



**Minutes**  
**ZONING & DESIGN REVIEW BOARD**  
**November 13, 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 Lamborn, Henderson, and Denton, Chair Halliday

Absent: Boardmember Janes

**3. Adoption of Agenda**

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

**4. Approval of Minutes – September 11, 2007 and October 9, 2007**

On a motion by Boardmember Denton, seconded by Boardmember Lamborn, minutes of the September 11, 2007 meeting were approved as revised, with the names of who adopted the agenda remaining unspecified.

On a motion by Boardmember Henderson, seconded by Boardmember Lamborn, minutes of the October 9, 2007 meeting were approved.

**5. Public Comment - None**

**6. Presentation & Discussion – Design Review, 07-DR- 14, Steve Davino**

Site Location: 6543 Oak Leaf Court

Subject: Presentation of updated Site, Floor, and Landscape Plans, as well as Garage Elevations, for a proposed new single-family dwelling unit with a screened porch and a detached garage on a vacant parcel.

Boardmember Denton recessed himself due to a Conflict of Interest.

Assistant Planner, Katie Hogan, presented the Staff Report.

Applicant and Owner, Steve Davino, was present to answer Board questions.

**The ZDRB comments and questions were as follows:**

Henderson:

- Questions whether staff has concern with the gravel on the walkway from the driveway to the home. Staff has no particular concern, due to the substantially less amount of gravel in the walk.
- As stated the last time this project was reviewed, notes that the applicant has done a great job with the project and design. Commend his landscape planting, which integrates well with the design.
- Appreciates his update to the design and plans. Finds it to be good so long as it comes into compliance with FAR and the Town Code.

Lamborn:

- No questions.

Halliday:

- Confirms that, while pea gravel on the driveway will 'introduce' the material into to the area, having this gravel in the backyard will not. This is acceptable to the Town Engineer, as it is much less likely to be brought into the right-of-way from the backyard.

On a motion by Boardmember Henderson, seconded by Boardmember Lamborn, amended and additional plans are approved as required by Conditions of Approval on September 11, 2007.

7. **Presentation & Discussion – Design Review, 07-DR-16, Jay Caldwell, Hurley's Restaurant & Bar**

Site Location: 6518 Washington Street

Subject: Proposal to make various exterior modifications, including extension of the trellis over the south patio, replacement of windows with doors along the north patio, and installation of awnings adjacent to the north patio.

Boardmember Denton re-entered the chamber.

Assistant Planner, Katie Hogan, presented the Staff Report.

Owner and Applicant, Jay Caldwell and Bob Hurley, were present to answer Board questions.

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

- Commend the applicant for a great proposal that will improve the exterior appearance of the restaurant.
- Find the continuance of existing materials, colors, and French door style to be well integrated and good design.
- Note that the site is uniquely limited with no rear area for screening and storage. As such, the applicant must maintain three street frontages, making periodic improvements such as those proposed.
- Confirm that the new trellis posts will be placed in the existing stone columns. The exterior stone will be removed to allow insertion of the column in the basalite block base and then reinstalled.
- Boardmember Lamborn and Denton confirm that the existing red curtains, which are drawn in the cold evenings, will be extended around the expanded trellis area. Find that the extension of these will wall off additional outdoor space and pull the building mass further south.
- Boardmember Denton disagrees with staff regarding the proposed stepping down of the extended trellis area. Finds that the existing differentiation in height between the posts surrounding the main entrance and signage from the main trellis (as shown on the north Washington elevation) is good and sufficient.
- Boardmember Lamborn confirms that existing trees onsite, particularly the Olive to the south and Oak to the north, will be protected and maintained.
- Inquire as to the existing seating and parking configurations, which have been continued or improved from previous uses and approved in the most recent Use Permit for the restaurant. Confirm that staff does not feel that number of seats and parking spaces should be considered as a part of this proposal.

On a separate note, the ZDRB would like to reiterate to the Town Council that the parking problems throughout Town should be addressed.

Also, Boardmember Henderson would like for a differentiation between indoor and outdoor seating to be addressed in the Zoning and Design Ordinances.

8. **Presentation & Discussion, Final Master Development Plan Review, 07-\_\_\_\_\_, Napa Valley Community Housing Project, Finnell Road Affordable Housing Project**

Location: Finnell Road west of Hopper Creek

Subject: Final Review for development applications including Master Development Plan, Use Permit, and Design Review related to a project consisting of 25 affordable housing units, community room, and associated parking on the northeast portion of the Bardessonno Inn site.

