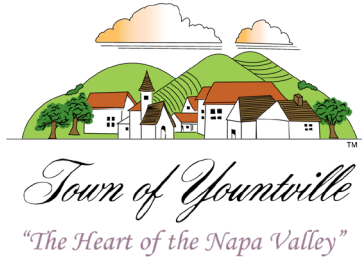


Town of Yountville

6550 Yount Street
Yountville, CA 94599



Meeting Minutes – Final

Tuesday, April 9, 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 Board Member Cook, seconded by Board Member Henthorne to Adopt the Agenda The motion Carried by the following vote:

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

NOES: 0

ABSTAIN: 0

5. PUBLIC COMMENT ON MATTERS NOT LISTED ON THE AGENDA

None received.

6. APPROVAL OF MINUTES

A. Approval of Minutes from February 13, 2024 ZDRB meeting

A motion was made by Board Member Henthorne, seconded by Board Member Cook to Approval of Minutes from February 13, 2024 ZDRB meeting The motion Carried by the following vote:

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

NOES: 0

ABSTAIN: 0

7. PRESENTATIONS

None.

8. PUBLIC HEARINGS

A. Adopt Resolution Number 24-009 Approving Design Review for the Proposed New Single-Family Residential Development and Landscaping at 6651 Jefferson Street (APN 036-035-004); and

Find the Proposed Project Exempt from the California Environmental Quality Act.
Chair Miller recused himself due to his proximity of his primary residence to the subject property.
Left the room for the duration of the discussion and vote.

Associate Planner Levine provided the staff report and presentation.

Michael Guthery, the project's architect, and the applicant provided information about the process.

Public comment: Alan Tenscher

A motion to adopt the resolution as stated in the staff report was made.

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

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

NOES: 0

ABSTAIN: 0

RECUSED: 1; Chair Miller

- B.** Consider Major Subdivision Tentative Map to subdivide a 1.33-acre parcel into nine single-family residential lots, Preliminary and Final Master Development Plan with two deviations, one Concession and five waivers under State Density Bonus Law, Design Review with Waivers, Tree Removal, and a Fence Extension Request.

Members Deposki and Cook recused themselves from participating on this item due to a conflict of interest. Member Deposki stated on the record that he had a disqualifying financial interest as an owner of Kenneth Raymond Design, an interior design firm involved in the project. Member Cook stated on the record that she has an interest in real property within 500 feet of the subject property. Both Members left the room for the duration of the discussion.

Planning and Building Director Borba introduced Heather Gurewitz, Senior Planner, from M Group who provided the staff report and presentation.

Terry & Mary MacRae, Owners and Applicants were present and available for questions. Terry MacRae provided an introduction to Architect, Katherine Austin, and the presentation.

Public comment: Jerry Glombacki, Doug Hill, Bob O'Neill, Patrick Mack, Tom McDermott, Helen McDermott, John Huff, Steve Cook

E-public comment: Scott Cook, Jerry Glombacki, Robert O'Neill

Jeff Dodd, Legal Counsel and Michael Grimes from Madrone Engineering, also provided information to some of the questions during public comment.

Public Works Director Ferons provided information about sidewalks and other street infrastructure.

The board discussed and raised several questions regarding pedestrian traffic and other concerns. The board wants to continue looking at these items as a continuation of this meeting on May 14.

A motion was made by Vice Chair Zagorsek, seconded by Board Member Henthorne to

- revisit the sidewalk design
- exact gate placement
- revisit the north elevation (unit 4 & 5)
- present a recommendation for retaining wall to the trees (21 & 22)
- increase tree deposit
- come back to the board with designs at the earliest available meeting May 14

The motion Carried by the following roll call vote:

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

NOES: 0

ABSTAIN: 0

RECUSED: 2; Member Cook, Member Deposki

9. STAFF AND BOARD REPORTS

None.

10. ADMINISTRATIVE ITEMS

None.

11. ADJOURNMENT

A motion was made by Chair Miller, seconded by Board Member Henthorne to Adjourn the meeting. The motion Carried by the following vote:

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

NOES: 0

ABSTAIN: 2 Board Member Cook, Board Member Deposki

Adjourn to the Zoning & Design Review Board Special Meeting Tuesday, May 14, 2024, at 5:30 PM being held in Town Council Chambers located at 6550 Yount St.

/s/ Hilary Gaede, Acting Town Clerk