



Minutes
ZONING & DESIGN REVIEW BOARD
April 10, 2007 - 6:00 pm
Town Hall, 6550 Yount Street, Yountville

1. Call to Order

Chair Halliday called the meeting to order at 6:00 p.m.

2. Roll Call

Present: Boardmembers Denton, Lamborn, and Chair Halliday

Absent: Boardmembers Gervasio and Janes

3. Adoption of Agenda

On a motion by Boardmember Lamborn, seconded by Boardmember Denton, the Agenda was adopted unanimously.

4. Approval of Minutes – March 13, 2007

On a motion by Boardmember Denton, seconded by Boardmember Lamborn, the Minutes of the March 13, 2007 meeting were approved unanimously.

5. Public Comment

None

6. Presentation & Discussion – Design Review, 07-DR-05, Doug Hill – Antique Fair/Hill Family Estate Wine

Site Location: 6512 Washington Street

Subject: Proposal to re-cover front awning, change upper building signage, repaint building trim, and replace existing front doors with wine stained wood doors.

Assistant Planner, Katie Hogan, presented staff report.

Applicants, Doug and Ryan Hill, were present to describe project and answer Board questions.

The ZDRB questions and comments were as follows:

Denton:

- Requests that plans for the new doors meet ADA requirements. Staff will send these requirements to the applicant and ensure that ADA requirements are met.

All members, including Janes (via e-mail), find the proposed design changes to comply with all applicable standards and ordinances.

On On a motion by Lamborn, seconded by Halliday, the Design Review is approved.

7. Presentation & Discussion – Design Review, 07-DR-04, Kirsty Shelton

Site Location: 6816 Yount Street

Subject: Proposal to demolish existing 480 square foot garage and construct new 400 square foot two-car carport and two 180 square foot screened parking spaces.

Assistant Planner, Katie Hogan, presented staff report.

Boardmember Jason Janes is recused, due to conflict of interest.

Applicant, Kirsty Shelton, was present to describe project and to answer Board questions.

The ZDRB questions and comments were as follows:

Lamborn:

- Would like to see more detailed construction plans for the carport.
- Concerned with the proposed driveway gate along Yountville Cross Road. Questions whether there will be stoppers to prevent the gate from swinging out towards the right-of-way.

Denton

- Would also like to see carport construction plans.
- Recommends that steel posts rather than wood posts be used in the carport.
- Inquires as to whether additional lighting is proposed. There is no additional lighting proposed; currently there is adequate lighting at the rear of the duplex.
- Notes that, per the California Fire Department, the driveway gate along the right-of-way cannot shut or must be set back 20 feet.

Following discussion, applicant states that the driveway gate will be removed from the plans.

Boardmember Denton motions to approve the Design Review in concept with the **Condition of Approval** that the following items are to be presented to the Zoning & Design Review Board at a future meeting:

1. Full plans for the construction of the carport, including dimensions and an elevation.
2. Description of materials to be used for carport, including post and beam materials.
3. As discussed, the driveway gate will not be constructed.

Boardmember Lamborn seconds the motion.

8. Presentation & Discussion – Design Review, 07-DR-06, Edwin Parkhurst

Site Location: 28 Ivy Court

Subject: Proposal to remodel existing single-family dwelling to include the addition of a ±157 square foot bathroom and 12 square foot concrete landing. Additional remodeling will include interior modifications and construction of an exterior door in the garage.

Assistant Planner, Katie Hogan, presented the staff report.

Applicant, Edwin Parkhurst, was present to describe project and answer Board questions.

The ZDRB questions and comments were as follows:

Denton:

- Finds the location of rooms surrounding the proposed addition and the location of the front door to be unclear. Would like to see a full floor plan of the home.
- Does not like the construction of a bathroom along the front elevation of the home. This provides little privacy and increases the unusual street presence of the home. Applicant responds that the existing floor plan of the home is unusual, as the original floor plan has been altered through past renovations. Although not ideal, the proposed location of the bathroom is the best available. Privacy is provided by the glass block windows and the 6 foot tall stucco fence in front of the home.
- Concerned with the integration and pitch of the double hip roof over the proposed addition. Applicant responds that their roofing firm finds this to be the best design for the addition and that the height of the hip roof will align with that of the double hip roof over the garage.

