

Town of Yountville
Zoning and Design Review Board
Resolution Number 24-012

**RECOMMENDATION OF THE ZONING AND DESIGN REVIEW BOARD OF THE TOWN
OF YOUNTVILLE TO AMEND YOUNTVILLE GENERAL PLAN 2035 BY ADOPTING THE
6TH CYCLE REVISED HOUSING ELEMENT UPDATE COVERING THE PLANNING
PERIOD 2023-2031**

Recitals

1. Pursuant to California Government Code Section 65300, each city and county in California must adopt a comprehensive, long-term general plan addressing the physical development of the county or city, and any land outside its boundaries which in the agency's judgment bears relation to its planning.
2. California Government Code Section 65302 identifies seven mandatory elements which all city and county general plans must include (land use, circulation, conservation, open space, noise, safety, and housing).
3. On May 7, 2019, the Yountville Town Council adopted the Yountville General Plan ("General Plan") by Resolution No. 19-3552, including a Housing Element addressing housing needs for the 5th Cycle (covering the planning period 2014-2022).
4. It is necessary, timely, and desirable to comprehensively update the 5th Cycle Housing Element of the General Plan to address the State's 6th Cycle Regional Housing Needs Allocation.
5. Through an extensive and lengthy public process, including surveys, focus groups, workshops, study sessions and hearings held by the Yountville Community Development Department, Yountville Planning Department, and Yountville Town Council, the Town of Yountville ("Town") prepared and circulated for public comment the comprehensive update to the 5th Cycle Housing Element entitled "2023-2031 Housing Element" (hereafter "Housing Element Update").
6. In accordance with State law, the Housing Element Update sets forth the Town's housing policies, facilitates the preservation and development of housing, including affordable housing, and establishes programs to address changes in State housing law and to accommodate the Town's share of the new regional housing need allocation.
7. The Housing Element Update contains numerous targeted programs, timeframes, and quantified objectives for implementation of these goals, policies and programs throughout the 2023-2031 planning period, including the need to rezone certain properties.
8. The Housing Element Update has been prepared in accordance with requirements of Article 10.6 of the Government Code and in recognition of the Town's role and responsibilities for adopting and implementing a housing element that promotes the State's housing policies as evinced in Government Code Section 65581, in that the Housing Element Update (1) identifies and designates sufficient land and sites to accommodate the Town's regional housing needs allocation plus additional capacity in order to move toward attainment of the state's housing goals, (2) ascertains local needs and constraints which may impede attainment, and (3) creates local goals, programs, and objectives for addressing those needs and constraints.
9. Based on the developable land available for housing without requiring the demolition of existing structures, and the ongoing interest expressed by property owners in developing housing on nonvacant sites the existing uses on the sites identified in the site inventory to accommodate the lower income RHNA are either likely to be discontinued during the planning period, or continue adjacent to new development on the site and therefore do not

constitute an impediment to additional residential development during the period covered by the housing element.

10. The Town published a draft of the Housing Element Update in March 2022, and invited public comments on the draft.
11. On August 22, 2022, the Town submitted a draft of the Housing Element Update to the California Department of Housing and Community Development ("HCD") and received formal comments therefrom on November 18, 2022.
12. The Town published a revised draft of the Housing Element Update on November 9, 2022, incorporating revisions in response to preliminary comments received from HCD.
13. The Town published a final "adoption" draft of the Housing Element Update on January 13, 2023, incorporating revisions in response to comments received from HCD.
14. The Town determined that the proposed Housing Element Update was contemplated in the certified General Plan EIR (SCH# 2018082008). The proposed amendments are consistent with the General Plan land use designations and with the Yountville Municipal Code. Pursuant to Section 15183 of the California Environmental Quality Act (CEQA) guidelines (Cal. Code Regs., tit. 14, § 15183, subd. (a)), there is nothing peculiar to the project that would require additional environmental analysis. Therefore, the proposed project is considered within the scope of the General Plan EIR, and the Notice of Determination (NOD) filed for the EIR.
15. In compliance with Government Code Section 65353, the Town's Zoning & Design Review Board held a duly noticed, public hearing on January 23, 2023, recommending adoption of the Housing Element Update.
16. In accordance with Government Code Sections 65355, 65090, and 65094, on January 27, 2023, the Town published notice of the Town Council's hearing at least 10 days prior to the hearing in at least three public places within the Town's jurisdiction.
17. The Town Council did hold a noticed, public hearing on February 7, 2023, to receive public testimony and consider adoption of the Housing Element Update.
18. In compliance with Government Code Section 65585(b)(2), the Town has collected and compiled the public comments regarding the Housing Element Update received by the Town and provided these comments to each member of the Town Council.
19. The Town published a final "adoption" draft of the Housing Element Update on January 13, 2023, incorporating revisions in response to comments received from HCD.
20. The Town published a "revised" draft of the Housing Element in April 2024, incorporating further revisions in response to comments received from HCD (the "Revised Housing Element Update").
21. In compliance with Government Code Section 65353, the Town's Zoning & Design Review Board held a noticed, public hearing on May 14, 2024, recommending adoption of the Revised Housing Element Update.

