

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

Resolution Number 24-018

A RESOLUTION OF THE TOWN OF YOUNTVILLE ZONING AND DESIGN REVIEW BOARD TO CONDITIONALLY APPROVE THE SIGN PERMIT APPLICATION FOR ESTATE YOUNTVILLE SIGNS LOCATED AT 6481 WASHINGTON ST; 6495 WASHINGTON ST; 6541 WASHINGTON ST AND FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Recitals

- A. On August 8, 2024, the Planning & Building Department determined to have a complete application for replacement of three freestanding signs at the Estate Yountville for the Hotel Villagio at 6481 Washington Street, the Rendez Veuve Spa at 6495 Washington Street, and the Vintage House Inn at 6541 Washington Street (the "Application").
- B. The Application is subject to Sign Permit regulations pursuant to Yountville Municipal Code (YMC) Chapter 17.152.
- C. YMC Section 17.188.020(C)(2) authorizes the Zoning & Design Review Board (the "ZDRB") to approve, conditionally approve, or deny applications for Freestanding Signs based on the findings required by YMC Sections 17.152.020(F) and 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 the Application will be in compliance with the findings required by YMC Section 17.188.060.
- E. A Notice of the public hearing on the proposed Sign Permit Application has been provided in accordance with YMC Sections 17.188.050 and 17.180.040.
- F. At the ZDRB meeting held September 10, 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 exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) (common sense exemption) which exempts a project where there is no possibility it may have a significant effect on the environment; 15301 (existing facilities) which exempts minor alterations to an existing private structure or topographical features with negligible or no expansion of the existing use; and 15311 (accessory structures) which exempts construction or placement of minor structures accessory to existing commercial facilities, including on-premise signs.

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, attached hereto and incorporated herein by reference, 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 SIGN PERMIT FINDINGS. The ZDRB hereby makes its determination based on the following findings as required by YMC Section 17.152.020(F) with respect to the Sign Permit application at issue based on the evidence contained in the Record which is herein incorporated by reference:

1. The sign is consistent with the intent and provisions of this title;

As conditioned, the proposed signs will comply with all applicable provisions of Title 17 and will be consistent with the policies and standards of the General Plan, as analyzed in the Staff Report prepared for this resolution, incorporated in the Record. As conditioned, this criterion will be met.

2. The sign, together with all other signs on the premises, does not exceed the allowable square footage as established in this title; and

The three signs are located on separate legal parcels, and therefore the allowable signage is calculated for each sign separately in regards to the square footage allowed. Each parcel has a building frontage in excess of 50 feet of frontage, and therefore allowed the maximum sign size of 25 square feet. As conditioned, the size of each sign would meet this criterion.

3. The sign will not impair visibility around street corners or reduce traffic safety.

The Rendez Veuve Sign is set back from the sidewalk and are not near an intersection with vehicular traffic. The Vintage House Inn sign is being replaced in the current location. The proposed Hotel Villagio sign being relocated to the corner of Oak Street and Washington Street has been reviewed by the Public Works Department and determined that it will not impair visibility around the street corner or reduce traffic safety. This criterion is met.

SECTION 6. 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 proposed project will not impact siting and scale of buildings, pedestrian and vehicular access and circulation. The proposed sign design enhances the relationship of structures to the streetscape by providing informative and attractive information. This criterion is met.

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

No trees or natural features are proposed to be removed. The proposed project will not impact public view corridors. This criterion is not applicable.

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

The project does not propose changes that will impact neighboring properties with regard to setbacks, building heights, or massing. 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 does not propose changes that will impact neighboring properties with regard to parking facilities, trash enclosures, mechanical equipment or privacy considerations. 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 sign presents an attractive design, using high-quality materials of stone and brick for the wall, along with urethane sign boards that are resistant to fading. The project does not propose changes to any structures or roof lines. 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;

As conditioned, the project does not propose landscape changes, other than the trimming of shrubs at the proposed location of the Hotel Villagio sign. This criterion is met.

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

The project does not propose changes which will impact the infrastructure or utility capacity. This criterion is 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.

As conditioned, the signs will meet the applicable provisions of YMC 17.152, and all other applicable provisions of Title 17. The signs will be consistent with the policies of the General Plan, in that the signage is compatible with the historic nature of downtown Yountville and surrounding historic resources and provides wayfinding for the businesses and its visitors with a design that respects the Town's aesthetic desires as demonstrated in the Design and Sign standards. As conditioned, this criterion will be met.

SECTION 7. Determination: The ZDRB hereby approves the Application for three Freestanding Signs at 6481, 6495, and 6541 Washington Street, subject to the Conditions of Approval contained in Exhibit A attached to this Resolution and finds the Application to be exempt from CEQA pursuant to CEQA Guideline Sections 15061(b)(3) (common sense exemption); 15301 (existing facilities); and 15311 (accessory structures).

Passed and adopted at a regular meeting of the Zoning and Design Review Board of the Town of Yountville held on the 10th day of September 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 10th day of September 2024.

Steven Miller, Chair

Hilary Gaede, Town Clerk and Communications Director

Attachment: Exhibit A – Conditions of Approval