

Town of Yountville

6550 Yount Street
Yountville, CA 94599



Town of Yountville

"The Heart of the Napa Valley"

Meeting Agenda - Final

Tuesday, May 2, 2017

6:00 PM

Town Hall Council Chambers

Town Council

Mayor John Dunbar
Vice Mayor Marita Dorenbecher
Council Member Margie Mohler
Council Member Jeffrey Durham
Council Member Kerri Dorman

1. CALL TO ORDER; CONVENE REGULAR MEETING - 6:00 P.M.**2. ROLL CALL****3. PLEDGE OF ALLEGIANCE****4. ADOPTION OF AGENDA****5. PROCLAMATIONS AND RECOGNITIONS**

- A. [17-1201](#) Recognition of Jessica Penman for her service on the Yountville Arts Commission.
- B. [17-1183](#) Proclamation recognizing May as Mental Health Awareness Month.
- C. [17-1189](#) Proclamation recognizing May as Watershed Awareness Month.
- D. [17-1178](#) Proclamation recognizing May as Bike Month and May 11 as Bike to Work Day.
- E. [17-1206](#) Proclamation declaring May 21 to 27, 2017 as National Public Works Week.
- F. [17-1185](#) Proclamation recognizing Building and Safety Month.
- G. [17-1207](#) Proclamation recognizing May 7 to 13, 2017 as Municipal Clerks Week.

6. PUBLIC COMMENT ON MATTERS NOT LISTED ON THE AGENDA

Individuals will be limited to a five-minute presentation. No action will be taken by the Council as a result of any item presented at this time.

7. CONSENT CALENDAR

- A. [17-1192](#) Approve request to cancel the regular Town Council meeting on May 16, 2017.
- B. [17-1203](#) Second Reading and Adoption of Ordinance Number 17-459 Amending Title 17, Chapter 17.116 of the Yountville Municipal Code Second Residential Unit Ordinance Requirements.

Attachments: [Ordinance](#)
[Ordinance - REDLINE](#)

- C. [17-1200](#) Second Reading and Adoption of Ordinance Number 17-461 Approving a Development Agreement with Ashford Yountville II LP for Hotel Yountville located at 6462 Washington Street; APN 036-090-026 (original hotel parcel) & 036-090-038 (hotel expansion parcel).

Attachments: [Ordinance](#)
[Development Agreement](#)
[Exhibit A - 1](#)
[Exhibit A - 2](#)

- D. [17-1204](#) Second Reading and Adoption of Ordinance 16-455-1 Approving Amendment Number Three to the Bardessono Project Development Agreement.

Attachments: [Ordinance](#)

- E. [17-1205](#) Approve correction to pages 1 and 4 of the minutes of the meeting held October 4, 2016.

Attachments: [October 4, 2016 Minutes - Corrected Pages 1 and 4](#)

- F. [17-1167](#) Approve minutes of the meetings held April 18, 2017.

Attachments: [April 18, 2017 Special Meeting Minutes](#)
[April 18, 2017 Regular Meeting Minutes](#)

8. PRESENTATIONS - NONE

9. PUBLIC HEARINGS

- A. [17-1193](#) MASTER DEVELOPMENT PLAN; STATION 8; 6525 WASHINGTON STREET
Consider Adoption of Resolution Number 17-3406 Approving Master Development Plan Amendment, including Use Permit, Design Review, and Master Sign Plan Amendment for Platform 8 restaurant located at 6525 Washington Street (APN 036-330-009).

Attachments:

[Resolution](#)

[Project Narrative](#)

[Sign Plan Matrix](#)

[Preservation Architecture Study, dated 2-10-17](#)

[Preservation Architecture Study, dated 2-23-17](#)

[Inman Study, dated 3-27-17](#)

[Materials Board](#)

[Renderings](#)

[Drawing Set](#)

B. [17-1126](#) MASTER DEVELOPMENT PLAN AMENDMENT; YOUNTVILLE BREWING COMPANY; 6505 WASHINGTON STREET

Consider Adoption of Resolution Number 17-3404 Adopting a Negative Declaration of Environmental Impact for the Yountville Brewing Company located at 6505 Washington Street (APN 036-081-011); and

Consider Adoption of Resolution Number 17-3405 Approving a Master Development Plan Amendment, including Design Review for exterior modifications and Use Permit for change in use to a microbrewery with beer production and food service, and Master Sign Plan Amendment for new business signage for the Yountville Brewing Company located at 6505 Washington Street (APN 036-081-011).

Attachments: [Resolution - Negative Declaration](#)
 [Resolution - Master Development Plan Amendment](#)
 [Applicant Project Narrative](#)
 [ARG Review, dated May 16, 2016](#)
 [ARG Review, dated September 19, 2016](#)
 [Walker Parking Study, dated March 6, 2017](#)
 [Letter from Vintage Estate](#)
 [Inspiration Board](#)
 [Packaging & Logo](#)
 [Drawing Set \(56 Sheets\)](#)
 [Initial Study Yountville Brewery](#)

10. ADMINISTRATIVE / REGULAR ITEMS

A. [17-1194](#) ENVISION YOUNTVILLE GENERAL PLAN ADVISORY GROUP UPDATE

Discussion and possible direction regarding the Composition and Appointment of the Envision Yountville General Plan Town Advisory Group.

Attachments: [Application Evaluation Score Sheet](#)

11. STAFF INFORMATIONAL REPORTS

12. COUNCIL MEETING REPORTS, COMMENTS AND AGENDA ITEM REQUESTS

A. Napa Valley Transportation Authority (NVTA) (Dunbar, Dorman, Mohler, Durham)

B. Reports and Announcements

13. CLOSED SESSION

A. [17-1190](#) CONFERENCE WITH LEGAL COUNSEL; INITIATION OF LITIGATION (Gov. Code, § 54956.9(d)(4))

Number of Potential Cases: 1

B. [17-1202](#) PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Pursuant to Government Code Section 54957.6)

Title: Town Manager

13. ADJOURNMENT

Adjourn to the Town Council Regular Meeting Tuesday, June 6, 2017 at 6:00 p.m. being held in Town Council Chambers located at 6550 Yount Street, Yountville.

I certify that a copy of this Town Council Agenda was posted at a location freely-accessible to the public at Yountville Town Hall, 6550 Yount Street within the Town of Yountville, the Friday before the meeting.

/s/ Michelle Dahme

Michelle Dahme, Town Clerk