

Town of Yountville
Zoning and Design Review Board
Resolution Number 23-004

A RESOLUTION OF THE TOWN OF YOUNTVILLE ZONING AND DESIGN REVIEW BOARD (ZDRB) RECOMMENDING THE TOWN COUNCIL APPROVE AN AMENDMENT TO THE TOWN OF YOUNTVILLE'S ZONING MAP, REPEAL AND REPLACE SECTIONS 17.08.010 AND 17.184.040 OF TITLE 17 OF THE YOUNTVILLE MUNICIPAL CODE TO INCORPORATE THE UPDATED ZONING MAP BY REFERENCE AND CLARIFY THE TOWN COUNCIL'S AUTHORITY TO ACT ON PROPOSED ZONING MAP AMENDMENTS, AND FIND THE AMENDMENTS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

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 therefor.
- 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 Map and Zoning Ordinance amendments.
- D. The Town's Planning Officer/Director initiated an amendment to the Zoning Map to correctly depict various Zoning Ordinance amendments previously approved by the Town Council, as depicted in **Exhibit A**, attached hereto and incorporated herein by reference, as well as to repeal and replace YMC sections 17.080.010 and 17.184.040, as shown in **Exhibit B**, attached hereto and incorporated herein by reference, to incorporate the updated Zoning Map into Town's Zoning Code and clarify the Town Council's authority to approve, conditionally approve, or deny applications for Zoning Map amendments.
- E. YMC Section 17.184.040 authorizes the ZDRB to recommend approval, conditional approval, or denial of Zoning Ordinance and Zoning Map amendments.
- F. The proposed Zoning Map and Zoning Ordinance amendments will not result in any substantive changes to the zoning of any parcel, nor the authorized uses or regulations applicable to any parcel, but merely updates the Zoning Map to correctly depict prior amendments, ensures the Zoning Code is up to date, and clarifies the Town Council's authority to act on proposed Zoning Map amendments.

- G. On November 14th, 2023, the ZDRB held a duly noticed public hearing to consider whether to recommend the Town Council approve the proposed Zoning Map and Zoning Ordinance amendments.
- H. The ZDRB now desires to recommend approval the Town Council approve the proposed Zoning Map and Zoning Ordinance amendments [insert discussion of any modifications], 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 Map and 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 Map and 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 and Zoning Map amendments to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15061(b)(3) [common sense exemption]. It can be seen with certainty that the Zoning Map and Ordinance amendments will not have a significant effect on the environment because these amendments maintain the current land use designations and merely update the Map to illustrate preexisting zoning designations. The Zoning Ordinance amendments incorporate the Zoning Map by reference and clarifies the Town Council's preexisting authority.

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 and Zoning Map amendments

at issue based on the evidence contained in the Record which is herein incorporated by reference:

1. The proposed amendments would further the goals, objectives, policies and programs and is consistent with the intent of the General Plan;

The proposed amendments further the goals, objectives, policies, and programs and is consistent with the General Plan because they provide an updated and accurate resource for referencing previously approved land use designations and clarify previously existing authority of the Town Council to approve Zoning Map updates.

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

The proposed amendments do not negatively impact the public interest, health, safety, convenience, or welfare of the Town because no Land Use Designations are proposed to change and these considerations are not negatively impacted.

3. 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 Zoning Map amendment does not change the land use designation of any site.

SECTION 5. RECOMMENDATION: The Zoning and Design Review Board hereby recommends the Town Council adopt the amended Zoning Map as depicted in **Exhibit A**, attached hereto and incorporated herein by reference, as well as the Ordinance repealing and replacing YMC sections 17.08.010 and 17.184.040 as set forth in **Exhibit B**, attached hereto and incorporated herein by reference, and find the Zoning Map amendment and Zoning Ordinance amendment exempt from CEQA pursuant to CEQA Guidelines sections 15061(b)(3) [common sense exemption].

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 November, 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 November.

