

**Town of Yountville  
Zoning and Design Review Board Resolution Number 22-Z-01**

**A Resolution of the Zoning and Design Review Board (ZDRB) of the Town of Yountville Recommending Town Council Approval of an Amendment of Chapters 17.156 (Accessory Dwelling Units) and 17.80 (Affordable Housing Overlay), and an Addition of Chapters 17.158 (Two Dwelling Residential Developments and Urban Lot Splits), 17.162 (Small Home Lot Developments), and 17.26 (RM-2, Mixed Residential-2, Land Use Designation) to Title 17 of the Yountville Municipal Code, and an Amendment of the Zoning Map to Change the Zoning District from Mixed Residential with an Affordable Housing Overlay (RM-AHO) to Mixed Residential (RM-2) Without an Affordable Housing Overlay (AHO) for an Approximate 16.8-Acre Site Located on the Town's Southeast Boundary (APN 036-090-002) East of Washington Street and North of Land Lane**

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**Recitals**

1. Government Code Section 65852.2 regulates accessory dwelling units and Government Code Section 65852.22 regulates junior accessory dwelling units (collectively, "ADU").
2. In 2017, the ADU laws were substantially amended when Governor Brown signed into law Senate Bill 1069 and Assembly Bills 2299 and 2406 to promote ADUs to increase the State's housing supply.
3. In 2019, the ADU laws were further amended when Governor Newsom signed into law Senate Bill 13 and Assembly Bills 68 and 881, introducing new development and utility standards.
4. In 2021, Governor Newsom signed into law Senate Bill 9, titled "The California H.O.M.E. Act" and codified at Government Code Sections 65852.21 and 66411.7, and Assembly Bill 803, titled "The Starter Home Revitalization Act of 2021" and codified at Government Code Section 66499.40.
5. Senate Bill 9 requires cities to ministerially approve a parcel map for an urban lot split and/or a proposed housing development containing two residential units within a single-family residential zone.
6. Assembly Bill 803 requires cities and counties to ministerially approve a tentative map and a proposed housing development (called a "small home lot development")

within a multi-family residential zone.

7. In 2019, the Town Council adopted the 2019 Envision Yountville General Plan which established various goals and policies to manage the Town's growth to ensure orderly development and maintain community character ("General Plan").
8. Government Code Section 65853 et seq. authorizes the Town Council to amend a zoning ordinance in accordance with the requirements thereof.
9. Section 17.184.040 of the Yountville Municipal Code authorizes the Zoning and Design Review Board (ZDRB) to recommend an amendment of the Zoning Map or Zoning Ordinance to the Town Council whenever the public necessity, convenience, or general welfare require such amendment.
10. The Planning Officer proposed adding Chapter 17.26 to Title 17 of the Yountville Municipal Code to create a Mixed Residential-2 land use designation mirroring the Mixed Residential land use designation but increasing the dwelling units allowed per acre from 10 units to 20 units.
11. The Planning Officer also applied to amend the Zoning Map from Mixed Residential with an Affordable Housing Overlay (RM-AHO) to Mixed Residential-2 (RM-2) on an approximate 16.8 site located east of Washington Street and north of Land Lane along the Town's southeast boundary, identified as Assessor's Parcel Number 036-090-002 ("Subject Parcel").
12. On June 28, 2022, the Zoning and Design Review Board (ZDRB) held a duly noticed public hearing to consider recommendations to the Town Council regarding an Amendment of Chapters 17.156 (Accessory Dwelling Units) and 17.80 (Affordable Housing Overlay), and an Addition of Chapters 17.158 (Two Dwelling Residential Developments and Urban Lot Splits), 17.162 (Small Home Lot Developments), and 17.26 (RM-2, Mixed Residential-2, Land Use Designation) to Title 17 of the Yountville Municipal Code, and an Amendment of the Zoning Map to Change the Zoning District from Mixed Residential with an Affordable Housing Overlay (RM-AHO) to Mixed Residential (RM-2) of an Approximate 16.8-Acre Site Located on the Town's Southeast Boundary (APN 036-090-002) East of Washington Street and North of Land Lane (collectively, the "Ordinances").
13. The Zoning and Design Review Board (ZDRB) now desires to recommend approval by the Town Council of the Ordinances, with recommend changes noted below, in accordance with Yountville Municipal Code Chapter 17.184, Government Code section 65853 et seq., and other applicable law.