Assistant Planner, Katie Hogan, presented the Staff Report. Applicant, Becky Boulton of Napa Valley Community Housing, Architect, Richard Caldwell with Hardison, Komatsu, Ivelich, & Tucker, Landscape Architect, Robert LaRocca with LaRocca and Associates, and owner, Steve Bardessonno, were present to describe project and answer Board questions.

## **Public Comment**

### Steve Bardessonno, property owner:

Notes that per the Development Plan, he has reviewed and approved the final plans and finds them to be good. Has several comments regarding Final Master Development Plan conditions, development, and implementation, including:

- Community Room – Would like use of this room to be considered and specified in the conditional Use Permit. While he does not necessarily want the use of this space to be limited to Finnell Place residents, would like for the capacity and users to be identified.
- Subdivider Responsibilities– Requests a clarification of responsible parties in the Conditions of Approval. Would like for references to the ‘subdivider’ to be changed to the ‘developer’ in Conditions of Approval required to be implemented following the subdivision and completion of other subdivider responsibilities.
- Construction Conditions – Would like for the housing developer to be required to provide the inn with a construction schedule and to notify them of significant construction activities and impacts.
- Successor Owners of Property – Would like for the use and standards for the property to remain in the case of a change of ownership. Proposes that this could be achieved through a deed restriction, requiring that a successor meets certain qualifications and conditions.

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

- Commend the applicant on great floorplans, architecture, and site design, including screening of parking on the irregularly shaped parcel.
- Find the colors and materials to be good and in keeping with the style and character of Yountville.
- Like the design of mechanical vents atop the units, noting that great design integration is used to hide the vents and make the element appear as a chimney.
- Support the use of scored pavement at the intersection of the entry drive and Finnell Road to slow traffic entering the complex and increase the pedestrian and residential characteristic of the site.
- Commend the landscape architect on a great landscape design. Confirm that landscaping will be managed by professionals.
- Find the use of the community room worth exploring, suggest that guests be limited to local Napa Valley Community Housing residents and that the number of events be limited.
- Appreciate Steve Bardessonno’s involvement, noting that his comments are good and should be addressed by Town staff, counsel, and the Town Council.
- Commend the project for accomplishing much with limited resources, noting that it looks comparable to market housing.

### Henderson:

- Recommends that the developer install additional storage whenever possible. Concerned with the lack of storage in covered parking areas and within units.
- Confirms that parking is managed onsite to allow only mobile and registered resident cars to park in the complex and not allow any car washing.

- Would like for street parking for the complex to be limited to Finnell Road. Finds that residents and guests may park across the newly constructed Hopper Creek bridge along Heritage Way or Heather Court. This will lessen impacts of this development on adjoining residential areas.
- Confirms that the crosswalk and new street paving will be installed by the developer when the utility wires are placed underground.
- Notes that the inn management will be notified of construction schedules and have the opportunity to address any concerns through the standard preconstruction meeting process.
- Finds the Town to be the appropriate party to oversee a deed restriction, as they have the best interest of the property and community in mind.

Lamborn:

- Would like for staff to confirm coordination of landscaping along the two sides of the Hopper Creek pedestrian path, ensuring that they relate to each other. Would like for any distinction between the formal landscaping along the housing and the more natural landscaping along Hopper Creek to be minimized.
- Although he understands the management issues of using decomposed granite for the pedestrian pathway, he would like for the applicant to consider other types of pervious pavement to be used in this area.
- Notes that the Stormwater Prevention Plan (SWPP) for the project can be made available to the inn ownership and management so that they may be aware of and enforce the proper construction activities.

Denton:

- Notes that while he would like to see more variation among the two-story units along Finnell, finds the existing design to be acceptable.
- Confirms that the trash enclosure areas will be used for large sized trash 'toters' rather than dumpsters, lessening impact of the space.
- Agrees with Boardmember Lamborn that the applicant should consider other pervious paving options for the pedestrian path.

Halliday:

- Confirms that the parking and use of laundry rooms are tightly managed and do not cause problems on other sites.
- Confirms that flooding concerns have been addressed through the hydrology study, Environmental Impact Report (EIR) and other studies of the site.
- Recommends that an alternative groundcover be considered for the play area, as sand is problematic in nearby parks in Yountville.