Section 1. Recitals

The foregoing recitals are true and correct and are incorporated into the findings and resolution 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 Revised Housing Element Update, (2) the evidence, facts, findings and other determinations set forth in this resolution, (3) the Final EIR for the Envision Yountville 2019 General Plan Update (SCH# 2018082008), (4) all documentary and oral evidence received at public workshops, meetings, and hearings or submitted to the Town relating to the Revised Housing Element Update and (5) all other matters of common

knowledge to the decision making body 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 Yountville Planning and Building Department, 6550 Yount Street, Yountville, California, 94599.

Section 3. Findings

In accordance with Yountville Municipal Code Section 17.184.060(A), the Zoning and Design Review hereby recommends the Town Council make the following findings with respect to amending the Envision Yountville 2019 General Plan Update through the adoption of the Revised Housing Element Update:

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

Government Code Section 65302 requires every general plan to include a long-term plan for housing which must be updated in accordance with the schedule set forth in Government Code Section 65588. The Revised Housing Element Update updates the Town's plan for housing by establishing policies, programs and objectives which respond to changed conditions within the Town, changes in State housing and development law and a new regional housing needs allocation. Section 6.6 of the Housing Element Update sets ten major goals, including Town Character, Promotion of Residential Development, Variety of Housing Types, Affordable Housing Opportunities, Commercial Development, Public Information and Involvement, Housing Assistance, Maintenance of the Housing Stock, Special Housing Needs, and Consistency with State Requirements. For each of these goals, targeted programs, timeframes, and quantified objectives have been developed which will implement the goals.

The Revised Housing Element Update includes all content required by Government Code Section 65583, as detailed below.

GC 65583 SUB-SECTION	CONTENT REQUIREMENT	HOUSING ELEMENT UPDATE LOCATION
(a)(1) and (2)	An analysis of population and employment trends and documentation of projections and quantification of existing and project housing needs for all income levels, including extremely low income households and an analysis of household characteristics.	Appendix C contains a detailed analysis of Yountville's existing housing need, population, and household characteristics, including income distribution, employment, housing affordability, etc. The basis for the analysis is the Data Profiles for Housing Elements prepared by the Association of Bay Area Governments (ABAG).

(a)(3)	An inventory of land suitable and available for residential development, an analysis of zoning and public facilities and services to the inventory of sites and an analysis of the identified sites and the Town's duty to affirmatively further fair housing.	Appendix D and E contain a detailed analysis of housing capacity, project sites currently zoned to meet RHNA requirements, infrastructure availability, and the ability to affirmatively further fair housing. Table E-2 and Figure E-1 contain an inventory of land suitable to facilitate and encourage housing types for households of all income levels.
(a)(4)	Identification of zone(s) where emergency shelters are allowed as a permitted use and a capacity analysis of those zones.	Appendix F contains a full analysis of the Town's capacity to provide adequate emergency shelters as well as the Town's Programs 21 and 22 to address emergency shelter needs.
(a)(5)	An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including housing for persons with disabilities.	Appendix F contains a full analysis of potential and actual governmental constraints. Programs, policies and objectives such as Program 22 set forth in the Housing Plan address the identified constraints.
(a)(6)	An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including costs, availability of financing, and approval timelines.	Appendix F includes a full analysis of potential and actual nongovernmental constraints. Programs, policies and objectives such as Programs 22 and 26 set forth in the Housing Plan address the identified constraints.
(a)(7)	An analysis of special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, female headed households and persons in need of	Appendix C includes a full analysis of the special housing needs for each of the groups identified in GC subsection 65583(a)(7), addressed by Program 21.

