

Town of Yountville
Zoning and Design Review Board
Resolution Number 23-005

A RESOLUTION OF THE TOWN OF YOUNTVILLE ZONING AND DESIGN REVIEW BOARD TO APPROVE DESIGN REVIEW FOR THE CONVERSION OF A 111 SQUARE FOOT CARPORT TO A DINING ROOM AT 2006 WEBBER AVENUE.

Recitals

- A. On September 5th, 2023, the Town received a complete application for the conversion of a 111 square foot carport to a dining room at 2006 Webber Avenue (the "Application").
- B. The Application is subject to Minor Design Review pursuant to Yountville Municipal Code (YMC) Section 17.188.020.
- C. YMC Section 17.188.040(A) authorizes 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. 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 November 14th, 2023, 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 Design Review 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 Design Review 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 Design Review Application is not a project subject to the California Environmental Quality Act (CEQA) (Public Resources Code section 21000, et. seq.) pursuant to CEQA Guideline (California Code of Regulations, Title 14, section 15000, et seq.) 15061(b)(3) (Common Sense Exemption). To the extent the Design Review Application is determined to be a project subject to CEQA, it is categorically exempt pursuant to 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures).

CEQA Guideline 15061(b)(3) (Common Sense Exemption): This subsection excludes activities from CEQA that do not have the potential to cause a significant effect on the environment. The design review permit application is not considered a project for CEQA purposes because it can be seen with certainty that the conversion of an existing 111 square foot structure will not have a significant effect on the environment.

CEQA Guideline 15301 (Existing Facilities): This Class 1 categorical exemption applies to minor alterations of existing private structures involving negligible or no expansion of existing or former use. This exemption applies because the proposed conversion of the carport structure to a dining room involves negligible or no expansion of the existing use.

CEQA Guideline 15303 (New Construction or Conversion of Small Structures): This Class 3 categorical exemption applies to the construction of new, small facilities or structures and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. This exemption applies because the Applicant proposes to convert an existing small structure (the carport) from one use to another (use as a dining room) and only minor modifications will be made to the exterior of the structure to enclose the existing structure.

SECTION 4. 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. This addition does impact the relationship between the structures and streetscape, however it is minor and consistent with the prior structure and does not negatively impact surrounding properties or streetscape.

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 or impacted. The proposed project will not impact public view corridors.

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

The project meets minimum setback and height requirements as well as design criteria to account for massing with varying front setbacks and a front porch. The front setback is approximately 44 feet, the side setback is approximately 11 feet, and the rear setback is approximately 45 feet.

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. Parking conditions are unchanged. The site includes 1 covered parking space and 2 uncovered parking spaces all in the south east corner of the property. The existing carport space to be converted is currently closed off to parking by a 3 foot fence.

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 project incorporates setbacks to mitigate massing and does not propose changes to any structures or roof lines.

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 project does not propose landscape changes.

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

proposed development.

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

H. The proposed project will comply with all applicable provisions of Title 17 and will be consistent with the policies and standards of the General Plan.

See additional applicable provisions below.

SECTION 5. OLD TOWN HISTORIC GENERAL DEVELOPMENT STANDARDS: The ZDRB hereby makes its determination based on the following findings as required by YMC Section 17.28.050 with respect to the Design Review Application based on the evidence contained in the Record which is herein incorporated by reference:

New land uses and structures, and alterations to existing land uses and structures, shall be design, constructed, and maintained in compliance with the requirements of Table 17.28-1, in addition to the applicable development standards in Divisions 3 and 4 of Title 17.

Applicable requirements from Table 17.28-1 include a maximum floor area ratio of 0.25 and setbacks. Setback requirements include a front setback of 10 feet, side setback of 5 feet, and a rear setback of 5 feet. As described in the discussion/analysis section above, the proposed project complies with these requirements.

The following requirements from Table 17.28-1 are not applicable because they are not impacted by the proposed changes: lot density, lot size, height limit, minimum open space, and parking.

SECTION 6. Residential Design Standards and Guidelines: The ZDRB hereby makes its determination based on the following findings as required by YMC Chapter 17.40 with respect to the Design Review application based on the evidence contained in the Record which is herein incorporated by reference:

Applicable Design Standards from YMC 17.40.020 Design Standards include the following:

Carports Shall be located in the rear half of the lot or screened from view from adjacent street frontage by building placement, landscaping and/or fencing in compliance with Chapter 17.136.