**9. Presentation & Discussion, Final Master Development Plan Review, 07-\_\_\_\_\_, Napa Valley Community Housing Project, Ad Hoc Affordable Housing Project**

Location: 6476 Washington Street

Subject: Final Review for development applications including Master Development Plan, Subdivision, Use Permit, and Design Review related to a project consisting of 11 affordable housing units and associated parking on the rear portion of the Ad Hoc Restaurant Site.

Boardmember Denton recessed himself due to a Conflict of Interest.  
Assistant Planner, Katie Hogan, presented the Staff Report.

Applicant, Becky Boulton of Napa Valley Community Housing, Architect, Richard Caldwell with Hardison, Komatsu, Ivelich, & Tucker, and Landscape Architect, Robert LaRocca with LaRocca and Associates, were present to describe project and answer Board questions.

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

- Commend the design team on great architectural and site design, allowing them to fit many elements onto a small, irregularly shaped site.
- Find the colors and materials to be good, but would like to see a differentiation of color between the Finnell Road and Ad Hoc sites. Note that Yountville is small enough that the repeat in color scheme will be noticed.
- Commend the architect for the care taken to hide the roof vents in a false chimney element.
- Find the removal of the Redwood trees along the northern perimeter to be acceptable. Point out that Redwoods are not a good residential tree that will grow to be large, too shady, and troublesome in the long run. Find that the White Alder trees to replace these will provide a better and better maintainable site environment for the residents, which is their top priority.

Henderson:

- Confirms that the path along Hopper Creek will be private and that the Town still has plans to construct a public pedestrian path along the east side of Hopper Creek.
- As on the Finnell Road site, would like for additional storage be incorporated into the units whenever possible.
- Notes the problems the Redwood trees will cause over the next 20 to 30 years. Appreciates the staff's involvement in the consideration of trees onsite and the landscape design process.

Lamborn:

- Inquires as to the growth rate and characteristics of the White Alder trees to be planted along the north property line. The trees are deciduous, have a moderate growth rate, and have a leaf structure and canopy more in keeping with the riparian nature of the site.
- Inquires as to the characteristics of the Carmel Creeper groundcover to be planted along the creek. This is a slow growth, rambling plant that is riparian, native to California.
- Confirms that the irrigation system will not harm existing plants and trees along the creek, with sprayers going away from the existing Oak and not placed within the creek bank.
- Confirms that the Cottonwoods to be planted along the creek will not cause excessive debris. The landscape architect finds that the droppings will not be excessive, negative, or cause damage to the creek.

Halliday:

- Questions whether there have been further public comments regarding the removal of trees onsite. Would like to ensure that citizen concerns regarding these trees have been eased. Staff notes that no additional comments have been received. Applicant notes that effort has been made to preserve as many trees as is possible and that only trees that will suffer permanent damage and eventual loss are proposed to be removed.
- Confirms that the applicant is looking into ways to use the wood once trees are removed. Recommends that the option of using the wood for memorial benches is considered.
- Inquires as to why there is no designated play area. Applicant notes that this was removed with the pulling back of elements from the There will be no play structure, as they tried to pull away from the creek.
- Thanks Councilmembers Dunbar and Chilton for attending the meeting, noting that it is helpful to know that they are supportive of the project and plans.

## **10. Staff & Board Reports 8:18**

Follow-up on Items from October 9, 2007 ZDRB Meeting:

1. 6750 Jefferson Street, Lilienthal Home Remodel:

The applicant has submitted for building permit with approved plans.

2. Town Center Lighting Plan, Town Plaza Design, and eastern perimeter Landscaping and Wall Design: Lighting, town plaza landscaping, and east perimeter landscaping and wall design all approved. Fountain design was not approved, further discussion to consider alternatives was deferred to the Town Center subcommittee (Rosa & Dunbar). The response was to pull things back, remove a planting area. There needs to be more activity square footage available. Find the event center fountains to be good proportion.

Upcoming for December 11, 2007 meeting:

1. Yountville Inn Affordable Housing:

They will consider minor floorplan and elevation changes, as well as exterior colors as required by Final Master Development Plan Conditions of Approval, and the final Landscape Plans as delegated by the Town Council.

2. Burgundy House Inn Remodel:

Use Permit and Site Details will be presented for review.

Discussion of other items:

1. Discussion of Sonoma State Planning Commissioners Seminar: December 1, 2007.

## **9. Adjournment**

On a motion by Boardmember Henderson, seconded by Boardmember Lamborn, the meeting was adjourned at 8:28 pm.