

Town of Yountville Zoning and Design Review Board

Resolution Number 25-025

A RESOLUTION OF THE TOWN OF YOUNTVILLE ZONING AND DESIGN REVIEW BOARD RECOMMENDING THE TOWN COUNCIL ADOPT AN ORDINANCE AMENDING CHAPTER 17.156 OF TITLE 17 OF THE YOUNTVILLE MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND FIND ADOPTION OF THE ORDINANCE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Recitals

- A. Each year, the California Legislature enacts new laws governing the permitting of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs).
- B. Town of Yountville (Town) staff has prepared certain amendments to the Zoning Ordinance to ensure compliance with recent updates to State law governing ADUs and JADUs.
- C. Government Code section 65854 requires the Zoning and Design Review Board (ZDRB) hold a public hearing on proposed zoning ordinances or zoning ordinance amendments.
- D. Yountville Municipal Code (YMC) Sections 17.184.040 and 17.184.050 authorize the ZDRB to recommend approval, conditional approval, or denial of proposed amendments to the Zoning Ordinance after holding a public hearing on the proposed amendments.
- E. Notice for the public hearing was provided in accordance with Government Code sections 65854, 65090, and 65091 and YMC sections 17.180.040 and 17.184.050.
- F. The ZDRB has considered the effect of the proposed Ordinance on the housing needs of the region and balanced these needs against public service needs of Town residents and available fiscal and environmental resources as required by Government Code section 65863.6.
- G. The ZDRB held a duly noticed public hearing on the proposing Zoning Ordinance amendments, at which time all interested parties had an opportunity to be heard.

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 Zoning and Design Review Board 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 ordinance; (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 ordinance; (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 Zoning and Design Review Board 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 requirements of the California Environmental Quality Act (CEQA) pursuant to to Public Resources Code section 21080.17 and CEQA Guidelines Section 15282(h), as CEQA “does not apply to the adoption of an ordinance by a [Town] to implement ... Article 2 (commencing with Section 66314) or Article 3 (commencing with Section 66333) of Chapter 13 of Division 1 of Title 7, of the Government Code.”

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:

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

The proposed amendments would further General Plan goals, policies, and programs, including the following:

- Housing Element Goal H.2: Promote the development of infrastructure and regulations that accommodate increased residential development of all housing types.
 - Housing Element Goal H.3: Promote the development of a variety of housing types.
 - Policy 3.7: Encourage ministerial infill housing development such as two residential units, urban lot splits, and accessory dwelling units (ADU) with a streamlined checklist approach.
 - Housing Element Goal H.4: Provide increased opportunities for multifamily and affordable workforce housing and maintain affordability for income groups.
 - Policy 4.4: Encourage ADUs, including junior ADUs, on single-family lots.
2. The proposed amendment(s) would not be detrimental to the public interest, health, safety, convenience, or welfare of the Town;

The proposed amendments will be implemented through established development and building permit review procedures ensuring that there will be no detrimental impacts to the public interest, health, safety, convenience, or welfare of the Town.

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 amendment does not involve or include any zoning or land use map amendment.

SECTION 5. RECOMMENDATION: The Zoning and Design Review Board hereby recommends the Town Council adopt the Ordinance set forth in **Exhibit A**, attached hereto and incorporated herein by reference, and find the adoption of the Ordinance exempt from CEQA pursuant to Public Resources Code section 21080.17 and CEQA Guidelines Section 15282(h).

Passed and adopted at a regular meeting of the Zoning and Design Review Board of the Town of Yountville held on the 13th day of May 2025 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:
RECUSED:

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 13th day of May 2025.

Steven Miller
Chair

Kami Noriega, CMC
Deputy Town Clerk/Records Coordinator

Attachment: Exhibit A – Ordinance Amending YMC Chapter 17.156