The proposed carport is not located on the rear half of the lot, however it is already existing and is not made worse by the proposed changes.

In the Old Town Historic District, driveway aprons shall be a solid surface, concrete, or pavers, for the width of the driveway and length from the existing edge of asphalt street to the right-of-way line or five feet, whichever is greater.

The current driveway apron is gravel and does not comply with this standard, however no changes are proposed which impact the driveway apron.

Building facades that face street frontages shall include breaks in their wall plane by incorporating one or more techniques along at least 20% of the entire street-facing façade, such as varying setbacks, recessed or projecting building entries, wall offsets, wall projections or variation in materials.

The street facing building frontage complies with this standard by incorporating a front porch and varying setbacks.

Buildings shall carry the same design in terms of form and massing, roof design, wall and window design, and colors and materials on all building elevations.

The building massing, form, roof design, wall and window design, colors and materials are consistent and proposed to match existing designs.

Only wood-frame windows, vinyl-clad wood windows or powder-coated metal-framed windows colored by the manufacturer are permitted. Bare metal, plastic, or silver-colored aluminum windows or screen frames are prohibited.

Proposed windows and doors include 2" pre primed and painted re-sawn decay resistant wood or Hardie cement composite corner. Window frame and grids are to be black to match existing.

Shutters, if incorporated, shall be the same size as half the adjacent window width.

The proposed project does not include shutters.

Trim surrounds shall be provided at all exterior window and door openings. In lieu of exterior window trim, windows can be recessed from wall plane by a minimum of three inches.

Proposed windows and doors include 2" pre primed and painted re-sawn decay resistant wood or Hardie cement composite corner. Corner and window trim are proposed to match existing materials.

The following exterior materials are allowed: wood (lap-siding, board and batten, shingle), cement board, or stucco. Natural brick or stone is allowed as an accent material only, covering no more than 25% of any building façade. T-11 or plywood shall not be permitted.

The proposed project includes board and batten siding to match existing materials.

Design material changes shall occur at intersecting planes, at inside corners of changing wall planes or where architectural elements intersect such as a chimney, pilaster, or projection, except for the base of buildings, corner boards or gable ends.

The proposed project does not include design material changes.

Applicable Design Guidelines from YMC 17.40.030 Design Standards include the following:

Buildings shall have consistent materials, details, and architectural theme on all sides of the buildings. Materials that appear faux or veneer-like should be avoided. Joints or raw edges of materials shall be concealed to create an appearance of authenticity.

Building materials, details, and architectural theme are consistent and do not appear faux or veneer-like.

Mediterranean and Tuscan design styles that include, but are not limited to, the following common characteristics of clay tile, heavy stucco, or plaster, cut and cast stone, wrought iron details, tower-like chimneys, heavy massing, arched openings, and arcades are prohibited.

The proposed project does not include Mediterranean or Tuscan design styles.

Sliding glass doors are discouraged and the use of large picture windows should be limited when these features are visible from the street.

The proposed project does not include sliding glass doors or large picture windows visible from the street.

Double-hung windows should maintain a .5:1 height to width ratio or greater.

The proposed project does not include double-hung windows.

Where adjacent to single-family development, windows, balconies, and similar openings should be oriented so as not to have a direct line-of-sight into homes or onto private backyards on abutting properties. This can be accomplished through window placement, stepbacks of upper stories, use of clerestory windows, glass block or opaque glass, or mature landscaping within the rear or side setback areas.

The proposed project's windows will not have a direct line-of-sight into homes or onto private backyards on abutting properties.

SECTION 7. Determination: The ZDRB hereby approves the Application for a Design Review permit at 2006 Webber Avenue, and finds the Application to be exempt from CEQA pursuant to CEQA guidelines 15061(b)(3) (common sense exemption), 15301 (existing facilities), and 15303 (new construction or conversion of small structures).

Passed and adopted at a regular meeting of the Zoning and Design Review Board of the Town of Yountville held on the 14th day of November 2023 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 14th day of November 2023.

Eddy Gomez, Town Clerk