

**TOWN OF YOUNTVILLE**  
**MINUTES OF REGULAR COUNCIL MEETING**  
*August 7, 2007*

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**1. CALL TO ORDER - 5:30 P.M.**

Vice Mayor Dunbar called the meeting to order at 5:30 p.m.

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**2. CLOSED SESSION -**

- A. Public Employee Appointment/Recruitment/ of the following Position –  
(Pursuant to Government Code Section 54957):

Title: Town Manager

- B. Conference with Legal Counsel – Existing Litigation (Pursuant to  
Government Code Section 54956.9(a)):

Name of Case: Town of Yountville v. Timothy Bringman (Napa Superior  
Court Case Number 26-38104)

- C. Conference with Legal Counsel – Existing Litigation (Pursuant to  
Government Code Section 54956.9(a)):

Name of Case: Linda Pedroni and George Louie Superior Court Case  
Number 26-36225

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**3. CONVENE REGULAR COUNCIL MEETING – 6:00 P.M.**

Vice Mayor Dunbar convened the regular meeting at 6:00 p.m.

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**4. PLEDGE OF ALLEGIANCE**

The pledge of allegiance was held.

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**5. ROLL CALL**

**Mayor and Town Councilmembers Present:**

Vice Mayor John F. Dunbar and Councilmembers William “Bill” Dutton, Steven C. Rosa and Lewis G. Chilton

**Members Excused:** Mayor Cynthia L. Saucerman

**Town Staff Present:**

Bob Tiernan, Interim Town Manager/Planning Director; Amy L. Valukevich, Town Attorney; Michelle Price, Town Clerk; Myke Praul, Public Works Director/Town Engineer, Finance Director, Richard Stranzl and Kenneth Leary, Community Services Director

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**6. CLOSED SESSION REPORT**

Amy Valukevich, Town Attorney, stated there is no reportable action.

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**7. ADOPTION OF THE AGENDA**

**ACTION: A Motion by Councilmember Chilton, Seconded by Councilmember Rosa to adopt the agenda was unanimously approved.**

**Ayes: Chilton, Rosa, Dutton and Dunbar**

**Noes: None**

**Absent: Saucerman**

**Abstain: None**

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**8. Public Comment on Matters Not Listed on the Agenda  
(Five-minute limitation per speaker)**

No Public Comment.

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**9. APPROVAL OF CONSENT CALENDAR**

**ACTION: A Motion by Councilmember Dutton, Seconded by Councilmember Rosa to approve the Consent Calendar was unanimously approved.**

**Ayes: Chilton, Rosa, Dutton, Dunbar and Saucerman**

**Noes: None**

**Absent: Saucerman**

**Abstain: None**

**A. *Approval of Warrants* —**

- |                                  |                     |
|----------------------------------|---------------------|
| • Accounts payable check numbers | \$408,465.22        |
| • Total payroll and benefits     | <u>\$184,151.25</u> |
| • Total payments for period      | <u>\$592,616.47</u> |

Recommendation: Received and File.

**B. *Call Special Meetings* for Closed Session August 13 and 14, 2007 to conduct Town Manager Interviews.**

Recommendation: Approved.

**C. *Adopt Resolution Number 2595-07* Authorizing the filing of a Notice of Completion and Accepting Work for the Pavement Resurfacing Program, 2007 (ST-14, ST-39, SP-12 and ST-26) performed by North Bay Construction for a total contract amount of \$220,778.77.**

Recommendation: Adopted Resolution.

D. ***Adopt Resolution Number 2596-07*** Authorizing the filing of a Notice of Completion and accepting the work for the Veteran's Park Restroom Addition (PK-14) performed by Richard Alkema Construction for a total contract amount of \$13,000.

Recommendation: Adopted Resolution.

E. ***Adopt Resolution Number 2597-07*** Establishing an Appropriation Limit for Fiscal Year 2007-2008 and selecting current Fiscal Year Adjustment Factors (Gann Limit).

Recommendation: Adopted Resolution.

F. ***Adopt Resolution Number 2598-07*** Approving Budget Adjustment Number 2006-07-A06, Final Budget Adjustments for Fiscal Year 2006-2007.

Recommendation: Adopted Resolution.

G. ***Approval of Minutes*** – June 5, June 6 and June 8, 2007.

Recommendation: Approved.

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**10. PUBLIC HEARING – PRELIMINARY MASTER DEVELOPMENT PLAN – AD HOC AFFORDABLE HOUSING PROJECT – 6476 WASHINGTON STREET (APN 036-090-020)**

***Consider Adoption of Resolution Number 2594-07*** Approving a Preliminary Master Development Plan including Design Review, Use Permit, Parcel Map and Application of Affordable Housing Overlay for a project consisting of 11 affordable housing units and associated parking on the rear portion of the Ad Hoc Restaurant site. **(Continued from July 17, 2007)**

Recommendation: Adopted Resolution.

