

**Town of Yountville
Zoning and Design Review Board**

Resolution Number 24-2011

A RESOLUTION OF THE TOWN OF YOUNTVILLE ZONING AND DESIGN REVIEW BOARD TO RECOMMEND APPROVAL OF AMENDMENTS TO SECTIONS 17.48.040 AND 17.48.050 OF CHAPTER 17.48 OF TITLE 17 OF THE YOUNTVILLE MUNICIPAL CODE TO REVISE TYPES OF USES REQUIRING A USE PERMIT TO OPERATE IN PUBLIC FACILITIES ZONE

Recitals

- A. Government Code section 65850 authorizes the Town of Yountville's Town Council to amend zoning ordinances and Government Code sections 65853 through 65857 provide procedures, therefore.
- B. Government Code section 65854 requires the Town of Yountville's Zoning and Design Review Board (ZDRB) to hold a public hearing on proposed Zoning Ordinance amendments.
- C. Yountville Municipal Code (YMC) section 17.184.020 authorizes the Town's Planning Officer to initiate Zoning Ordinance amendments.
- D. The Town's Planning Officer/Director initiated amendments to the Zoning Ordinance which would revise YMC sections 17.48.040 and 17.48.050 governing the types of uses permitted to operate within in the Public Facilities Zoning District (the "PF Zone") with or without a use permit.
- E. The proposed Zoning Ordinance amendments would revise the types of uses required to obtain a use permit to operate in the PF Zone and provide that uses subject to a Town agreement are permitted within the PF Zone without a use permit.
- F. YMC Section 17.184.040 authorizes the ZDRB to recommend approval, conditional approval, or denial of Zoning Ordinance amendments.
- G. On May 14, 2024, the ZDRB held a duly noticed public hearing to consider whether to recommend the Town Council approve the proposed Zoning Ordinance amendments.
- H. The ZDRB now desires to recommend the Town Council approve the proposed Zoning Ordinance amendments in accordance with Yountville Municipal Code Chapter 17.184, Government section 65853, et seq., and other applicable law.

NOW, THEREFORE, BE IT RESOLVED that the Zoning and Design Review Board hereby finds and recommends as follows:

SECTION 1. RECITALS: The foregoing recitals are true and correct and are incorporated into the findings herein.

SECTION 2: RECORD: The Record of Proceedings ("Record") upon which the ZDRB bases its recommendation includes, but is not limited to: (1) the staff reports, Town files and records and other documents prepared for and/or submitted to the Town relating to the proposed Zoning Ordinance amendments, (2) the evidence, facts, findings and other determinations set forth in this resolution, (3) the Town of Yountville General Plan and its certified final EIR and the Yountville Municipal Code, (4) all designs, plans, studies, data and correspondence submitted to the Town in connection with the proposed Zoning Ordinance amendments, (5) all documentary and oral evidence received at public workshops, meetings, and hearings or submitted to the Town, and (6) all other matters of common knowledge to the ZDRB including, but not limited to, Town, state, and federal laws, policies, rules, regulations, reports, records and projections related to development within the Town of Yountville and its surrounding areas.

The location and custodian of the records is the Town of Yountville Planning and Building Department at 6550 Yount St, Yountville, CA 94599.

SECTION 3. CEQA FINDINGS: Based on the Record as described above and all matters deemed material and relevant prior to adopting this resolution, the Zoning and Design Review Board finds the Zoning Ordinance amendments to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15061(b)(3) [common sense exemption] and 15378(b)(5) [administrative activities]. Pursuant to sections 15061(b)(3) and 15378(b)(5) of the CEQA Guidelines, CEQA applies only to projects which have the potential for causing a significant effect and/or physical change on the environment. These Zoning Ordinance amendments will not result in a significant foreseeable environmental impact or physical change in the environment.

SECTION 4. ZONING AMENDMENT FINDINGS: The Zoning and Design Review Board hereby makes its recommendation based on the following findings as required by YMC Section 17.184.060 with respect to the Zoning Ordinance amendments at issue based on the evidence contained in the Record which is herein incorporated by reference:

- A. The proposed amendment would further the goals, objectives, policies and programs and is consistent with the intent of the General Plan;*

The proposed amendment is consistent with the goals, objectives, policies, and programs and the intent of the General Plan as the code amendments would allow more flexibility to regulate proposed uses in the PF- Public Facilities zoning district. The amendment would further General Plan Goal LU-8 ("Continue to maintain and improve all public facilities and services for residents") because the Town will be able to offer a wider variety of services to the community through a clearer and more streamlined approval process.

B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the Town;

The proposed amendment would benefit the public interest, health, safety, convenience, and welfare of the Town, as the proposed code amendment would provide for greater flexibility to regulate uses proposed in the PF-Public facilities zone. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the Town, as any new use authorized by agreement would still require individual approval by the Town Council.

C. For amendments involving a zoning or land use map amendment, the site is physically suitable, including consideration of physical constraints, access, compatibility with surrounding land uses, and provision of utilities, for the requested or potential land uses.

The proposed amendments do not involve changing the zoning map or land use designation for any site. The proposed amendment is to provide for an agreement to be approved by the Town Council for other authorized uses not listed in the PF-Public Facilities zone as a permitted use with approval by the Town Council.

SECTION 5. RECOMMENDATION: The Zoning and Design Review Board hereby recommends the Town Council adopt the Ordinance repealing and replacing YMC sections 17.48.040 and 17.48.050 as set forth in **Exhibit A**, attached hereto and incorporated herein by reference, and find the Zoning Ordinance amendments exempt from CEQA pursuant to CEQA Guidelines sections 15061(b)(3) [common sense exemption] and 15378(b)(5) [administrative activities].

Passed and adopted at a regular meeting of the Zoning and Design Review Board of the Town of Yountville held on the 14th day of May 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of the resolution which was adopted by the Zoning and Design Review Board of the Town of Yountville, County of Napa, State of California, on the 14th day of May 2024.

Hilary Gaede, Acting Town Clerk

Attachments: **Exhibit A:** Draft Ordinance Amending YMC Sections 17.48.040 and 17.48.050