



Staff Report

File #: 20-2574, **Version:** 1

Zoning and Design Review Board Staff Report

Date: May 12, 2020

Applicant: Town of Yountville

Owner: Town of Yountville

Location: 7501 Solano Avenue; APN 034-140-025

Land Use Classification: PF Public Facilities

Environmental Clearance: Categorically Exempt per California Environmental Act (CEQA) Guideline; Class 32, In-Fill Development Projects

Case Planner: Sandra Liston, Planning & Building Director

PROJECT

Design Review for Wastewater Treatment Plant Modernization.

DISCUSSION/BACKGROUND

The wastewater treatment plant, located at 7501 Solano Avenue, is situated at the end of a long driveway, behind Vintners' Golf Course, and not visible from a public vantage point. The wastewater treatment plant is currently developed with the control building, sedimentation tanks, filters, paved parking areas, underground utilities, wastewater treatment ponds and other structural improvements. The control building was last upgraded in the mid-1970s and is now in need of modernization to serve current needs. The control building features plaster siding, divided-light windows, and a hip roof with clay tiles.

The project consists of a one-story, 480 square foot (12' x 40') addition with upgrades for ADA-compliant restrooms and locker rooms. The addition is located on the east side of the building and will be setback three feet from property line. The addition includes an expansion of the Control Room, a new Conference/Break Room, and a new Manager's Office in an area that is currently landscaped with bushes, cobble rock/boulders, and soil. This area abuts the Vintners Golf Course in the immediate vicinity of its maintenance buildings and parking area. The golf-course holes are located further northeast and buffered by a stand of mature trees.

A portion of the building will be demolished to prepare the site for the addition. Roof tiles that are removed will be salvaged for reuse on the addition portion of the building. The addition has been designed to match the existing building and will feature plaster siding, divided light windows, and salvaged clay tiles on an overhang. The addition, however, will be distinguished from the existing building by use of a flat roof. No windows will be located on the east elevation because of its proximity to property line and requirement for fire separation.

ANALYSIS. The proposed addition is the type of improvement that has typically been classified a "minor

modification.” Minor modifications are exempt from design review and are defined by the Code to mean “minor changes to an existing structure that does not result in a noticeable change to the front elevation, or changes to the rear or side elevations that would increase height of the roof line or intrude on the privacy of adjacent lots...”

In this case, the control building is setback sufficiently from the street and other structures so that it will not have any impact on adjoining properties. Also, there is no proposed increase in height and no intrusion on the privacy of adjacent lots.

The reason that staff concluded the project was not exempt from design review is because the proposed setback is just three feet. While the Zoning and Design Ordinance (ZODO) is currently silent on design standards for buildings in the PF district, new standards are set to go into effect on May 19, 2020. On that date, the Council will conduct the second reading and adoption of an ordinance that amends the ZODO for the PF district to require that setbacks are determined as part of the Master Development Plan process. Master Development Plan projects are subject to design review approval by the Zoning and Design Review Board or the Town Council.

The Master Development Plan process allows setbacks of up to zero feet depending on the unique circumstances of the development. Here, the three-foot setback is not expected to result in any impacts to adjoining properties given the remote location of the wastewater treatment plant. The building backs to the maintenance structure at the rear of the Vintners Golf Course and is separated a significant distance from the driving ranges. It is not visible from any other public vantage point. The addition is necessary to upgrade the control building to serve current needs and the east elevation will be constructed to the fire wall standards of the California Building Code.

STRATEGIC PLAN GOAL

Is item Identified in Strategic Plan? Yes

If yes, Identify Strategic Goal and Objective. **Exceptional Town Services and Staff:** The Town supports its talented staff who deliver high quality municipal programs and services while maintaining public infrastructure for the benefit of the community.

Briefly Explain Relationship to Strategic Plan Goal and Objective. The upgrades are necessary for staff to perform a high level of service to benefit the community. Design Review ensures that the improvements are consistent with the Town Code and appropriate for the site.

RECOMMENDATION

Receive staff report and direct questions to staff.

Receive the applicant's presentation.

Conduct public hearing and receive testimony.

Conduct Board discussion and approve Design Review for the Wastewater Treatment Plan Modernization.