



MINUTES ZONING & DESIGN REVIEW BOARD

February 10, 2009

1. **Call to Order** at 6:03 PM
2. **Roll Call** Chair Halliday, Member Dorenbecher, Member Janes, and Member Lamborn present.
3. **Adoption of Agenda. M/2 Janes/Lamborn.** Approved 4-0.
4. **Approval of Minutes** – Minutes of November 20, 2008 Meeting.
Member Janes clarified that only four voting members were present for item 8.1.
Chair Halliday would like for minutes to be two-sided and for the author to sign them.
M/S Dorenbecher/Lamborn with noted change. Approved 4-0.
5. **Public Comment (five minute limitation per speaker)** None
6. **Consent Agenda – no items**
7. **Presentation and Discussion – no items**
8. **Public Hearing**
 - 8.1. Design Review – Edward & Iren Jenny, 6859 Jefferson Street
Item considered at 6:05 PM.
Member Janes recused himself for proximity of his residence.
Associate Planner Smith presented the staff report for the proposal to demolish the existing single family residence and construct a new two-story 1,799 square foot residence, an attached one story 923 square foot four car vintage auto barn, and a detached 399 square foot two car garage, with associated site circulation, landscaping, and accessory improvements.
Member Lamborn asked whether the Zoning Ordinances stipulates that only one garage is allowed. Associate Smith responded “no.”
Architect Jay Jacobsen represented the applicant and presented material samples.
Member Dorenbecher asked whether the fence will be wrought iron at the street, whether the wood fence will be painted, and whether the applicant has obtained approval from the neighbors for the additional two feet of lattice. Architect Jacobsen responded “yes” to wrought iron and painting, but that neighbor consent had not yet been obtained for the additional height.
Member Lamborn asked how the flagstone would be set.
Landscape Designer Marci Nielsen Berezso responded that while flagstone is depicted, the Jennys are now considering the use of permeable pavers since there is no storm drain system.
Member Lamborn asked how high the arched gate at the entry would be. Architect Jacobsen responded that he didn’t know, but probably 6 feet.
Hearing opened to the public at 6:29 PM.
Denise Frazier at 6870A Jefferson Street commented that it’s a great addition to the neighborhood.

Karen Altamura at 6871 Jefferson Street thanked the Jennys for withdrawing the duplex proposal and noted that she still had concerns.

1. Wants assurances that the vintage car barn will remain a garage and will not be turned into an additional residence or duplex in the future.
2. Wants assurances that dust and debris will be controlled during demolition and noted she wants notification of the start of work.
3. Wants written confirmation that the car barn will not be used for anything other than storage, say vehicle repair or sale.
4. Notes that vintage cars leak oil.
5. Wants the drainage from the house to be addressed.
6. Gave her blessing for two feet of lattice along her property line for privacy.
7. Notes that she would like the wrought iron fence to be three feet along her property line.
8. Asked for clarification on the type of vegetation planned for the south side yard.
9. Asked whether the town would assure that the project would be completed as she does not want a vacant lot after the demolition.

Associate Planner Smith responded to Altamura's concerns.

Chair Halliday asked whether the applicant would inform neighbors of construction activity.

Applicant Iren Jenny spoke of her dream and love of Yountville. She will let neighbors know what is going on.

Neighbor Altamura noted for the record that she is happy she will be notified of demolition and asked for further clarification on vegetation and paving.

Member Lamborn asked for clarification on landscaping along the northern property line, noting that he is concerned about the neighbor's privacy.

Designer Barrazo noted the intent is to retain as much of the existing vegetation as reasonable, although some will be cleared.

Public hearing closed at 6:48 PM.

Member Lamborn noted that the house design reinforces the character of Old Town. He indicated that there is not enough information on the landscape plan to approve it.

Member Dorenbecher thinks the design is lovely.

Chair Haliday noted that while the ZDRB likes the concept of the house, it wants a more elaborate landscape plan and more information on the fences and gate.

