

# Town of Yountville

6550 Yount Street  
Yountville, CA 94599



*Town of Yountville*

*"The Heart of the Napa Valley"*

## Meeting Agenda - Final

**Tuesday, February 7, 2017**

**6:00 PM**

**Special Meeting at 4:30 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 SPECIAL MEETING - 4:30 P.M.****2. BOARD / COMMITTEE / COMMISSION APPLICANT INTERVIEWS**

- A. [17-1038](#) Yountville Arts Commission Applicant Interview
- B. [17-1098](#) Yountville Parks & Recreation Commission Applicant Interviews

**3. CALL TO ORDER; CONVENE REGULAR MEETING - 6:00 P.M.****4. ROLL CALL****5. PLEDGE OF ALLEGIANCE****6. ADOPTION OF AGENDA****7. 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.

**8. CONSENT CALENDAR**

- A. [17-1067](#) Approve minutes of the meeting held January 17, 2017.

Attachments: [January 17, 2017 Minutes](#)

**9. PRESENTATIONS**

- A. [16-990](#) Mayor Dunbar to present the State of the Town Annual Review.

**10. PUBLIC HEARINGS**

- A. [17-1045](#) MUNICIPAL CODE AMENDMENT  
Introduce and Waive the Reading of Ordinance Number 17-458  
Amending the Yountville Municipal Code Section Regarding Open  
Space and Floor Area Ratio Requirements and Definitions.

Attachments: [Ordinance](#)  
[Ordinance with Edits](#)

**B.**     [16-948](#)     RH WINE VAULT AT 6711 WASHINGTON STREET AND RH GALLERY AT 6725 WASHINGTON STREET

Consider Adoption of Resolution Number 17-3386 Approving a Mitigated Negative Declaration of Environmental Impact and Mitigation and Monitoring and Reporting Program for RH Wine Vault at 6711 Washington Street (036-440-001) and RH Gallery 6725 Washington Street (APN 036-032-008).

Consider Adoption of Resolution Number 17-3387 Approving a Master Development Plan Amendment, including Design Review and Master Use Permit for RH Wine Vault at 6711 Washington Street (036-440-001) and RH Gallery 6725 Washington Street (APN 036-032-008).

**Attachments:**

[Resolution Mitigated Negative Declaration](#)

[Exhibit A Mitigation Monitoring and Reporting Program](#)

[Mitigated Negative Declaration](#)

[Initial Study](#)

[Resolution Master Development Plan](#)

[Project Narrative](#)

[Sample Menu](#)

[Page & Turnbull Historic Study](#)

[W-Trans Parking Study](#)

[Staff Parking Allocation](#)

[Yountville Community Park - proposed parking plan](#)

[Drawing Set Final](#)

## **11. ADMINISTRATIVE / REGULAR ITEMS**

- A.     [17-1088](#)     RH OFFICE AT 6795 WASHINGTON STREET, RH WINE VAULT AT 6711 WASHINGTON STREET AND RH GALLERY AT 6725 WASHINGTON STREET  
Consider Adoption of Resolution Number 17-3388 Approving a Long Term Lease with RH Office at 6795 Washington Street, Building D, Suite 202 (APN 036-032-014); RH Wine Vault at 6711 Washington Street (APN 036-440-001); and RH Gallery at 6725 Washington Street (APN 036-032-008) to construct private parking with limited public use on the undeveloped area west of the Yountville Community Park fence along Washington Street to allow for RH employee and customer valet parking.

Attachments:     [Resolution](#)  
                          [Lease Agreement](#)

- B.     [17-1091](#)     YEAR END FINANCIAL REPORT  
Consider Adoption of Resolution Number 17-3390 Establishing Allocation of \$586,942.51 General Fund Unassigned Fund Balance for Fiscal Year 2016/2017.

Attachments:     [Resolution](#)

- C.     [17-1092](#)     BUDGET ADJUSTMENT  
Consider Adoption of Resolution Number 17-3389 Approving a Budget Adjustment for Fiscal Year 2016/17 for a low interest loan from the Drought Reserve Fund (57) up to a maximum of \$58,000 to the Water Utility Operating Fund (61-4507).

Attachments:     [Resolution](#)

- D.     [17-1037](#)     YOUNTVILLE ARTS COMMISSION APPOINTMENT  
Consider appointment of one (1) individual to fill an unexpired term on the Yountville Arts Commission with the term of office to expire July 21, 2018.

Attachments:     [Liz Hauer Application - Redacted](#)  
                          [Notice of Vacancy](#)  
                          [Board Details and Roster](#)

- E.     [17-1042](#)     PARKS AND RECREATION ADVISORY COMMISSION APPOINTMENTS  
Appoint two (2) members to serve on the Parks and Recreation Advisory Commission with two terms of office to expire January 20, 2019.

Attachments:     [Sandra Fagan Application - Redacted](#)  
                          [Mark Haugan Application - Redacted](#)  
                          [Kara Scoggins Application - Redacted](#)  
                          [Yvette Sherer Application - Redacted](#)  
                          [Notice of Vacancy](#)  
                          [Board Details and Roster](#)

## 12. STAFF INFORMATIONAL REPORTS

## 13. COUNCIL MEETING REPORTS, COMMENTS AND AGENDA ITEM REQUESTS

- A. Napa County City Selection Committee
- B. Napa County Flood Control & Water Conservation District  
(Dunbar/Dorenbecher)
- C. Napa Valley Transportation Authority (NVTa) (Dunbar, Mohler, Durham, Dorman)
- D. Watershed Information and Conservation Council (WICC)  
(Dorenbecher/Durham)
- E. League of California Cities North Bay Division Meeting
- F. Reports and Announcements

## 14. CLOSED SESSION

- A.     [17-1099](#)     CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
(Pursuant to Government Code Section 54956.8)

Property Address: Parcel south of and adjacent to Veterans Memorial Park on South Washington Street.  
Agency Negotiator: Steve Rogers, Town Manager  
Negotiating Parties: Ashford Hospitality Prime  
Under Negotiation: Terms of Payment and Price

**15. ADJOURNMENT**

Adjourn to the Town Council Regular Meeting Tuesday, February 21, 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

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Michelle Dahme, Town Clerk