

TOWN OF YOUNTVILLE
MINUTES OF REGULAR COUNCIL MEETING
April 3, 2007

1. CALL TO ORDER – 6:00 P.M.

Council convened the regular meeting at 6:01 p.m.

2. PLEDGE OF ALLEGIANCE

The pledge of allegiance was held.

3. ROLL CALL

Mayor and Town Councilmembers Present:

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

Town Staff Present:

Kevin Plett, Town Manager; Amy Valukevich, Town Attorney; Michelle Price, Town Clerk; Bob Tiernan, Planning Director; Myke Praul, Public Works Director; Paul Klassen, Assistant Town Engineer; and Kenneth Leary, Community Services Director

4. ADOPTION OF THE AGENDA

ACTION: A Motion by Vice Mayor Dunbar, Seconded by Councilmember Dutton to adopt the agenda was unanimously approved.

Ayes: Dunbar, Dutton, Rosa, Chilton and Saucerman

Noes: None

Absent: None

Abstain: None

5. Public Comment on Matters Not Listed on the Agenda (FIVE MINUTE LIMITATION PER SPEAKER)

Brian Washington, Engineer, CalFire, commented Tony Martinez and Zack Boyce were appointed to Captains and are no longer stationed in Yountville.

Engineer Washington introduced Jim Christison and Jim Vierra, the new captains stationed in Yountville.

6. APPROVAL OF CONSENT CALENDAR

ACTION: A Motion by Councilmember Dutton, Seconded by Vice Mayor Dunbar to adopt the agenda was unanimously approved.

Ayes: Dutton, Dunbar, Rosa, Chilton and Saucerman

Noes: None

Absent: None

Abstain: None

A. *Approval of Warrants* —

- Accounts payable check numbers \$ 45,363.94
- Total payroll and benefits \$ 69,444.01
- Total payments for period \$114,807.95

Recommendation: Received and Filed.

B. *Adopt Resolution Number 2545-07* Approving a Salary Plan for Part-time and Seasonal Employees and Rescinding Resolution Number 2247-04.

Recommendation: Adopted Resolution.

C. *Approval of Minutes* – March 20, 2007

Recommendation: Approved.

7. PRESENTATIONS

A. Napa County General Plan Update by Hillary Gitelman, Napa County Conservation, Development and Planning Director.

Hillary Gitelman, Napa County Conservation, Development and Planning Director, presented the Napa County General Plan Update.

Director Gitelman commented on the following:

- Napa County Board of Supervisors extended the comment period for the Draft General Plan Update and associated Draft Environmental Impact Report (EIR) for an additional 60 days and the new deadline is June 28, 2007 at the close of business.
- County will be conducting a public hearing at Yountville Community Hall in the evening on April 4, 2007 to receive comments on the General Plan Update.
- Goal is to bring the General Plan Update to the Napa County Board of Supervisors in early 2008 in order to allow them time to place any proposed policies or map changes requiring a vote of the electorate pursuant to Measure J on the June or November 2008 ballot; otherwise, the Board of Supervisors would have to wait until 2010.

8. PUBLIC HEARING – MASTER DEVELOPMENT PLAN AMENDMENT – NEW SINGLE FAMILY DWELLING – 17 STAGS VIEW LANE (APN 036-041-047)

Consider Adoption of Resolution Number 2539-07 Approving a Master Development Plan Amendment to modify the site plan and design of a previously approved detached single-family dwelling located at 17 Stags View Lane.

Recommendation: Adopted Resolution.

Council Member Dunbar recused himself due to conflict of interest resulting from his property being located within 500' of the project and left the Council Chambers.

Bob Tiernan, Planning Director, presented staff report.

Applicant did not have additional comments and stated the staff report speaks for itself.

Public Hearing Held – No Testimony Presented

ACTION: A Motion by Councilmember Dutton, Seconded by Councilmember Chilton to adopt Resolution Number 2539-07 Approving a Master Development Plan Amendment to modify the site plan and design of a previously approved detached single-family dwelling located at 17 Stags View Lane was approved.

Ayes: Dutton, Chilton, Rosa and Saucerman

Noes: None

Absent: None

Abstain: None

Recused: Dunbar

9. PUBLIC HEARING — MASTER DEVELOPMENT PLAN AMENDMENT – BOUCHON RESTAURANT AND BOUCHON BAKERY – 6534 & 6528 WASHINGTON STREET (APN 036-061-021)

Consider Adoption of Resolution Number 2546-07 Approving a Master Development Plan Amendment to modify a previously approved plan for a restaurant kitchen addition, addition and use of exterior restaurant seating, use of shared facilities between the restaurant and bakery buildings, parking plan, and other site and building modifications for property located at 6528 and 6534 Washington Street.