	emergency shelter.	
(a)(8)	An analysis of opportunities for energy conservation with respect to residential development.	Appendix F.3 discusses opportunities for energy conservation, including local grants and funding opportunities.
(a)(9)	An analysis of existing assisted housing developments that are eligible to change from low income housing uses during the next 10 years.	Appendix C includes a listing of units at low, moderate, high and very high risk of conversion to market rates. The source of this data is the California Housing Partnership's Preservation Database. Yountville has a total of 10 units of affordable housing that are potentially at risk of conversion to market rate. Programs 15 and 16 address the need to preserve affordable units.
(b)(1)	A statement of the community's goals, quantified objectives and policies relative to affirmatively furthering fair housing and to the maintenance, preservation, improvement and development of housing.	Appendix D is a full analysis of the Town's existing housing stock and proposed sites as they relate to the requirements and goals of fair housing law. AB 686 requires Housing Element Updates to include the following: 1) a summary of fair housing outreach to all economic segments of the community; 2) an assessment of fair housing issues including integration and segregation patterns, concentrated areas of poverty, disparity in access and disproportionate housing needs for identified populations; 3) an evaluation of proposed sites as they may improve or exacerbate

		<p>fair housing conditions; 4) identification of factors which contribute to fair housing issues; 5) identification of fair housing goals and actions that address the contributing factors identified in #4 above. Appendix D includes all five of these requirements.</p>
(c)	<p>A program that sets forth a schedule of actions during the planning period, each with a timeline for implementation that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element.</p>	<p>Pages HO-9 through HO-30 of the Housing Element Update sets forth the Town's housing plan which includes the required schedule of actions, each with a timeline for implementation.</p>

In compliance with Government Code Section 65583.2, the Revised Housing Element Update includes an inventory of land suitable for residential development in the manner and with all detail required, including access to utilities, a general description of environmental constraints, and sites proposed for densities no less than those required by Section 65583.2(e)(2)(A)(i).

The Revised Housing Element Update achieves the State legislature's goal to assure that counties and cities recognize their responsibility to contribute to attainment of state housing goal, to assure that counties and cities prepare and implement housing elements which move toward attainment of the state housing goal, to recognize that each locality is best capable of determining the efforts required for it to contribute to attainment of the state housing goal, and to ensure that each local government cooperates with other local governments to address regional housing needs.

The Housing Element Update will guide Town decision-making as it relates to housing and thus, implements other general plan policies related to the development, preservation, and management of the Town's housing stock.

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

As a set of goals, policies, programs, and quantified objectives, the Housing Element Update does not approve any specific development projects and does not include any actions which would be detrimental to the public interest, health, safety, convenience or welfare. Being consistent with and promoting the policies and programs already approved in the General Plan, the Housing Element Update can be seen to be in the best interests of the Town. Moreover, future rezoning actions envisioned in the Housing Element Update would undergo separate review for potential detrimental impacts.

NOW, THEREFORE, BE IT RESOLVED that the Zoning & Design Review Board of the Town of Yountville hereby recommends the Town Council amend the Envision Yountville 2019 General Plan Update by adopting the Revised Housing Element Update to cover the planning period of 2023-2031.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Zoning & Design Review Board of the Town of Yountville hereby recommends the Town Council authorize the Town Manager to make any non-substantive technical revisions or clarifications to the Revised Housing Element Update as may be necessary to address comments from HCD pursuant to Government Code Section 65585 or other applicable law.

PASSED AND ADOPTED at a regular meeting of the Zoning and Design Review Board of the Town of Yountville, State of California, held on this 14th day of May 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven Miller,
Chair of the Zoning & Design Review Board

Hilary Gaede, Acting Town Clerk

Exhibit A: Town of Yountville Housing Element Update, dated February 2024 (document available for download here: <https://townofyountville.com/295/Housing-Element-Update> or a hard copy is available at Yountville Town Hall, 6550 Yount Street, Yountville, California, 94599)