



Staff Report

File #: 20-2592, **Version:** 1

YOUNTVILLE PLANNING OFFICER

Staff Report

DATE: May 26, 2020

TO: Yountville Planning Officer

FROM: Daniel Gordon, Planning Manager

TITLE

Consider Adoption of Resolution 20-01, a Resolution of the Planning Officer of the Town of Yountville Approving a Modification or Change in Use Allowing up to Sixteen (16) Additional Seats Total at RH Gallery Located at 6725 Washington Street (APN: 036-032-008), Pursuant to Section 17.156.050 and Other Provisions of the Yountville Municipal Code.

DISCUSSION/BACKGROUND

The project site is located at 6725 Washington Street and 6711 Washington Street. RH Gallery is a full-service restaurant and showroom; Ma(i)sonry is a wine tasting room. The businesses now operate as one business under the RH Yountville brand (collectively, the "RH Campus"). This application for an increased seat count applies to the RH portion of the business.

Town Council resolutions 15-3264, 17-3433, and 18-3511 approved master development plans, design reviews, use permits, and associated use permit amendments for the RH Campus.

Under this application, the applicant is seeking to add additional seating capacity to the RH Gallery restaurant by developing off-site parking near the RH Campus. This new parking would be located along Washing Street, adjacent to Yountville Community Park between the intersections of Lincoln Avenue and Jackson Street, called here the "Right-of-Way Lot" (or "ROW Lot"). The applicant and Town entered into a Parking Lease agreement for the use and associated improvements to the ROW Lot on May 5, 2020.

This lease requires RH to construct 23 parking spaces for use by RH employees and 21 parking spaces for use by the public in the location referred to as the ROW Lot. The agreement leases the real property, owned by the Town, to RH for an initial term of 15 years and requires RH to make an annual payment on each January 1 for the duration of the lease, adjusted by the Consumer Price Index (CPI)

Based on the lease agreement, the applicant proposes to modify their use permit in the following ways:

- 1) Incorporate new off-site parking into the use permit, including 23 parking spaces exclusive to the uses on the RH Campus and 21 spaces for use by the public.
- 2) Dedicate 12 spaces in the onsite lot for employee parking.
- 3) Increase RH Gallery's seat count by 16, from 54 to 70, indoors or outdoors.

Staffing and Seat Count

The Yountville Municipal Code requires that full-service restaurants provide one parking space per three seats for all indoor and outdoor areas. The addition of 16 seats would trigger an increase in the minimum number of required dedicated parking spaces by five.

However, the Code further provides that off-street parking spaces required for any land use may be increased or decreased pursuant to a use permit. In this case, when RH was initially approved, the applicant indicated that total employee count would be 36 over two shifts. The actual number, however, is significantly higher with 63 full time and 17 part time employees. When the three staggered shifts are considered, there could be between 19 and 31 employees on site at any one time. With this in mind, when the Town Council approved the lease agreement, it did so on the understanding that the parking demand generated by RH was significantly higher than the parking ratios in the Code and, therefore, justified a higher parking count. Accordingly, the proposed additional 23 parking spaces at the ROW Lot, in addition to the 12 onsite employee parking spaces, satisfies both the existing employee parking demand based on employee count and the five additional parking spaces generated by the 16 additional seats. No additional staffing is permitted because of the additional tables.

Pursuant to the terms of the lease agreement and included as a condition of this use permit modification, eight of the 16-seat increase will be immediately available upon approval of this application. The remaining eight seats would be available upon completion of the construction of the ROW Lot; provided, however, that RH has not been issued a notice of violation, abatement order, or an administrative citation by the Town for a period of six months after May 1, 2020 which has not been satisfactorily resolved.

Noise

The 16 additional seats, whether indoors or outdoors, are not expected to contribute to a noticeable increase in noise levels from the RH Campus.

Physical Modifications

No physical modifications are requested for the RH Campus, and the physical changes to the ROW Lot are subject to Town review and approval outside of this application and subject to the Town's Design Standards.

Findings

Pursuant to Section 17.156.050 of the Yountville Municipal Code, the Planning Officer may, for modifications or changes in use for existing commercial uses which are part of a Master Plan on file with the Town Clerk, determine that the proposed new use is the same or substantially similar to the old use and that no new use permit will be required if certain findings are made. These findings are made below.

The use is clearly a use permitted by use permit in the applicable land use designation.

- *Full-service restaurants are permitted by use permit in the Old Town Commercial zone.*

The findings made in approving the previous use can also be made for the proposed new use.

- *The findings and approvals in resolutions 15-3264, 17-3433, and 18-3511 can all be made and are hereby made for the new use.*

The conditions imposed on the existing use permit are applicable to the new use.

- *The conditions imposed are directly related to the new use, and furthermore Titles 17 and 18 of the Yountville Municipal Code do not require the imposition of any new conditions.*

ENVIRONMENTAL REVIEW

Exempt per CEQA Guidelines Section 15061(b)(3). To the extent this is deemed a project under CEQA, it is categorically exempt per CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations to Land), 15311 (Accessory Structures), 15321 (Enforcement Actions by Regulatory Agencies), and 15322 (In-Fill Development Projects).

FISCAL IMPACT

Is there a Fiscal Impact? Yes

Is it Currently Budgeted? Yes

Where is it Budgeted? Planning and Building Department Budget

Is it Mandatory or Discretionary? Discretionary

Is there a Staff Resource Impact? Nominal

RECOMMENDATION

Receive staff report and direct questions to staff.

Receive the applicant's presentation.

Conduct public hearing and receive testimony.

Consider Adoption of Resolution Number 20-01 Approving Modification or Change in Use Allowing up to Sixteen (16) Additional Seats at RH Gallery Located at 6725 Washington Street (APN: 036-032-008), Respectively, Pursuant to Section 17.156.050 and Other Provisions of the Yountville Municipal Code