



Town of Yountville

6550 Yount Street
Yountville, CA 94599

Staff Report

Item #: A

Zoning and Design Review Board Staff Report

DATE: November 14, 2023
TO: Board Members
FROM: Kyle Johnson, Assistant Planner
Applicant: Planning Officer
Location: Townwide

SUBJECT:

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 (YMC) 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.

PROJECT SITE

Townwide

DISCUSSION/BACKGROUND

The previous amendment for the Town of Yountville's Zoning Map was approved in September of 2022 and included errors which are proposed to be amended in this update. No new zoning districts or zoning district changes are proposed, the only proposed changes are to bring the visual map into compliance with previously approved ordinances. These changes include the following:

1. Addition of the Sphere of Influence
2. Relocation of the Mixed Use Overlay to cover the parcels on the east side of Washington Street from Creek Street to Pedroni Street.
3. Correcting a portion of the property at 6462 Washington Street from Residential Scaled Commercial to Planned Development.
4. Adjust colors of zoning districts to resemble the previously approved Zoning Map more closely.

Proposed changes to YMC 17.08.010 Zoning Map are as follows:

Existing:

The Town Council hereby adopts the Zoning Map of the Town of Yountville which designates land use for all lands within the Town limits. The Zoning Map is hereby incorporated into this Zoning Ordinance by reference. A copy of the Zoning Ordinance and the Zoning Map, together with a record of all amendments, shall be kept on file with the Town Clerk and available at the Planning & Building Department. (Ord. 21-501 § 9)

Proposed:

The Town Council hereby adopts the Zoning Map of the Town of Yountville which designates land use for all

lands within the Town limits. The Zoning Map is hereby incorporated into this Zoning Ordinance by reference. A copy of the Zoning Ordinance and the Zoning Map, together with a record of all amendments, shall be kept on file with the Town Clerk and available at the Planning & Building Department.

Proposed changes to YMC 17.184.040 ("Authority") are as follows:

Existing:

The Zoning and Design Review Board shall recommend approval, conditional approval, or denial of applications for amendments to the Zoning Ordinance, Zoning Map, General Plan or General Plan Land Use Map. The Town Council shall have the authority to approve, conditionally approve or deny applications for Zoning Ordinance or General Plan amendments. (Ord. 21-501 § 9)

Proposed:

The Zoning and Design Review Board shall recommend approval, conditional approval, or denial of applications for amendments to the Zoning Ordinance, Zoning Map, General Plan or General Plan Land Use Map. The Town Council shall have the authority to approve, conditionally approve or deny applications for Zoning Ordinance, Zoning Map, or General Plan amendments.

The proposed change to YMC 17.08.010 incorporates the updated Zoning Map by reference into the Municipal Code. The proposed changes to YMC 17.184.040 update the language to clarify the Town Council's authority to approve Zoning Maps. The Town Council is already authorized to approve Zoning Maps, however it is not clearly and explicitly stated. These amendments will make the Town Council's authority clearer to avoid confusion for future amendments.

Findings

Staff believes the ZDRB and Town Council can make the following findings 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:

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

The proposed amendments are consistent with the General Plan because they reinforce preexisting land use designations and clarify the Town Council's authority over Zoning Map Amendments.

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

The proposed amendments would not be detrimental to 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.

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 changes do not include changing the land use designation for any site.

ENVIRONMENTAL REVIEW

This Ordinance is exempt pursuant to CEQA Guidelines section 15061(b)(3) (no potential for causing a significant effect on the environment). CEQA Guidelines Section 15061(b)(3) exempts projects from environmental review where it can be seen with certainty there is no possibility the activity in question may have a significant effect on the environment. 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.

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. Updating the Zoning Map and clarifying Town Council Authority in the Municipal Code provides a more accurate and digestible communication to parties reviewing the Zoning Map and Municipal Code including residents, developers, and other interested parties.

RECOMMENDATION

Receive staff report and direct questions to staff.

Receive the Assistant Planner's presentation.

Conduct public hearing and receive testimony.

Conduct ZDRB discussion on Zoning Map and Ordinance Update.

Provide recommendation to Town Council to approve Zoning Map and Ordinance Update.