**NOW THEREFORE, the Zoning and Design Review Board (ZDRB) of the Town of Yountville does resolve as follows:**

1. The Recitals above are true and correct and fully incorporated herein.
2. The Record of Proceedings ("Record") upon which the Zoning and Design Review Board (ZDRB) bases its decision includes but is not limited to: (1) the staff reports, Town files and records, and other documents prepared for and/or submitted to the ZDRB relating to the Ordinances; (2) the evidence, facts, findings, and other determinations set forth in this Resolution; (3) the 2019 Envision Yountville General Plan, its related EIR, and the Yountville Municipal Code; (4) all designs, plans, studies, data, and correspondence submitted to the ZDRB and/or Town Staff in connection with the Ordinances; (5) all documentary and oral evidence received at public workshops, meetings, and hearings or submitted to the ZDRB and/or Town Staff relating to the Ordinances; and (6) all other matters of common knowledge to the ZDRB including, but not limited to, Town, state, and federal laws, policies, regulations, reports, records, and projections related to development within the Town of Yountville and its surrounding areas.
3. The California Environmental Quality Act (CEQA) determinations are as set forth in the Ordinances.
4. The Zoning and Design Review Board (ZDRB) finds that the Ordinances are consistent with the goals, policies, and standards of the 2019 Envision Yountville General Plan.
5. The Zoning and Design Review Board (ZDRB) hereby recommends to the Town Council approval of the Ordinances which are attached hereto as Exhibits A through F and fully incorporated herein by this reference.
6. The Zoning and Design Review Board (ZDRB) hereby recommends the Town Council consider removing the Affordable Housing Overlay (-AHO) from an approximate 16.8-acre site located on the Town's southeast boundary (APN 036-090-002) to be consistent with the General Plan and amending Section 17.156.040, subdivision (F)(2) to reduce the minimum rental period of an ADU from 90 to 30 consecutive days to encourage rental to the local workforce.
7. The Resolution is hereby adopted and becomes effective and in full force immediately upon adoption.

**PASSED AND ADOPTED** at a regular meeting of the Zoning and Design Review Board (ZDRB) of the Town of Yountville, State of California, held on this 28th day of June, 2022

by the following vote:

AYES: Miller, Jordan, Zagorsek, Cook, and Trippe

NOES:

ABSENT:

ABSTAIN:

DocuSigned by:

Steven Miller

Steven Miller, Chair

ATTEST:

DocuSigned by:

Kirsty Shelton

7/11/2022 | 10:14 AM PDT

Kirsty Shelton, Planning Officer

## **EXHIBITS**

- **Exhibit A** – An Ordinance of the Town Council of the Town of Yountville Amending Chapter 17.156 of the Yountville Municipal Code Regarding Accessory Dwelling Units.
- **Exhibit B** – An Ordinance of the Town Council of the Town of Yountville Amending Section 17.80.020 of Chapter 17.80 of the Yountville Municipal Code Regarding Affordable Housing Overlay.
- **Exhibit C** – An Ordinance of the Town Council of the Town of Yountville Adding Chapter 17.158 to the Yountville Municipal Code Regarding Two Dwelling Residential Developments and Urban Lot Splits
- **Exhibit D** – An Ordinance of the Town Council of the Town of Yountville, California Adding Chapter 17.162 to Tile 17 of the Yountville Municipal Code Regarding Small Home Lot Developments
- **Exhibit E** – An Ordinance of the Town Council of the Town of Yountville, California Adding Chapter 17.26 of the Yountville Municipal Code Regarding RM-2, Mixed Residential-2 Land Use Designation
- **Exhibit F** – An Ordinance of the Town Council of the Town of Yountville Adopting an Amendment to the Yountville Zoning Map to Change the Zoning District from Mixed Residential with an Affordable Housing Overlay (RM-AHO) to Mixed-Residential-2 (RM-2) without an Affordable Housing Overlay, on an Approximate 16.8-acre Site Located on the Town's Southeast Boundary (APN 036-090-002) East of Washington Street and North of Land Lane.