

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

**Resolution Number 24-020**

**A RESOLUTION OF THE TOWN OF YOUNTVILLE ZONING AND DESIGN REVIEW BOARD TO APPROVE DESIGN REVIEW FOR EXTERIOR CHANGES TO A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT LOCATED AT 1883 HERITAGE WAY AND FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

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**Recitals**

- A. On November 13, 2024, the Planning & Building Department determined to have a complete application for the modification of a single-family residence and landscaping located at 1883 Heritage Way (the “Application”).
- B. The Application is subject to Minor Design Review pursuant to Yountville Municipal Code (YMC) Sections 17.32.020(A) and 17.188.020(C)(1).
- 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 17.188.070 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.
- E. A Notice of the public hearing on the proposed Minor Design Review Application has been provided in accordance with YMC Sections 17.188.050 and 17.180.040.
- F. At the ZDRB meeting held December 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: To the extent the adoption of this resolution is determined to be a project subject to the California Environmental Quality Act (CEQA) (Public Resources Code section 21000, et. Seq.), it is categorically exempt pursuant to CEQA Guidelines Sections 15301, which exempts minor alteration of existing private structures or topographical features involving negligible or no expansion of use; and 15061(b)(3), which exempts activities that can be seen with certainty to not have a significant effect on the environment. 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;*

No changes are proposed to the siting of the building, pedestrian or vehicle access, or relationship to the streetscape. As conditioned, the perceived scale of the building will be

retained, as the amount of glazing on the front facade visible from the street will be maintained similar to the current design. As conditioned, this criterion will be met.

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

No trees are proposed for removal as part of this project and the home is not within an identified public view corridor. This condition is met.

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

No changes to the proposed size, scale, or setbacks are proposed by the project. As conditioned, the garage scale will retain the current scale and massing as seen from the street. As conditioned, this criterion will be 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;*

No changes are proposed to the parking location, trash enclosure or other utility equipment. New windows are either facing the street or one-story windows with privacy fencing. This condition 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;*

As conditioned, the proposed fully glazed garage doors and front doors would be eliminated from the design, as they would not be compatible with the Residential Design Standards and Guidelines or neighboring Master Planned properties. As conditioned, and as revised by the applicant, to require solid garage doors with one panel of glazing, and a solid front door with glazed side lites, this criterion will be 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;*

There are no changes to the proposed landscaping as part of this application. This criterion is not applicable.

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

There are no changes to the proposed infrastructure from the current approved and permitted project. This criterion is not applicable.

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 Project is located in a Master Planned Residential Neighborhood. In accordance with YMC §17.32, the intent of this district is to develop an integrated community neighborhood, with the overall design standards set through the Master Development Plan.

As conditioned, the proposed project would be consistent with the intent and requirements of the Master Planned Residential zoning district and applicable Design Review requirements in the Municipal Code and will comply with the applicable provisions of Title 17, as demonstrated in this Staff Report and supporting documents.

The proposed project, as conditioned, will be consistent with the General Plan goals and policies, such as Policy LU-2.1 Compatibility of Development:

*Goal LU-2: Preserve and enhance the small-town character, scale, and pace of life in Yountville and the Town's connection to its natural surroundings.*

*LU-2.1 Compatibility of Development. Require that new development, remodels, and additions be of a scale, intensity, and design that integrates with the immediate neighborhood, the town as a whole, and the natural surroundings,*

in that modifications which would not be compatible with the neighborhood and Master Planned residential zoning district, including the fully-glazed garage doors and front door, have been eliminated from the design and replaced with doors that limit glazing of each of these openings visible from the street; and, the wood columns will be painted and integrate into the house design as well as the design of the immediate neighborhood.

Passed and adopted at a regular meeting of the Zoning and Design Review Board of the Town of Yountville held on the 10<sup>th</sup> day of December 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 10<sup>th</sup> day of December 2024.

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Steven Miller, Chair

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Hilary Gaede, Communications Director/Town Clerk

Attachment: Exhibit A – Conditions of Approval