*Councilmember Rosa recused himself due to a conflict of interest resulting from his primary residence being located within 500' of the affordable housing portion of the subject project and left the Council Chambers.*

Bob Tiernan, Interim Town Manager/Planning Director, presented staff report and provided clarification on the following Conditions of Approval

- Condition of Approval Number 17 – Property owner of Ad Hoc site is responsible for maintenance of the parking lot.
- Condition of Approval Number 30.1 - Ad Hoc - The property owner for that site is responsible for the driveway.
- Condition of Approval Number 91 – Applicant shall grant an easement to the Town of Yountville for the extent of the public use pathway located along the length of Hopper Creek on the east bank side.

*Public Hearing Held*

Harold Maxwell, Ukiah, owns property next to project and commented when this project is approved that the owner clean up creek for protection throughout the winter and not just after the project is completed saying the area is a jungle and there is blockage of a pipe.

Becky Boulton, Project Manager, Napa Valley Community Housing, gave brief presentation.

*Council Comments*

Vice Mayor Dunbar commented on the following:

- The concerns he had have been addressed.
- Thanked the Applicant for reacting to the concerns from Council and the residents and he believes the changes made address those concerns.

Councilmember Chilton commented on the following:

- Echoed comments made by Vice Mayor Dunbar in regard to the changes made to the project.
- Glad to see concerns regarding flooding have been addressed in the hydrology report.
- Agrees with comments made above by Mr. Maxwell regarding maintenance of the creek in terms of the brush.
- Project is still tight on parking and eleven units on a very small amount of space and would have preferred 8 units.
- Willing to support the project.

Councilmember Dutton commented on the following:

- Echoed comments made by Councilmember Chilton and thanked Ms. Boulton for her hard work on the project.
- Acknowledges the drainage concerns raised by Mr. Maxwell are there and hopes everyone along that site can keep up the area to make the water flow better in the winter time.
- Looks forward to the project moving forward.

**ACTION: A Motion by Councilmember Dutton; Seconded by Councilmember Chilton to Adopt Resolution Number 2549-07 approving Preliminary Master Development Plan, Design Review, Use Permit, Parcel Map, and Designation of Affordable Housing Overlay for the Ad Hoc Affordable Housing Project located at 6476 Washington Street (APN 036-090-020) was unanimously approved.**

**Ayes: Dutton, Chilton and Dunbar**

**Noes: None**

**Absent: Saucerman**

**Abstain: None**

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**11. PUBLIC HEARING – PRELIMINARY MASTER DEVELOPMENT PLAN – FINNELL ROAD AFFORDABLE HOUSING PROJECT – FINNELL ROAD WEST OF HOPPER CREEK (APN 036-090-022)**

*Consider Adoption of Resolution Number 2599-07* Approving a Preliminary Master Development Plan including Design Review and Use Permit for a project consisting of 25 affordable housing units, community room, and associated parking at the northeast portion of the Bardessono Inn site. **(Continued from July 17, 2007)**  
Recommendation: Adopted Resolution.

*Councilmember Rosa returns to the dais for the remainder of the meeting.*

Bob Tiernan, Interim Town Manager/Planning Director, presented staff report and provided clarification on the following Condition of Approval:

- Condition of Approval Number 28 – Clarifies that the Inn is responsible for the pavement. The Condition also includes the right-of-way frontage along Finnell Road be dedicated to the Town if needed for street widening and public utility easement. The deteriorated pavement along project frontage will be removed and replaced in conformance with Town standards and specifications typical to any project.

Becky Boulton, Project Manager, Napa Valley Community Housing, presented brief report.

*Public Hearing Held - No Public Comment*

Councilmember Chilton commented on the following:

- Likes front to face the path for a neighborhood look.
- Go with more parking spaces along Finnell Road.
- Addressed concerns previously raised about flooding at Hopper Creek and stated this concern has been looked at from a scientific perspective and flooding from this project is very, very low. Councilmember Chilton does not think this project is a reason for concern for flooding - Hopper Creek is the concern for flooding.
- Twenty-five-units on a small amount of space and probably would have liked to have seen 20 units.
- Happy to support project with changes that have been made.

Councilmember Rosa commented on the following:

- Agrees with comments made by Councilmember Chilton.
- Agrees with additional parking on Finnell Road.
- Need to do Hydrology Study on Hopper Creek and dust off old study to update.
- Likes the emergency gate for fire access.
- Supports the project.

Councilmember Dutton commented on the following:

- Agrees with comments made earlier by Councilmembers.
- Prefers bulb outs for more of a finished look.
- Looking forward to seeing results of the project and appreciates the hard work from Ms. Boulton and stated the neighbors appreciated being part of the decision process.

