

**Town of Yountville
Ordinance Number 22-514**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF YOUNTVILLE, CALIFORNIA 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 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

RECITALS

WHEREAS, Government Code section 65850 authorizes the Town Council to amend a zoning ordinance to change any property from one zone to another and Government Code sections 65853 through 65857 provide procedures therefor; and

WHEREAS, Yountville Municipal Code Chapter 17.184 authorizes the Town Council to approve an amendment of the Zoning Map or Zoning Ordinance whenever the public necessity, convenience, or general welfare require such amendment and contains procedures therefor; and

WHEREAS, the Town Council adopted the 2019 Envision Yountville General Plan which establishes various goals, policies, and programs to manage the Town's growth to ensure orderly development and maintain community character (the "General Plan"); and

WHEREAS, the Town Planning Officer/Director applied to amend the Zoning Map from Mixed Residential (RM) to Mixed Residential-2 (RM-2) on an approximate 16.8-acre site located east of Washington Street and north of Land Lane along the Town's southeast boundary, identified as Assessor's Parcel Number (APN) 036-090-002 (the "Subject Parcel") (the "Proposed Zoning Amendment"); and

WHEREAS, as required by Government Code section 65854 and Yountville Municipal Code section 17.184.050, the Zoning and Design Review Board ("ZDRB") held a duly noticed public hearing on June 28, 2022, to discuss and receive evidence regarding the Proposed Zoning Amendment; and

WHEREAS, the ZDRB determined the Proposed Zoning Amendment met the requirements for re-zoning as proposed and contributed to the Town's required Regional Housing Needs Allocation (RHNA), consistent with the General Plan, and

recommended adoption by the Town Council with the additional removal of the Affordable Housing Overlay (AHO) from the Subject Parcel (the “Zoning Amendment”).

NOW, THEREFORE BE IT RESOLVED the Town Council of the Town of Yountville finds as follows:

SECTION 1. RECITALS: The Town Council finds that the above recitals are true and correct and are incorporated by reference herein.

SECTION 2. RECORD OF PROCEEDINGS: The Record of Proceedings (“Record”) upon which the Town Council 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 and/or Town Council relating to the Zoning Amendment; (2) the evidence, facts, findings, and other determinations set forth in this ordinance; (3) the 2019 Envision Yountville General Plan and its related FEIR, and the Yountville Municipal Code; (4) all designs, plans, studies, data, and correspondence submitted to the ZDRB and/or Town Council in connection with the Zoning Amendment; (5) all documentary and oral evidence received at public workshops, meetings, and hearings or submitted to the ZDRB and/or Town Council relating to the Zoning Amendment; and (6) all other matters of common knowledge to the Town Council 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.

The location and custodian of the Record is the Yountville Planning & Building Department, 6550 Yount Street, Yountville, California 94599.

SECTION 3. FINDINGS: The Town Council hereby makes the following findings for the Zoning Amendment as required by Yountville Municipal Code section 17.184.060(A):

- A. The Zoning Amendment furthers the goals, objectives, policies, and programs and is consistent with the intent of the General Plan.

Facts in Support: The Subject Parcel is assigned the Mixed Residential with an Affordable Housing Overlay (RM-AHO) land use designation of the 2019 Envision Yountville General Plan. The General Plan RM land use designation is intended to encourage development of a variety of housing and ownership types, including single-family and multifamily dwellings, and related residential uses, and includes a density of up to 25 units per acre. The proposed rezone, which would change the zoning from RM-AHO to Mixed Residential-2 (RM-2) without an Affordable Housing Overlay (AHO), would be consistent with the RM General Plan Land Use designation. The Zoning Amendment would not conflict with any goal, objective, policy, or program of the Yountville General Plan. As set forth in Exhibit B, attached hereto and incorporated herein by reference, the Zoning Amendment would be consistent with and further

applicable policies of the General Plan. Based on these observations, the Zoning Amendment is considered to be internally consistent with the General Plan.

- B. The Zoning Amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the Town.

Facts in Support: Town of Yountville Planning staff and the Zoning and Design Review Board (ZDRB) have reviewed the Zoning Amendment and did not identify any aspects of the Zoning Amendment that would be detrimental to the public interest, health, safety, convenience, or welfare of the Town.

- C. The site is physically suitable, including consideration of physical constraints, access, compatibility with surrounding land uses, and provisions of utilities, for the requested land use.

Facts in Support: The Zoning Amendment was reviewed for suitability regarding physical constraints, access, compatibility with adjoining land uses, and provisions of utilities. The proposed rezone to the RM-2 zoning district is compatible with the surrounding land uses and the current RM General Plan land use designation applicable to the Subject Parcel. The proposed rezone from RM-AHO to RM-2 without an AHO will not change the allowable intensity of development or residential land uses at the site because the RM General Plan land use designation allows up to 25 units per gross acre with and between 10 and 20 dwelling units per gross acre. Additional units may be allowed with a state density bonus.

