



Special Meeting Minutes
ZONING & DESIGN REVIEW BOARD
February 20, 2008 - 6:00 pm
Town Hall, 6550 Yount Street, Yountville

1. Call to Order

Chair Halliday called the meeting to order at 5:55 pm.

2. Roll Call

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

Absent: None

3. Adoption of Agenda

On a motion by Boardmember Janes, seconded by Boardmember Lamborn, the agenda was adopted unanimously.

4. Public Comment - None

5. Presentation & Discussion – Master Sign Plan Amendment, 08-SR-01, James Brockman, Beard Plaza/ Edward James Courtyard Sign Change, 6540 Washington Street

Subject: Proposal to alter existing Master Sign Plan to include replacement of existing freestanding monument signage and 2 wall-mounted directory signs in order to reflect new complex name.

Associate Planner, Katie Hogan, presented the Staff Report.

Representative of the Applicant, Kate Laughlin, was present to answer Board questions.

The ZDRB made the following Comments and Recommendations:

Janes

- Confirms that the new monument sign, installed prior to approval on a temporary basis, is proposed to remain as currently installed.
- Find the monument sign to be inconsistent with the other proposed signs throughout the complex. Finds the consistency of these signs to be particularly important as the monument sign and main directory sign are visible at the same time.
- Recommends that two inches of a blue border be installed around the plaque of the monument sign so as to finish the trim of the plaque and make it appear less as an add-on to the base of the sign.
- Does not find that the blue of the signage should be required to match that of the building trim, which is outside of the jurisdiction of the ZDRB and may be changed at any time without review.

Lamborn

- Questions whether the individual tenants have reviewed and approved the proposed signage. The applicant responds that they have approved the copy of the signage, but not the design.
- Confirms that the blue colors of the signage and the trim and awnings of the building do not match exactly and are not intended to do so.

- As the proposed blue does not match the existing trim of the building, recommends that a slate blue be used for the signage instead. This would be a more current color that is neutral and closer to an earth tone, which will tone down the blue trim of the building.

Denton

- Notes that it looks like the new signage has simply been pasted over the existing monument plaque signage.
- Questions whether it is possible to get the blue color of the proposed signage to more closely match that of the existing building trim. The applicant responds that the proposed blue has been found by them to be sufficiently close to the building trim, while also being in keeping with the Thomas Keller Restaurants brand.

Henderson

- Points out that the monument signage appears temporary due to its simplicity and lack of finishing details.
- Likes the configuration of the directory signs.
- Recommends that the metal used on the directory signs also be used on the main monument sign, so as to provide consistency of design and materials. However, notes that the reflective qualities of the metal will need to be considered if a large area is covered.
- Likes the proposal of using a slate blue as a border on the monument sign and on the directory signs, but would rather that the blue be more consistent with the existing trim of the building. Recommends that the Board focus on correlating the proposed signage with the existing site furnishings. As the trim of the building was recently updated, does not find that it will be changed to correlate with the signage for some time.

Halliday

- Agrees with the comments and recommendations made by the other Boardmembers.

Planning Director, Bob Tiernan recommends a compromise in which the upper and lower portions of the plaque signage are trimmed prior to installation the raised blue border so as to not cover the existing street numbering on the background of the monument sign.

On a motion by Boardmember Henderson, seconded by Boardmember Janes, the Master Sign Plan Amendment was unanimously approved, with the following **Conditions of Approval**:

- The temporary freestanding monument signage shall be altered to include a raised border framing and surrounding the existing sign plaque.
- Upper and lower portions of the existing sign plaque are to be reduced in order to provide space for this border while maintaining the existing street number identification in its current location and size.
- The color, material, and style of the border shall match that of the dark blue background of the approved directory signs.
- The final design, dimension, and specifications of the sign shall be approved by the Town Planner prior to construction of the sign.

6. Staff and Board Reports

Upcoming Town Council Items: March 4, 2008

- NapaStyle Retail & Associated Restaurant, design review & use permit

7. Adjournment

On a motion by Boardmember Denton, seconded by Boardmember Henderson, the meeting was adjourned at 6:35 pm.