



Minutes
ZONING & DESIGN REVIEW BOARD
October 9, 2007 - 6:00 pm
Town Hall, 6550 Yount Street, Yountville

1. Call to Order

Chair Halliday called the meeting to order at 6:05 pm.

2. Roll Call

Present: Boardmembers Janes, Lamborn, Henderson, and Denton, Chair Halliday

Absent: None

3. Adoption of Agenda

On a motion by Boardmember Denton, seconded by Boardmember Janes, the agenda was adopted unanimously as revised.

4. Approval of Minutes – September 11, 2007

On a motion by Boardmember Henderson, seconded by Boardmember Denton, adoption of the minutes of the September 11, 2007 meeting was deferred to the next meeting, to include revisions as discussed.

5. Public Comment - None

6. Presentation & Discussion – Design Review, 07-DR-15, Bryan & Christine Lilienthal / Rob Anglin

Site Location: 6750 Jefferson Street

Subject: Proposal to renovate existing single-family dwelling unit, including construction of a 45 square foot first floor addition, 549 square foot second floor expansion, 213 square foot front porch expansion, and replacement of exterior roofing, windows, and siding.

Assistant Planner, Katie Hogan, presented the Staff Report.

Architect and Owner, Rob Anglin and Bryan Lilienthal, were present to describe project and answer Board questions.

The ZDRB comments and questions were as follows:

Janes:

- Confirms with Architect that the increased roof height does not provide any benefit other than accommodating the proper insulation. Questions whether rigid insulation was considered, to which the Architect responds that the existing 2x4 rafters are not structurally strong enough to support this form of insulation.
- Is delighted with this project and finds it easy to approve. Commends the applicant and architect for their compliance with all development standards, recognizing that it is difficult to meet all standards.
- Has confidence in the craftsmanship that the applicant, Bryan Lilienthal, will bring to the project, anticipating that he will do much of the work himself.
- Confirms with staff that the Zoning Ordinance does not address the issue of legally non-conforming lot sizes that are larger than is currently permitted.
- Separately, would like for staff to investigate how the Town might address larger legally non-conforming lots (such as 12,000-18,000 square feet). Would like for the Zoning Ordinance to address this issue to outline a manner in which lots may become more conforming. Notes that this issue is particularly important in addressing the possibility of houses on large, non-conforming lots, which may be a size not possible on standards lots in Town.

Denton:

- Requests clarification from staff on requirements for porch area. The maximum area that is exempt from the Floor Area Ratio is calculated by 4 square feet per 1 lineal foot of lot street frontage, which is 800 total square feet for this property.
- Confirms with the Architect that the appearance of the south and west elevations are correct, particularly in the appearance of the large dormer portion of the south elevation.

Henderson:

- Finds that the applicant has done a great job, with great architectural work and design. Likes the integration of renovations with the history of the building.

Lamborn:

- Thanks the applicant and architect for submitting such a nice, complete, and clear set of plans. Notes that more detail and plans are provided than normal for such a project, clearly showing what exists and what is proposed.

On a motion by Boardmember Henderson, seconded by Boardmember Janes, Design Review of the proposed remodel is unanimously approved as proposed.

7. Presentation & Discussion – Design Review, 07-DR-16, Town Center Project, Town of Yountville

Site Location: 6500, 6516 Yount Street & 6514 Washington Street

Subject: Proposed Lighting Plan, Town Square Landscape and Fountain Design, and eastern perimeter Landscaping and Wall Design for the Town Center Master Development Plan.

Assistant Planner, Katie Hogan, presented the Staff Report.

Design Team, including John Roberts, Landscape Architect, Alice Prussin, Lighting Designer, and Susi Marzoula, Architect, were present to answer Board questions.

Public Comment:

Carol Fink: Finds the proposed design to be beautiful, but questions how the Town can afford these various features and fixtures. The design team responds that they have worked to create a design that is financially possible and that various elements, such as the fountain, have been included in response to citizen desires.

Don Henfling: Questions whether the lighting will truly comply with the Lighting Ordinance and create little outside impacts in installation. Notes the lighting at the Vintner's Golf Course, which was proposed to be low-impact, but found to cause a great impact following installation. Recommends that the lighting emulate various well-lit locations in Town, such as the Yountville Elementary School parking lot and the Yountville Crossroads Condominiums. Would like for lighting plans and considerations to include the intersection of Washington and Yount Streets, which he finds to be darks and unsafe in places.

Margaret Jefferson: Has concern with vandalism of the fountain and the costs that this will incur, citing vandalism of the fountain at her residence.