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The Subject Parcel currently has a land use designation of Mixed Residential with an Affordable Housing Overlay (RM-AHO) ~~and~~ is and is located along the southern boundary of the Town. To the west of the Subject Parcel, the land is zoned parks and playfields. To the west of the parks and playfields land is State Highway 29. There are planned development and mobile home uses to the north of the Subject Parcel and public facilities to the east. The southernly-adjacent property outside of the Town border is within the unincorporated Napa County and is zoned for agricultural and residential use. The uses allowed with the proposed RM-2 zoning are not inconsistent with the existing surrounding land uses within the Town boundaries and areas of residential use are commonly assigned near one another and near parks and playfields.

The FEIR for the 2019 General Plan analyzed the Zoning Amendment at issue herein. The FEIR analysis determined that although there are significant and unavoidable impacts within the General Plan Mixed Residential Land Use designation, the proposed land use change to increase the permitted density in the Zoning Amendment would bring the potential development densities and intensities compatible with the General Plan Mixed Residential Land Use designation. The General Plan Mixed Residential land use designation allows development of up to 25 units per gross acre. The re-zoning to RM-2 would also allow the maximum units to 20 units per gross acre, unless a state

density bonus is applied, which is consistent with the General Plan. Further, the RM-2 zone allows all the same uses already analyzed in the FEIR with the densities allowed in the General Plan. Stated differently, all the proposed changes in this Zoning Amendment are consistent and therefore have already been analyzed in the General Plan and the FEIR which adopted it.

Based on the facts discussed above, the Subject Parcel is considered to be physically suitable to support mixed residential development of 20 units per acre.

SECTION 4. USE OF ZONING MAP : Town Staff is authorized and directed to use this Zoning Amendment for all purposes for which the Zoning Map may be used for Town purposes.

SECTION 5. ZONING MAP CONSISTENCY: Town staff is authorized and directed to update the Zoning Map to be consistent with the adoption of the Affordable Housing Overlay Ordinance, adopted on August 3, 2004, as Ordinance No. 344-04.

SECTION 6. APPROVAL OF ZONING AMENDMENT: The Town Council hereby approves the Zoning Amendment, as depicted in Exhibit A, attached hereto and incorporated herein by reference, based on the findings set forth above, and as set forth in Exhibit B, attached hereto and incorporated herein by reference, to amend the Zoning Map from RM-AHO to RM-2, at the Subject Parcel identified as APN 036-090-002.

SECTION 7. SEVERABILITY: If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of the ordinance. The Town Council hereby declares that it would have passed this and each section, subsection, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, phrases, or clauses be declared unconstitutional on their face or as applied.

SECTION 8. EFFECTIVE DATE: This ordinance shall become effective 30 days after the date of its passage and adoption.

SECTION 9. CERTIFICATION: The Town Clerk shall certify to the passage and adoption of this Ordinance and shall give notice of its adoption as required by law. Within 15 days from the date of passage of this ordinance, the Town Clerk shall post a copy of the ordinance in accordance with California Government Code in at least three public places in the Town.

INTRODUCED by the Town Council at a regular meeting held on the 19th day of July, 2022.

PASSED AND ADOPTED by the Town Council at a regular meeting held on the ____ day of ____ 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John F. Dunbar
Mayor

ATTEST:

Eddy Gomez
Town Clerk

APPROVED AS TO FORM:

Gary B. Bell
Town Attorney

Attachments

Exhibit A – Zoning Map Amendment, APN 036-090-002

Exhibit B – 2019 Envision Yountville General Plan Consistency Findings

STATE OF CALIFORNIA)
COUNTY OF NAPA) ss
TOWN OF YOUNTVILLE)

I, Eddy Gomez, Town Clerk of the Town of Yountville, do hereby certify that Ordinance Number 22-XXXX was adopted at a regular meeting of the Town Council held on the ____ day of _____, 2022, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Eddy Gomez
Town Clerk