M/S Lamborn/Dorenbecher subject to conditions of approval that (1) the applicant obtain written consent from neighbors to increase the height of the fence and submit proof to staff, (2) the applicant submit a revised landscape plan to address the privacy issues and a specification on the vehicle entry gate. Approved 3-0.

Item completed at 6:53 PM.

9. Review and Comment

9.1 Preliminary Master Development Plan Review – Vineyard Oaks Subdivision, 1901 Yountville Cross Road

Item considered at 6:54 PM.

Associate Planner Smith presented the proposal for a residential subdivision project consisting of 12 market rate detached single-family dwellings and four affordable duplex dwellings (within two separate detached duplex structures) for a total of 16 dwellings on 13 parcels along the east side of Stags View Lane at Yountville Cross Road.

Member Janes (1) noted that the affordable units should be classified as a fourplex, rather than duplexes, (2) asked for clarification regarding setbacks for attached and detached

garages, (3) noted that the Zoning Ordinance does not provide any specific mitigation measures for removal of oak trees, and (4) asked for clarification regarding the affordable housing categories. Associate Planner Smith responded to these issues.

Member Dorenbecher asked whether all affordable housing will be situated on Yountville Cross Road. Associate Planner Smith responded "yes."

Chair Halliday noted her concern about housing children in the duplexes off Yountville Cross Road.

Applicant Eric Knight. Thanked the ZDRB for its comments from last fall, which led to the decision to hire a new architect to redesign the site plan and address architecture. He stated that the project has come as close as possible to meeting the ordinance.

Bob Massaro represented the applicant. He reviewed design features and site layout, mentioned green issues, and said he thought they were only taking down one oak. He noted that the property is a challenging long narrow pie shaped lot with two significant easements for sewer and storm drains and an oak cluster slated for preservation, all of which reduce the building envelope. He presented design options for the corner of Yountville Cross Road and Stags View Lane to address the height and density concerns of neighbor Sharon Stenses.

Public hearing opened at 7:27 PM.

Angela Hays at 9 Stags View Lane. She likes how the Knight family has listened to neighbor concerns and likes the location of the duplex, but is concerned over the architecture, wanting it to look like it belongs with her side of the street.

Sharon Stenses at 1 Stags View Lane opposed the concentration of massing and density at her end of the street. She felt the proposed duplexes were not appropriate for a gateway entry into town and felt that the landscaping would not be maintained because they are rental rather than ownership units. She mentioned that deed restricted granny units are an option to provide affordable housing.

Member Janes asked Mr. Massaro to address the architecture. Mr. Massaro responded that it is the Craftsman style of Frank Lloyd Wright and combines different materials: stucco, stone and board and batt. He confirmed that the units would not look like those across the street. He noted that the west side of the street is four feet higher than the subject property and when two-story storey poles were installed the only obstruction to Stags View was the first 20 feet above the Silverado Trail. He noted that the garages between Lots 1 and 3 create a view corridor that maintains a direct view of the vineyards. He indicated that he attempted to mitigate massing with landscaping and setbacks. In response to the landscape maintenance issue raised by Ms. Stenses he indicated that rentals give more control over the occupants than sale units.

Landscape Architect Lori Cagwin Carey noted that potentially two oak trees would be removed: one on Lot 13, and possibly one on Lot 11 (a multi-stemmed tree), and that these would be replanted at a replacement ratio of 3 to 1 at a 24-inch size. New oak trees that are not intended as mitigations (street trees) would be 15 gallon. Member Janes expressed that an aggregate replacement ratio may be more appropriate (ie one tree for each six inches of trunk, including multi-stemmed trees).

Member Janes asked whether the duplex lot at 8,000 square feet exceeds any limits and Associate Planner Smith responded "no."

Rob Wennerberg applauded the applicants for going for the LEED gold rating.

Oscar Rhodes at 1 Stags View Lane said he thought it was not fair to put a two-story unit in front of his neighbor's house, noting that it should be in front of his own house.