Recommendation: Adopted Resolution.

Bob Tiernan, Planning Director, presented staff report.

Paul Kelly, Applicant Representative and Architect, Lail Design Group commented on several items from the previous plan up to the present plan and explained how we got to where we are today.

Public Hearing Held – No Testimony Presented

Councilmember Dutton commented on the following:

- Parking – number of parking spaces and instructions for employees to park behind Compadres and encouraged representatives from Bouchon to encourage employees to park behind Compadres.
- Wood Paneling – No concern about color.
- Height - No concern.
- Windows - Concern about windows near blank wall by Maison Fleurie and encourages hiding equipment; false windows sound like a good idea along back wall and encourages more windows on the other wall on the bakery side.

Councilmember Chilton commented on the following:

- Prefers the screening of the mechanical well next to Maison Fleurie to be higher.
- Agrees with Councilmember Dutton in regard to false windows and stated a trellis with vines is also an option.

Councilmember Rosa commented on the following:

- Agrees with other Councilmember comments.
- Likes the flow of the kitchen area and says it is an improved plan.

Vice Mayor Dunbar commented on the following:

- Echoes what other Councilmembers have said.
- Open to either landscaping elements or false windows -- something to break up the massing of the new west wall and to balance out the courtyard experience.
- Hopes Staff and/or the Applicant have made an effort to speak with Maison Fleurie. As the Mayor said earlier, there is concern with foot traffic, voice noise and general noise, covered or uncovered, in the back area. Vice Mayor Dunbar further commented that since majority of the flow has moved to the inside he thinks it will make it acceptable.
- Concerned about the increase in kitchen staff and the impact on employee parking; one space saved does not matter if adding three or four additional employees.
- An expanded kitchen should not mean an expanded employee dressing room in front of homes on Yount Street and would strongly encourage some employee awareness in this regard.
- There is still plenty to talk about in deferring the seating request.
- Supports the plan as it is right now.

Mayor Saucerman commented on the following:

- Concurs with comments made by Vice Mayor Dunbar and other Councilmembers.
- Concerned about noise pollution with adjacent properties.
- Parking is always going to be an issue and we have addressed this in the past. Applicant has 33 spaces according to your parking agreements.
- Reiterated Vice Mayor Dunbar's question on whether or not there would be increased staffing with the new space, and if there is she encourages staff to use the designated parking areas.

Town Manager Plett clarified with the Planning Director the need for an added condition of approval.

Director Tiernan clarified that a new condition of approval can be added to address the false windows and he prefers the windows; however, landscaping can also work.

Following discussion, the Council agreed to add a condition of approval authorizing staff and the applicant to determine whether or not to use false windows and/or landscaping to address the west facing courtyard wall.

ACTION: A Motion by Vice Mayor Dunbar, Seconded by Councilmember Dutton to adopt Resolution Number 2546-07 Approving a Master Development Plan Amendment to modify previously approved improvements including a restaurant kitchen addition and deferral of exterior restaurant seating improvements and use for the Property at 6528 & 6534 Washington Street (Bouchon Restaurant and Bouchon Bakery) was unanimously approved, as amended as it relates to the treatment on the west facing courtyard wall of the new extension.

Ayes: Dunbar, Dutton, Rosa, Chilton and Saucerman

Noes: None

Absent: None

Abstain:None

10. CONSIDER ADOPTION OF RESOLUTION NUMBER 2547-07 APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING SOLICITATION OF BIDS FOR THE CONSTRUCTION OF THE EAST SIDE PEDESTRIAN PATH (ST-13).

Recommendation: Adopted Resolution.

Paul Klassen, Assistant Town Engineer, presented staff report.

Public Comment - None

Town Manager Plett commented staff would like Council to provide direction regarding design and surface material and authorize staff by resolution to solicit bids.

Town Manager Plett indicated he heard Council consensus to flare the end of planter strip and use white thermal reflective plastic striping, as specified.

ACTION: A Motion by Vice Mayor Dunbar, Seconded by Councilmember Rosa to adopt Resolution Number 2547-07 Approving Plans and Specifications and Authorizing Solicitation of Bids for the Construction of the East Side Pedestrian Path - Phase I (ST-13) was unanimously approved, as amended.