Vice Mayor Dunbar commented on the following

- Echoes all of the comments that have been made.
- Agrees with parking additional parking space.
- Equates Finnell frontage with what we have at Yountville Square and thinks it is a charming presentation to look at the home fronts.
- Trash compactor locations are as insulated as can be.
- Likes parking changes.

**ACTION: A Motion by Councilmember Dutton; Seconded by Councilmember Rosa to Adopt Resolution Number 2599-07 Approving Preliminary Master Development Plan, Design Review, and Us Permit for the Finnell Road Affordable Housing Project located at Finnell Road, west of Hopper Creek (APN 036-090-022).**

**Ayes: Dutton, Rosa, Chilton and Dunbar**

**Noes: None**

**Absent: Saucerman**

**Abstain: None**

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**12. CONCEPT REVIEW – VINEYARD OAKS (KNIGHT) SUBDIVISION – 1901 YOUNTVILLE CROSS ROAD (APN 036-040-011)**

Concept Review for a residential subdivision consisting of 12 market rate detached single-family dwellings and 2 affordable duplex dwellings for a total of 16 dwelling units on 13 parcels located along the east side of Stag's View Lane.

Recommendation: Received Applicant's presentation and provided comments.

*Vice Mayor Dunbar recused himself due to a conflict of interest resulting from his primary residence being located within 500' of the project and left the Council Chambers.*

*Councilmember Dutton will Chair the item.*

Bob Tiernan, Interim Town Manager/Planning Director, presented staff report.

Bob Massaro, Healthy Buildings, Applicant Representative, gave brief report.

Kathy Austin, Architect, Applicant Representative, gave brief report.

*Councilmember Dutton disclosed that he met with Mr. Massaro last week to discuss the project.*

Kirsty Shelton, Project Manager, gave brief report and responded to various comments from Council.

*Public Comment*

Councilmember Dutton commented he received one letter from Mr. Sales in regard to the project.

Angela Hayes stated no one has contacted her regarding the proposed duplex project and she lives directly across the street. Ms. Hayes provided the following comments:

- Opposed to the most recent proposal, as it still has too many homes.
- Would like to see the development near what is on her side of the street.
- Opposed to affordable rental homes and would rather see occupied affordable homes that people actually own. Believes when people own their homes, they have more pride and will take care of the property better.
- Believes low-income rental will grossly affect surrounding property values.
- Two-Story Units – Would like spread out among the project in order to maintain her view across the street. She does not want her view blocked.
- Duplexes – She anticipates a family of four in each duplex for a total of 16 people and probably two cars per family which means there will not be enough parking.
- Too many affordable units.
- Would like original zoning maintained.

Jim Sales commented on the following:

- Density should decrease as it gets closer to the Town limit.
- Property is not like the other two projects reviewed above and it is not a Master Plan Development. The proposed project is basically the completion of our neighborhood.
- Opposed to multi-family unit anywhere on the street is inappropriate.

Sharon Stensaas, speaking as homeowner, on stags view commented on the following:

- Plan is a vast improvement over previous plan.
- Still concerned about zero lot line and thinks this is a red flag and perhaps if one or two units were eliminated they would fit better on the site.
- Likes the one-story units and set back garages.
- Thinks the project is getting closer, but still a ways away from what would be acceptable to the neighborhood.

Craig Stevens expressed concern over the zero lot lines and suggested fewer units on the property to continue with the two car garages.

Applicant Representatives responded to concerns raised and Mr. Massaro thanked everyone for listening and reminded everyone the project is conceptual and commented they are very sensitive to the view corridors. He would like Council to provide feedback and to give the go ahead so he can get to the Design Phase and meet with the neighbors.

Councilmember Chilton commented on the following:

- Was not on Council back on November 21 when the preliminary concept was presented; however, he did attend the Council meeting and feels up to speed on the project.
- Interaction with Neighbors – Encouraged outreach with neighbors.
- Not sure if decision to do 4 affordable units instead of 2 affordable units is truly altruistic because the Applicant receives a density bonus above what exists today. Many of the units are above the 25% FAR that would be received. Councilmember Chilton commented there is a clear incentive for the additional affordable units and he does not view that as a negative.
- The way this project looks now is how it should have come forward in the first submittal and there have been significant, positive changes made.
- Needs to see real elevations.
- Affordable Housing - Rental or Purchase and Own - Personally tend towards rental housing as a better alternative.
- Duplexes – Does not like the duplexes and thinks they will stick out and eyes will be instantly drawn to the duplex
- Waiver/Variance – Suggested asking for a waiver on number of units (12 instead of 13) and he thinks that is an option to bring forward for Council consideration.