Public hearing closed at 7:50 PM.

Member Dorenbecher noted that since she was not involved in the earlier discussion, she will defer to other board members.

Member Janes clarified that this project requires two affordable housing units and that the applicant's choice to put in two additional affordable housing units is what triggers a higher allowable FAR and a maximum lot size of 6500 square feet. With regards to the 6500 square foot lot size exception sought, he noted that he is not adverse to it because the alternative is more houses on more lots. With regards to the garage setback exception sought, he feels that it is not problematic since use and enjoyment is not diminished because they face other garage areas. He believes the two-story massing at the corner should be dispersed.

Member Lamborn appreciates Knight family efforts and likes the architecture. He is in favor of the garage setback exception because these are setback from the street. He is likewise concerned with the massing at the north end of the property. He suggested the applicant prepare photosimulations of the structures so the ZDRB could better understand how views would be affected.

Chair Halliday mentioned she had no problem with massing at corner because, given the lot size, it is the best place. She noted not enough attention has been paid to the fact that this is a green plan.

Mr. Massaro questioned the ZDRB on its feelings regarding the massing by making Lot 1 a one story. Member Lamborn thought this was an improvement and liked the stepping effect going east, but thought the two story duplex units were still a problem, suggesting more articulation on the façade and breaking up the elevation for a building stepping effect. Member Janes is more inclined to see the units alternate between one and two story. He also indicated that more developed exhibits will help the board understand better.

Item concluded at 7:59 PM.

- 10. Staff and Board Reports. M/S Dorenbecher/Halliday** to amend the agenda to hear Staff and Board Reports before the Green Building Code discussion. Approved 4-0.

Associate Planner Smith commented on the Bardessono, Vita, and Sorrento.

Member Janes asked about the General Plan update and Zoning and Design Ordinance revisions. Associate Planner Smith mentioned that both are forthcoming and that staff wants to bring suggestions of ZODO revisions before the ZDRB before the General Plan update. A RFP for the General Plan Update is expected in late spring.

Item concluded at 8:05 PM.

9.2 Green Building Code

Item considered at 8:05 PM.

Member Janes recused himself due to his employment.

Associate Planner Smith introduced green building concepts, practices and standards for discussion by the Board for incorporation into a potential Green Building Code.

Member Dorenbecher is happy to see the town moving in this direction. She supports expedited permit processing.

Member Lamborn noted that we need to have different standards for residential and commercial. He notes that third party verification will be necessary. He supports a percentage standard to trigger green requirements for remodels. Where the percentage standard is not triggered he supports other prescriptive requirements like landfill diversion or other performance criteria. He noted that it would be advantageous for the town to partner with the County's green business program for certification of green businesses.

Chair Halliday wants to create a list of priorities for home remodels, like double paned windows, and the use of incentives to encourage their use. She asked about the status of the Town's incentive programs for low flow toilets and energy saving appliances.

Bob Massaro presented his perspective as a green builder since 1983, as a board member of

Sustainable Napa County, and as a board member of the USGBC. SNC is working with all valley jurisdictions and notes the five valley cities each have different challenges. Napa is undergoing a big building growth spurt and is developing a green code in phases with the goal of an across the board policy. Santa Rosa is adopting a tougher ordinance than Napa. The County is progressing. American Canyon is moving slowly. St. Helena is working with SNC and faces many of the same issues as Yountville. Calistoga is also working on an ordinance. He suggests that residential construction be covered by the Build It Green rating system because LEED is really tough. He noted that SNC's mission is to work with local jurisdictions to help them craft ordinances and that remodel considerations are especially important. He notes that the Knight project is to residential development what the Bardessono project is to commercial development.

Rob Wennerberg is in support of a green ordinance.

Item concluded at 8:23 PM.

11. Adjournment. M/S Dorenbecher/Lamborn to adjourn. Approved 3-0.

Signed: _____
Sandra Smith