Ayes: Dunbar, Rosa, Chilton, Dutton and Saucerman

Noes: None

Absent: None

Abstain: None

11. COUNCIL REPORTS AND COMMENTS

Report of Council Member Meeting Attendance:

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

Mayor Saucerman reported on the following:

- District Board approved proposed budget amendment transferring subvention funds for design of a railroad crossing project at Napa Creek.
- District Board reported on the successful outcome of the trip back to Washington, D.C., where representatives were told the Flood Control Project would receive \$22.7 Million in funding rather than the \$14 Million previously expected.

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

Councilmember Rosa reported NCTPA discussed the upgrading of bus stops and will spend several hundred thousand dollars over the next five years. None of the bus stops in Town are in need of repair.

C. Napa County Farmworker Housing Oversight Committee (Chilton/Rosa)

Councilmember Chilton stated the meeting was cancelled due to a delay on the operating budget which should come up again three weeks from now.

D. Other Reports and Comments

Councilmember Rosa reported on the Napa River Watershed Information Center meeting where a presentation was provided by the Resource Conservation District (RCD). RCD is trying to become a clearing housing for permitting issues for private landowners who want to upgrade creek areas and want to establish wild life habitat. Normally, to get all of the permits a person would have to go to several different agencies and RCD is trying to become the clearing house for smaller to medium size projects in order to help people and save money.

Councilmember Dutton commented on Consent Calendar Item 6.B. regarding wage increases and minimum salaries approved earlier on the agenda and would like staff to look at the rates charged for programs, so the Town does not have to absorb the increases.

Vice Mayor Dunbar commented on the following:

- Acknowledged everyone who made the Taste of Yountville such a huge success and thanked the vendors and crowds that stayed throughout the day.
- Thanked staff for the goal setting session held March 26, 2007 and is looking forward to the budget sessions coming up in the next few weeks.
- Hopes people were able to attend the Napa Valley Community Housing public forum held last week in order to provide information to the public as it relates to the affordable housing projects coming up.

Mayor Saucerman commented on the following:

- Breakfast with the Bunny is being held Saturday, April 7, 2007 at 7:30 a.m.
- Easter Egg Hunt is being held Saturday, April 7, 2007 at 10:00 a.m. at Yountville Park.
- Reminded everyone of the Joint Meeting of the Zoning and Design Review Board (ZDRB) and Council on April 19, 2007 at 7:00 p.m. at Community Hall.
- Thanked staff for improving The Point and getting some color and bark in the area. It looks nice.

Recommendation: Received and Filed.

12. STAFF REPORTS

Town Manager Plett commented on the following:

- Forrester Park and Washington Park upgrades and beautification are planned for spring 2007. Staff will put up signs in the parks advising the public and will also be meeting with landscape installers to go over ideas for the upgrades.

- Public Works Director Praul, Community Services Director Leary and myself met with the Community Hall Commission to review their portion of the Community Center upgrades. The plan was well received and the Commission is looking forward to the April 19, 2007 Joint ZDRB/Council Meeting.
- Public Works Director Praul will be obtaining a quote for removing the concrete slab at the old laundry site near Community Hall and replacing it with gravel. The area may be used for temporary parking. Staff is also planning on removing the block wall in the next month or two.

Vice Mayor Dunbar suggested as an alternative maybe turning the old laundry site area into a passive park area by using bark and a couple of park benches, essentially softening the area rather than hardening the area.

13. FUTURE AGENDA ITEMS

- A. West Yost Water Study Presentation
- B. First Reading of Ordinance Amending Water Emergency Section of the Municipal Code
- C. First Reading of Ordinance Amending Water Conservation Section of the Municipal Code
- D. Final Map for Ghirardi Place
- E. Gamba Lot Split

Town Manager Plett commented on the following:

- Advised the two water ordinances will be considered some time in May or June after the West Yost Water Study.
- The Gamba Lot Split will come back at a later date to be determined.
- Napa Valley Community Housing is reworking the design of both affordable housing sites based on Council comments, the concept and also input from property owners and neighbors. The project is scheduled to be reviewed by ZDRB in May and then Council will receive in May or early June.

14. ADJOURNMENT

The Council adjourned at approximately 8:15 p.m. to the next Regular Meeting scheduled for April 17, 2007.

ATTEST:

/s/Michelle Price, Town Clerk

Approved by Town Council:

April 17, 2007