

Town of Yountville

6550 Yount Street
Yountville, CA 94599



Meeting Minutes – Final

Tuesday, February 13, 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

Chair Miller called the meeting to order at approximately 3:00 p.m.

2. ROLL CALL

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: 4; Chair Miller, Vice Chair Zagorsek, Board Member Deposki, Board Member Cook

NOES: 0

ABSTAIN: 0

5. APPROVAL OF MINUTES

A Approval of July 11, 2023 ZDRB Minutes (Corrected Vote)

B. Approval of November 14, 2023, ZDRB Minutes.

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

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

NOES: 0

ABSTAIN: 0

6. PUBLIC COMMENT ON MATTERS NOT LISTED ON THE AGENDA

None.

7. PRESENTATIONS

None.

8. PUBLIC HEARINGS

A Consider Resolution Number 24-006 Approving Design Review for the Proposed Residential Remodel of the Existing Residence and Addition of New Carport and Pool/Spa, and Landscape Improvements at 6867 Jefferson Street (APN 036-026-014); and Find the Proposed Project Exempt from the California Environmental Quality Act.

Associate Planner Diane Levine provided the staff report and presentation.

Applicant Maureen Conner provided comments about the project.

Mark Penny from architect/designer from Talon Design provided comments.

Public Comment – none received.

Adopt resolution 24-006 for the remodel at 6866 Jefferson St with the adjustments to the findings as discussed. With additional conditions:

- Add town to list of contacts if and when additional demo may be warranted.

- Add town arborist review of tree protection plan (condition 3 – planning conditions)

A motion was made by Board Member Cook, seconded by Vice Chair Zagorsek to Adopt the Resolution.

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

NOES: 0

ABSTAIN: 0

- B.** Consider Resolution Number 24-007 Approving with Conditions Design Review for Single Family Dwelling Remodel at 2 Heritage Court; and Find the Proposed Project Exempt from the California Environmental Quality Act.

Assistant Planner Kyle Johnson provided the staff report and presentation.

Kristin Miller from Palisades Land Use provided comments and project background on behalf of Project Consultant Kirsty Shelton and owner Jack Sullivan.

Additional conditions – replace the concrete patio with a permeable wood platform raised deck.

The following in-person public comment was received: Holly Hansen.

Approve with conditions the Design Review permit for Single Family Dwelling Remodel at 2 Heritage Court. A Tree Protection plan shall be submitted with the building permit submittal package. The Town Arborist shall review and approve the submitted Tree Protection Plan and shall have the authority to modify the required Tree Protection Zones.

A motion was made by Board Member Cook, seconded by Vice Chair Zagorsek to Adopt the Resolution with additional condition of approval to make the patio to the west of a permeable surface..

AYES: 3; Chair Miller, Vice Chair Zagorsek, Board Member Cook

NOES: 0

ABSTAIN: 1 Board Member Deposki

- C.** Provide Recommendation to Town Council Considering Approval of Resolution Number 24-008 Approving with Conditions Design Review for the Proposed Parlor Room Conversion and Terrace Addition at 6526 Yount Street; and Find the Proposed Project Exempt from the California Environmental Quality Act.

Assistant Planner Kyle Johnson provided the staff report and presentation.

Joyce Landwehr Premier Project Management responded to questions from the Board.

Public comment- None received.

Recommend approval application of 24-008 as presented with condition to measure from the inside, to send to Town Council for Design Review for the conversion of an existing 324 square foot fitness center to a parlor room and the addition of an adjacent, outdoor 700 square foot terrace.

9. ADMINISTRATIVE ITEMS

Building and Planning Director, Irene Borba, presented the following items:

- 6867 Jefferson St – ADU Zoning Clearance
- 6630 Jefferson St – ADU Zoning Clearance
- 2 Heritage – Junior ADU Zoning Clearance
- 1882 Adams – Fence Extension

- 6695 Building D – Steven Miller Design Administrative Use Permit
- 2080 Humble St – Sign Permit, Vine homes business Identification signs
- 6484 Washington St Suite G – Transfer of Use Permit for Silver Trident Winery
- Town Council had a goal setting session
- Tentatively the 1980 Yountville Crossroads Project may be on the April agenda

10. STAFF AND BOARD REPORTS

None.

11. ADJOURNMENT

A motion was made by Vice Chair Zagorsek, seconded by Chair Miller to Adjourn the meeting. The motion carried by the following roll call vote:

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

NOES: 0

ABSTAIN: 0

Adjourn to the Zoning & Design Review Board Regular Meeting March 12, 2024 at 5:30PM being held in Town Council Chambers located at 6550 Yount St.

/s/ Hilary Gaede, Acting Town Clerk

Date Approved: April 9, 2024