



Town of Yountville

6550 Yount Street
Yountville, CA 94599

Staff Report

Agenda Item #: {{section.number}}A

Yountville Town Council Staff Report

DATE: June 1, 2021

TO: Mayor and Town Council

FROM: Daniel Gordon, Planning Manager

PREPARED BY: Daniel Gordon, Planning Manager

SUBJECT:

Consideration of a Use Permit Allowing Tandem Parking at 1 Lande Way / APN 036-463-016.

BACKGROUND

The project site is an approximately 8,234 square foot lot at the northwest corner of Stags View Lane and Lande Way.

The applicant is proposing to demolish an existing 542 sqft. garage, install a swimming pool in its place, and construct a new 400 sqft. garage closer to the street frontage. The new garage will only be able to accommodate a single car, and so the applicant is proposing the use of tandem parking in the driveway to fulfill the Town's parking requirements. Tandem parking requires a Use Permit from the Town Council, and so this item is before you tonight.

Section 17.88.030 of the Yountville Municipal Code regulates parking requirements. For single-family residential uses, "*one covered and one screened space*" are required.

Section 17.88.020 (L) of the Yountville Municipal Code regulates tandem parking as it relates to off-street parking requirements:

L. Except in mobile home parks or as provided by a use permit, tandem parking (parking where a car or cars have to be moved in order to allow a car to back from a parking space) shall not count as fulfilling off-street parking space requirements. In connection with use permits for tandem parking:

1. In reviewing requests for tandem parking use permits, consideration shall be given to lot configuration (i.e., narrow lot width); locating all parking spaces beyond the front setback depth; increasing efficiency in use of available space; in-fill development will be facilitated; impacts to adjoining properties will be minimized; and parking for second dwelling units or affordable housing units is facilitated.

This property currently has two screened spaces (provided by the two-car garage). The applicant's proposal would reduce this to one covered space and one open space on the driveway partially screened by an entrance gate and landscaping in compliance with the Town's parking requirements. However, since the proposed configuration of the parking spaces would require one car to be in front of the other with no ability to access it independently, it is considered tandem parking and thus a use permit is required.

The code identifies several issues that should be considered when reviewing requests for tandem parking. These issues are discussed below.

Discussion

Configuration / lot width

Tandem parking is appropriate for parcels where traditional parking configurations are difficult or impossible to accommodate. Long, narrow residential lots are one example. Most frequently, tandem parking occurs in the commercial districts of Town to accommodate onsite employee parking. More often, however, tandem parking is discouraged because of the coordination that is required to effectively utilize tandem spaces.

This parcel does not have the unique dimensional concerns we have seen in previous requests for tandem parking. However, the proposed reconfiguration of the outdoor spaces, garage, and driveway would have the effect of reducing the potential parking and driveway footprint, making tandem parking an appropriate option to fulfill the parking requirement. Though, whether the purposeful reduction of the existing parking space area to make way for an accessory use (the pool) complies with the intent of this chapter is a determination for the Town Council.

Location of parking spaces

Locating parked vehicles beyond the front setback (20') provides for a more aesthetically-pleasing streetscape. The proposed configuration locates the parked vehicles 34' back from the front property line, fulfilling this recommendation.

Increasing efficiency in use of available space

The reconfiguration of the outdoor space and the addition of a pool would result in a more desirable, and arguably efficient, overall use of space on the parcel, adding an amenity while retaining all habitable square footage.

Facilitating in-fill development

Facilitating in-fill development is important as Yountville is largely built-out and it represents one of the few remaining opportunities for residential or commercial expansion. The Town also largely depends on in-fill development to meet Regional Housing Needs Assessment (RHNA) numbers, which requires that the Town build a certain number of housing units every 5 years.

This project has a negligible impact on current or future in-fill development potential. An ADU could still be constructed on the parcel. No new parking requirements would be imposed for an ADU, as the parcel is within half a mile of a transit stop.

Minimizing impacts to adjoining properties

As proposed, the project will have little to no impact on adjoining properties, although the open parking space may be visible from the adjacent public path. All parking will remain located on the parcel, so there will be no wider parking impacts on the neighborhood.

Parking for 2nd units is facilitated

As mentioned above, any second unit (ADU) built on the property would not be required to have on-site parking.

Zoning and Design Review Board

On May 11, 2021 the ZDRB considered the design review application associated with the improvements noted above. The ZDRB continued the item to their next meeting in June, citing concerns over pool setbacks and impacts on the view corridor. However, these concerns are unrelated to the application before you, which only comprises the tandem parking portion of the project.

Use permits for tandem parking in residential districts are uncommon. To staff's knowledge, this is the first residential use permit for tandem parking that has gone before the Town Council. Staff believes this presents an opportune moment to raise the issue of whether use permits for tandem parking – or even use permits for all residential zones – should be a competence of the Town Council or of the Zoning and Design Review Board

(ZDRB), which is the traditional decision-making body for most issues of this type (i.e. applications and projects in residential districts that deal primarily with the requirements contained in the Town's Zoning and Design Ordinances). As it stands, the requirement to bring tandem parking use permits before the Town Council when they are part of a residential design review introduces inefficiencies and uncertainty, as it bifurcates the application process. In practice, this could lead to a case where a design review is approved by ZDRB, but associated tandem parking is rejected by the Town Council. Staff believes it is worthwhile to consider consolidating this authority in one body.

This issue is currently being raised as part of the process to update the Town's Zoning and Design Ordinance and is raised for the Town Council's consideration as part of this application.

Staff suggested findings are included in the attached resolution.

ENVIRONMENTAL REVIEW

Exempt per California Environmental Act (CEQA) Guideline, Section 15301 (Class 1) Existing Facilities, 15302 (Class 2) Replacement or Reconstruction, Section 15303 (Class 3) New Construction or Conversion of Small Structures, and Section 15311 (Class 11) Accessory Structures

FISCAL IMPACT

Is there a Fiscal Impact? No

Is it Currently Budgeted? N/A

Where is it Budgeted? N/A

Is it Mandatory or Discretionary? Discretionary

Is there a Staff Resource Impact? No

STRATEGIC PLAN GOAL

Is item Identified in Strategic Plan? Yes

If yes, Identify Strategic Goal and Objective. **Quality of Life:** The Town enhances the livability of Yountville by providing well-maintained public facilities, parks, and trails, and quality programs and events.

Briefly Explain Relationship to Strategic Plan Goal and Objective. By participating in the use permit process, this project is ensuring that the community continues to be well-planned and will maintain the quality of life of the Town.

RECOMMENDATION

Receive staff report and direct questions to staff.

Receive the applicant's presentation.

Conduct public hearing and receive testimony.

Conduct Council discussion on Use Permit Allowing Tandem Parking at 1 Lande Way / APN 036-463-016.

Adopt Resolution approving Use Permit Allowing Tandem Parking at 1 Lande Way / APN 036-463-016.