



Town of Yountville

6550 Yount Street
Yountville, CA 94599

Staff Report

Item #: 10.A

Town Council Staff Report

DATE: May 21, 2024

TO: Council Members

FROM: Irene Borba, Planning & Building Director

PREPARED BY: Irene Borba, Planning & Building Director

RECOMMENDATION:

Consideration of Introduction and Waiving First Reading of Ordinance 24-529 amending sections 17.48.040 and 17.48.050 of Chapter 17.48 of Title 17 of the Yountville Municipal Code ("YMC") revising the types of uses which require a use permit to operate within the Public Facilities Zoning District and Finding the Amendments Exempt From the California Environmental Quality Act (CEQA) Pursuant To CEQA Regulations.

DISCUSSION/BACKGROUND

The Public Facilities Zoning District (the "PF Zone") was created to accommodate governmental, public utility and public educational facilities, and public services provided by private operators. (YMC, § 17.48.010.) The PF Zone currently permits public facilities (operated by government agencies), quasi-public services, emergency shelters, and any other use authorized by a development agreement without requiring a use permit. (YMC, § 17.48.040.) Other uses, such as outdoor recreation; indoor recreation and fitness centers; skilled nursing facilities; congregate housing; day care centers; utility facilities; rooftop uses; and other compatible or appropriate uses currently require a use permit.

To provide the Town with greater flexibility to offer community programs and services in its public facilities, staff recommends the ZDRB adopt a resolution recommending the Town Council amend YMC sections 17.48.040 and 17.48.050 to expressly permit uses that are subject to an agreement approved by the Town Council within the PF Zone. These amendments will allow the Town to enter agreements with third party operators who can provide a variety of services without needing to first obtain a use permit to do so.

Zoning & Design Review Board (ZDRB)

Tuesday, May 14th, the ZDRB considered the proposed Ordinance amendments. The ZDRB received the staff report and heard from the public (there were no public comments) and made a motion recommending that the Town Council adopt the proposed code amendments.

ENVIRONMENTAL REVIEW

The adoption of this resolution and/or the proposed Zoning Ordinance amendments is not a project subject to the California Environmental Quality Act (CEQA) (Public Resources Code section 21000, et. seq.) pursuant to CEQA Guidelines (California Code of Regulations, Title 14, section 15000, et seq.) sections 15061(b)(3) (Common Sense Exemption) and/or 15378(b)(5) (Administrative Activities).

CEQA Guideline 15061(b)(3) (Common Sense Exemption): This subsection excludes from CEQA activities that do not have the potential to cause a significant effect on the environment. This approval does not commit the Town to any proposed course of action regarding the use of any property designated as Public Facilities. The proposed ordinance merely changes the procedure by which certain uses are authorized in the Public Facilities Zoning District. Any future changes to or use of property within the Public Facilities Zoning District will be analyzed and approved in accordance with CEQA and the Yountville Municipal Code.

CEQA Guideline 15378(b)(5) (Administrative Activities): This subsection excludes from CEQA “[or]rganizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.” The proposed ordinance amends the administrative procedure governing the approval of certain uses within the Public Facilities Zoning District but in and of itself will not result in direct or indirect physical changes in the environment.

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. Expanding the types of uses allowed within the Public Facilities Zoning District without a use permit will allow for a wider variety of programs to be approved administratively and increase the number of recreational programs and activities that will benefit the entire community.

Attachments

ZDRB Resolution No. 24-2011

Ordinance No.24-529