Ken Quirici: Lives on Ivy Court adjacent to the property and supports approval of the proposed plans. Notes that resident concerns regarding noise and privacy have been eased through the movement of the pedestrian path to the west. Finds the proposed light poles along the eastern perimeter to be acceptable, noting that proper lighting in this area of the parking lot will increase the visibility of this area to the adjoining neighbors and overall safety of this area. Points out that the proposed poles will be a vast improvement over the existing bright lights at this location.

Steve Becker: Also lives on Ivy Court adjacent to the property. Thanks the Town and design team for the good work and is happy with his experience in the design process. Finds the proposed plans to be acceptable and notes that though he has minor concerns with the light poles along the eastern perimeter, he understands their placement for safety reasons.

As a group and individually the ZDRB made the following **Comments and Recommendations:**

1. Approve of the overall design of the proposed elements and appreciate the design team's attention to detail.
2. Appreciate the Town and design team's response to citizen comments and concerns throughout the design process and would like for this communication and involvement to continue.
3. Find the lighting design and fixture styles to be good and an improvement over the existing lighting onsite.
4. Would like for the location of trees along the eastern perimeter to be rearranged in order to place trees between the pole mounted lights at this location and the adjoining residences. Member Janes recommends that broadleaf evergreen trees of similar height to the light poles (12 feet) be used in this location to further screen the lights from the residences. Landscape Architect, John Roberts, recommends a Marina Madrone to fit this description.
5. Member Janes confirms that the relocated pedestrian walk along the eastern perimeter is now 6 feet in width (with cars overhanging up to one foot of this area). He is pleased with the widening of this walk, which was recommended to be widened from the 4 feet proposed at the Final Development Plan hearing.
6. Member Denton notes that the Photometric Report does not identify the luminance of the wall-mounted and pathway lights surrounding the buildings. Would also like to see the design refined in several areas to assure safe lighting, including at the parking spaces north of the Post Office and within the rear parking lot.
7. Member Denton recommends that lighting in the Town Square area have the ability to be brighter than normal for evening events.
8. Member Lamborn appreciates the minimal use of the glowing glass rings surrounding the shade fixtures, as they are limited to fixtures along walls, beneath overhangs, and on poles surrounding the Town Square.
9. Commend the wine theme of the Town Square and fountain. Member Lamborn recommends that the grape crush bucket and belt be lowered further to allow for movement of mechanical parts as water flows through them.
10. Find the proposed landscaping and trees used in the Town Square and along the eastern perimeter wall to be acceptable. Member Lamborn recommends that the Vitis Vinifera (heritage grape) plants be trellised or otherwise contained and pruned in order to assist in their growth and appearance.
11. Approve of the proposed design, materials, and location of the eastern perimeter wall. Would like for the Town to formally give owners of neighboring residences the option to remove their rear fence and have the Town finish their (east) side of the wall at the time of construction of this wall.
12. Member Henderson recommends incorporating a piece of art or statue of a historic Yountville citizen, such as George Yount, into the Point. Member Denton recommends incorporating a significant vertical element in the center of the Point, such as a flagpole, to emphasize this location as the center of Town.
13. Chair Halliday has objections to the plans for budgetary reasons and would like for approval of the additional design elements be postponed until overall costs of the project have been determined. Member Denton would also like for features to be reevaluated following cost estimates, particularly the design and elements of the fountain.

8. Staff & Board Reports

Follow-up on Items from September 11, 2007 ZDRB Meeting:

1. 6543 Oak Leaf Court, Davino Residence:

The applicant is making required changes to plans and will present these plans and additional details as required by Conditions of Approval at the November ZDRB meeting.

2. Bouchon Restaurant & Bakery Master Development Plan Amendment:

The applicant updated plans and details following ZDRB comments, which were then approved by the Town Council on September 19, 2007. Several additional Conditions of Approval were added to include the requirements that arrangements be made for an additional parking space and that allowable exterior seating will be re-evaluated prior to installation.

3. Burgundy House Inn Remodel:

On September 18, 2007 the Town Council approved the Design Review as proposed, including the removal of the upper chimney and a wider interior doorway (alternative 1). Approval of the proposed Use Permit, as well as Landscape, Parking, Lighting, and Signage Plans, was deferred to a later date pending more information and plans.

Discussion of other items:

1. Approval of Minutes of May 8, 2007:

Following further review of the minutes in question, ZDRB By-laws, and consultation with the Town Attorney, it has been determined that a quorum no longer exists to approve these minutes. In order to achieve a majority vote to approve an item, a majority of ZDRB members (which is 3) must vote 'aye' in support. There were three members present at the meeting (Lamborn, Gervasio, & Halliday) and one of these members is no longer on the Board (Gervasio). It will be noted on the record that the minutes will remain unapproved as amended due to the lack of quorum and an objection by Boardmember Janes.

9. Adjournment

On a motion by Boardmember Henderson, seconded by Boardmember Lamborn, the meeting was adjourned at 8:15 pm.