[Name, City Clerk/Deputy City Clerk]

Attachments: Exhibit A: Updated Zoning Map

Exhibit B: Draft Ordinance No. [insert] Amending Zoning Map and
YMC Sections 17.08.010 and 17.184.040

EXHIBIT A



Town of Yountville

"The Heart of the Napa Valley"

Zoning Map 2023

Legend

- Agricultural
- Master Planned Residential
- Mixed Residential
- Mixed Residential 2
- Mobile Home Park
- Old Town Commercial
- Old Town Historic
- Parks and Playfields
- Planned Development
- Primary Commercial
- Public Facilities
- Residential Scaled Commercial
- Retained Commercial
- Single Family Residential
- Senior Mobile Home Overlay
- Affordable Housing Overlay
- Creekside Overlay
- Gateway Overlay
- Mixed Use Overlay
- Retail Overlays
- - Sphere of Influence
- Town Limits
- ▭ Parcels
- Creeks
- == Highway

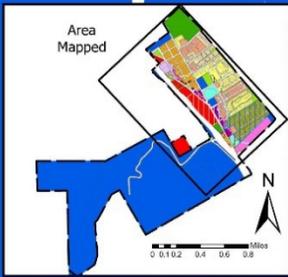
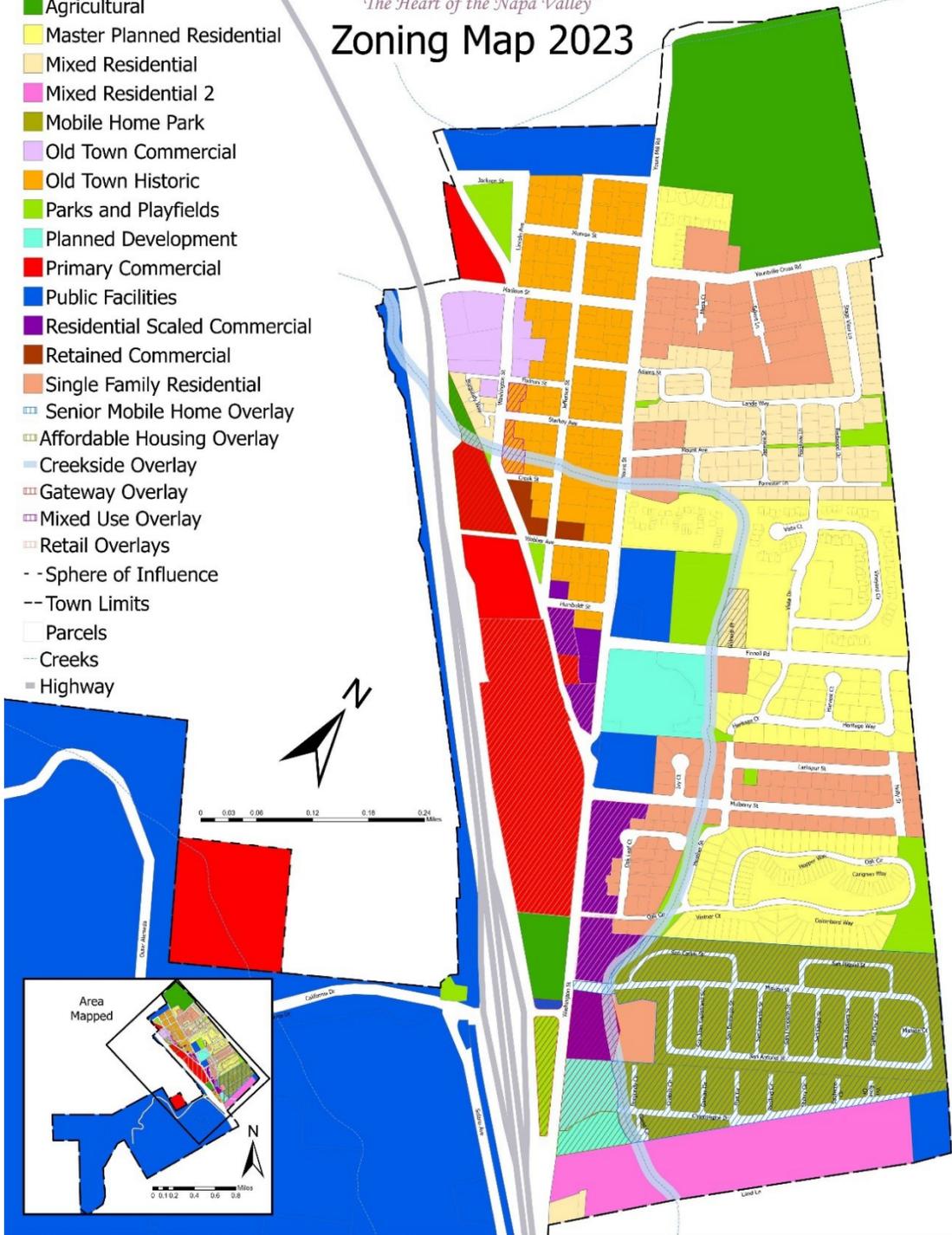


EXHIBIT B

[Draft Ordinance No. 23-XXX]