Councilmember Rosa commented on the following:

- Acknowledges the two biggest issues are rental housing and zero lot lines.
- Concerned about drip lines and drainage off the roofs into other people's yards.
- Duplexes – Agrees with Councilmember Chilton and suggested reducing it to one-story or move to another lot.
- Having all houses as one story would be important to the neighbors.
- Not sure how zero lot line will play out.
- Does not have a huge issue with project with the exception of the two-story duplex.

Councilmember Dutton shares similar concerns with the other Councilmembers and commented on the following:

- Duplex – Concerned about massing.
- Zero Lot Lines – Understands the staggered driveways, but it seems like there will be any space between them.
- Minimum number of lots is 13.

Interim Town Manager/Planning Director Tiernan clarified that the requirement is based on actual number of units per parcel (13 to 18).

Councilmember Dutton suggested the Applicant come back with a couple of options for Council to consider based on tonight's discussion.

Applicant clarified that they will come back with an Application rather than another Concept Review.

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**13. APPOINT VOTING DELEGATE AND ALTERNATE FOR THE LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE SEPTEMBER 5 THROUGH 8, 2007.**

Recommendation: Appoint voting delegate and alternate.

*Vice Mayor Dunbar returns the dais for the remainder of the meeting.*

Michelle Price, Town Clerk, presented staff report.

**ACTION: A Motion by Vice Mayor Dunbar; Seconded by Councilmember Chilton appointing Vice Mayor Dunbar as the Delegate and Interim Town Manager/Planning Director Tiernan as Alternate Delegate was unanimously approved.**

**Ayes: Dunbar, Chilton, Dutton and Rosa**

**Noes: None**

**Absent: Saucerman**

**Abstain: None**

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**14. COUNCIL REPORTS AND COMMENTS**

Report of Council Member Meeting Attendance:

- A. Napa County Flood Control and Water Conservation District  
(Saucerman/Dunbar)

Interim Town Manager/Planning Director, on behalf of Mayor Saucerman, reported the District met on July 24, 2007 and the bulk of the discussion was related to the prioritization of the Napa Creek construction project.

- B. Napa County Transportation & Planning Agency (NCTPA) (Saucerman/Rosa & Chilton)

Interim Town Manager/Planning Director, on behalf of Mayor Saucerman, reported the Agency met on July 18, 2007 and discussed the following:

- Approved new Vine schedule and route changes and new schedules are available at NCTPA and Town Hall;
- The Authority also approved draft response to the Napa County Grand Jury investigation of the Napa Downtown Trolley;
- Appointed City of American Canyon Mayor Leon Garcia as NCTPA Chair and City of Napa Councilmember Jim Krider as NCTPA Vice Chair;
- Discussed and reviewed eleven principle of Community Development Strategy (CDS); and
- Reviewed ABAG Housing Allocations.

- C. Napa River Watershed Information Center (WICC) (Rosa)

Councilmember Rosa advised he was unable to attend the WICC meeting due to conflicting appointments.

- D. Other Reports and Comments

Vice Mayor Dunbar commented on the recent League of California Cities Mayor and Council Executive Forum and the following topics were discussed:

- Convergence of mobile home parks;
- Housing Mandates;
- Options for small cities to comply with housing requirements;
- Planning for GASB 45 (Allowing for current and future retiree benefits);
- Session on City Manager and Attorney evaluations; and
- Interesting keynote speakers on how to come up with ideas that stick in people's minds.

Recommendation: Received and Filed.

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## 15. STAFF REPORTS

- A. Status Report regarding Actuarial Study of Non-Pension Post Employment Benefits.

Richard Stranzl; Finance Director, provided staff report.

Myke Praul, Public Works Director/Town Engineer, reported that through the efforts of Karin Argoud-Morrissey with her articles in the Yountville Sun regarding Hopper Creek and working with Napa County Resource Conservation District and local resident Chip Bouril, the Town of Yountville will be participating in the countywide creek clean-up campaign taking place Saturday, September 15, 2007.

Residents who would like to volunteer should contact Shannon at the Napa County Resource Conservation District. The Town will provide a dumpster for the trash to haul off and working with residents to get access to private property.

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**16. FUTURE AGENDA ITEMS**

- A. Burgundy House Use Permit Amendment and Design Review
- B. Volakis Gallery Use Permit Amendment
- C. Yountville Inn Use Permit Amendment

Interim Town Manager/Planning Director Tiernan commented some time late in September Bouchon will be submitting amendments to previously improved kitchen additions.

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**17. RECESS TO YOUNTVILLE HOUSING AUTHORITY BOARD MEETING (SEE SEPARATE AGENDA).**

Council recessed to Yountville Housing Authority Board Meeting.  
(See Separate Minutes)

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**18. ADJOURNMENT**

Adjourned to Special Meetings August 13 and 14, 2007 and Regular Council Meeting September 4, 2007.

ATTEST:

/s/ Michelle Price, Town Clerk

Approved by Town Council:

February 5, 2008