage trees to the north and south of the site are being maintained, with tree protection measures proposed through minimizing impacts to the north valley oak heritage tree including a permeable driveway to maintain permeability for the tree; limiting work within the dripline of the tree; and providing root bridges if needed during construction. No construction proposed within the dripline of the rear coast live oak heritage tree. 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 is sited within the setbacks, with the house and ADU as one-story masses. The house has multiple ridges to provide interest in the massing while maintaining a lower roof height to the adjoining properties and smaller roof forms facing the street. Mature olive trees are proposed in the front setback along with planter beds in front of the south porch to further moderate the forms.*

*This criterion is 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 proposes a gravel driveway with the parking in two garage bays on the north side of the site. The project also proposes to provide a niche in the north wall for the refuse area such that it is tucked under roof to be screened from the street and will be screened from adjoining property to the north by the privacy fence. The mechanical equipment, which was originally slated for the north niche, has been relocated to a smaller niche on the south side to address tree protection concerns, but will still be located within a niche created by the exterior walls at the two south bathrooms and will not be visible from the street. This area will also be screened by the privacy fence to the southern property.*

*As a single-story structure, the project will not overlook any adjoining properties. The north side of the home, which faces an adjoining residence, has minimal windows; the garage, utility niche do not have windows, and the bathroom/bedroom towards the rear of the home has clerestory windows.*

*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 natural vertical cedar siding and dark bronze metal panels paired with black integral-color window and door frames, a dark bronze non-reflective standing seam metal roof, and painted metal columns that are also dark bronze. Stone is utilized as an accent in the design, including as the front property line fence/wall, the fireplace, and the rear porch base.*

*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.*

*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 plantings include two mature olive trees, with dwarf olive plants at this area and the south side of the site. Three planter beds in the front setback area, and low landscape plants in front of the stone fence/wall. Plantings to the north of the driveway are limited due to the heritage oak and need to preserve the space under its dripline as native*

ground. Similarly, landscaping is limited in the rear yard under the drip line of the coast live oak dripline on the south side, with smaller plants proposed outside of this dripline and a larger olive on the north side of the rear yard. This criterion is 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. As conditioned, this criterion will be 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.

*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 project as designed, and relocation of the trees would be impractical. This criterion is met.*

SECTION 7. DETERMINATION: The ZDRB hereby conditionally approves the application for a Design Review Permit and Tree Removal Permit for 2 Tallent Lane, 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); 15301 (existing facilities); 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 11<sup>th</sup> 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 11<sup>th</sup> day of February 2025.

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Steven Miller, Chair

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Kami Noriega, CMC, Acting Town Clerk

Attachment: Exhibit A – Conditions of Approval