- Would like to see more detail on the proposed construction, including roof fascia detail, and step and landing detail.
- Would like to see survey information on the site, including property lines.

Lamborn:

- Asks what type of skylight will be installed. A low dome style is proposed.
- Would like to see survey information as well, but will not insist on this as the construction is not outside of the building envelope.
- Finds that the proposed roof over the bathroom will help to integrate the addition with the home, as the pitch and style match that of the existing home.
- Would like to see more screening along the front elevation of the home to soften and integrate the look of the addition and glass block windows. This could be done through landscaping, vines, or trees in the courtyard between the front wall and the addition.

Janes (submitted via e-mail)

- Supports the south side elevation garage man-door to be installed to be in the half-light style, as described in the staff report, rather than the flush type as shown on plans.
- Requests confirmation on whether the garage man-door will impede vehicular access in the garage. The garage is 21.5 feet wide, which will allow up to 5.5 feet of ingress/egress space for the man-door and 16 feet of space for two cars. The adequacy of ingress/egress space will be further confirmed at the engineering plan review stage.
- Suggests a low-curb model skylight be used, rather than the domed style. When specific plans are presented, finds that staff may determine adequacy of proposed model.
- Recommends that the building inspector confirm that the follow code requirements are met:
 - That a 3 by 3 foot landing is constructed immediately outside (or one step down from) exterior doors at bathroom and garage.
 - That a 2 x 6 wall size is constructed to correlate with the R-19 insulation, rather than the 2 x 4 wall size proposed.
 - That ingress/egress requirements are met, particularly for the new bathroom.

Halliday:

- Has toured the home and finds that the addition helps to further integrate past alterations to the original floor plan.
- Notes that the master bedroom has no bathroom because it was formerly the front living room.
- Points out that there should be no neighbor concerns with the construction; the front stucco wall screens the front of the home.

Boardmember Lamborn motions to approve the Design Review, with the **Condition of Approval** that the following items are to be presented to the Zoning & Design Review Board at a future meeting:

1. Updated east elevation showing bathroom window sizes as they will be in construction.
2. Updated south elevation showing garage door as it will be in construction and landing outside of bathroom door as it will be in construction.
3. Full floor plan, including interior rooms and ingress/egress points.
4. Plan detail of exterior landing, including dimensions, materials, and any railing to be used.
5. Plan detail regarding roof eaves, including dimensions and materials to be used.
6. Detail regarding bathroom skylight, to include make, design, and materials.
7. Landscape site plan and east elevation showing the use of ivy and/or trees to screen the glass block windows in the constructed bathroom.

Chair Halliday seconds the motion.

Boardmember Denton opposes the motion with the following concerns:

- The placement of a bathroom along the front street elevation of a home.
- The hip roof and cricket structure at the street elevation.
- The non-traditional glass block windows at the front elevation.
- The generally confusing orientation of the front entry to the home.

9. **Staff & Board Reports**

Staff Reports: Updates on Upcoming Meetings and Development Projects

- Joint ZDRB/Council Meeting – Staff describes the agenda of the upcoming meeting.
- Affordable Housing Projects Design Review – Board voices questions, including:
 - Whether there can be more diversity in the bedroom composition of the units. The composition of the rooms on the Bardessono site has indeed been further diversified to make the number of 1,2, and 3 bedroom units more equal. The composition of the units at the AdHoc site is limited due to the funding requirement that at least 1/3 of the units be 3 bedroom.
 - Whether the density of the developments can be lessened. The density has already been set and agreed upon in the Concept Review and Development Agreement processes.

10. **Adjournment**

On a motion by Denton, seconded by Lamborn, the meeting was adjourned at 7:15 p.m.