Exhibit A
Zoning Map Amendment, APN 036-090-002

EXHIBIT B
2019 Envision Yountville General Plan Consistency Findings

Applicable <i>General Plan</i> Implementing Goals and Policies	Consistency of Proposed Project
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Applicable <i>General Plan</i> Implementing Goals and Policies	Consistency of Proposed Project
LAND USE ELEMENT	
Goal LU-1: Manage growth and maintain community character.	<u>Consistent.</u> The Zoning Map Amendment (“Zoning Amendment”) imposes development standards on future development to manage the housing type, lot size, maximum floor area ratio, minimum setbacks, height limits, minimum open space requirements, and parking requirements mirroring the existing Mixed Residential (RM) land use designation. The change in the number of dwelling units allowed per acre results in a higher density of dwelling units permitted on the Subject Parcel, in response with the regional housing needs allocation and will continue to be consistent with the design and development standards. With the propose Mixed-Residential-2 (RM-2) land use designation, the density of dwelling units allows a minimum density of 10 and a maximum density of 20 units, unless a state density bonus is applied. The requested Zoning Amendment is found to be consistent with Goal LU-1; therefore, the requested Zoning Amendment is consistent with the General Plan.
Goal LU-5: Residential development shall be compatible with and integrated into the surrounding neighborhood and respectful of its natural surroundings.	<u>Consistent.</u> The Subject Parcel is surrounded by mobile home, planned development, and park and playfield land use designations, which are residential uses or commonly assigned in close proximity to residential land use. The requested Zoning Amendment is found to be consistent with Goal LU-5; therefore, the requested Zoning Amendment is consistent with the General Plan.
Goal LU-9: Continue to support the agricultural uses adjacent to town and in the Napa Valley.	<u>Consistent.</u> The Zoning Amendment will not impede on the adjacent agricultural land use property outside of the Town boundary. The Subject Parcel is currently zoned mixed residential, which allows the development of 8 to 10 dwellings, up to 25 dwelling units per acre because of the Affordable Housing Overlay. The Zoning Amendment will permit the number of dwelling units allowed to be a minimum of 10 and a maximum of 20 units per acre, unless a state density bonus is applied. The increased mixed residential density will not impact the adjacent agricultural property. The requested Zoning Amendment is found to be consistent with Goal LU-9; therefore, the requested Zoning Amendment is consistent with the General Plan.
Policy LU-1.1: Implementation of Land Use Map. Implement the Land Use Map by approving new development and conservation projects consistent with the adopted land use definitions, densities, and intensities. Ensure consistency between the General Plan, Zoning Ordinance, and other land use regulations.	<u>Consistent.</u> The Zoning Amendment imposes development standards on future development to manage the housing type, lot size, maximum floor area ratio, minimum setbacks, height limits, minimum open space requirements, and parking requirements mirroring the existing Mixed Residential land use designation. The change in the number of dwelling units allowed per acre up to 20 units per acre results in a density that is consistent with the current land use General Plan Mixed Residential land use designation permits 25 dwelling units per acre with the development of 100% affordable housing. With the propose Mixed-Residential-2 land use designation, the density of dwelling units is increased from a maximum permitted density of d20 units per acre, unless a state density bonus is applied. The requested Zoning Amendment is found to be consistent with Policy LU-1.1; therefore, the requested Zoning Amendment is consistent

Applicable <i>General Plan</i> Implementing Goals and Policies	Consistency of Proposed Project
<p>Policy LU-1.1a: Land Use. Use the Zoning Ordinance to specify uses allowed in each zoning district.</p>	<p>with the General Plan.</p> <p><u>Consistent.</u> The Zoning Amendment allows future development of dwellings with the following uses in the RM-2 land use designation: (1) single-family dwellings; (2) accessory dwelling units; (3) duplexes; (4) multifamily dwellings; (5) residential auxiliary structure; (6) residential care facility; (7) minor home occupations; (8) moderation home occupations; (9) small or large family day care homes; (10) keeping of chickens, (11) keeping of bees; (12) supportive housing; (13) transitional housing; and (14) accessory residential uses. The requested Zoning Amendment is found to be consistent with Policy LU-1.1a; therefore, the requested Zoning Amendment is consistent with the General Plan.</p>
<p>Policy LU-1.1b: Density an Intensity of Development. Allow development at any density or intensity within the range shown by the Land Use Map and Land Use Designations provided applicable objectives, policies, and programs of all chapters of the General Plan are met.</p>	<p><u>Consistent.</u> The Subject Parcel is currently zoned mixed residential, which allows the development of 8 to 10 dwellings, up to 25 dwelling units per acre if a project develops 100% affordable associated with the Affordable Housing Overlay. The Zoning Amendment will permit the allowed number of dwelling units to be 20 units per acre, unless a state density bonus is applied. The General Plan Land Use designation of Mixed Residential allows up to 25 dwelling units per acre. The requested Zoning Amendment is found to be within the density of the General Plan land use designations and therefore consistent with Policy LU-1.1b; therefore, the requested Zoning Amendment is consistent with the General Plan.</p>
<p>Policy LU-1.1c: Zoning Amendment. Amend the Zoning Code to simplify and consolidate development standards and design guidelines and to ensure consistency with General Plan policies.</p>	<p><u>Consistent.</u> This Zoning Amendment is presented with a separate ordinance creating a Zoning Code for RM-2 use. The requested Zoning Amendment is found to be consistent with Policy LU-1.1c; therefore, the requested Zoning Amendment is consistent with the General Plan.</p>
<p>Policy LU-2.1: Compatibility of Development. Require that new development, remodels, and additions be of a scale, intensity, and design that integrates with the immediate neighborhood, the town as a whole, and the natural surroundings.</p>	<p><u>Consistent.</u> The Subject Parcel is currently zoned mixed residential, which allows the development of 8 to 10 dwellings, up to 25 dwelling units per acre with the Affordable Housing Overlay. The Zoning Amendment will restrict the allowed number of dwelling units permitted to be developed to 20 units, unless a state density bonus is applied. The Subject Parcel is surrounded by mobile home, planned development, and park and playfield land use designations, which are residential uses or are uses commonly assigned in close proximity to residential land use. The requested Zoning Amendment is found to be consistent with Policy LU-2.1; therefore, the requested Zoning Amendment is consistent with the General Plan.</p>
<p>Policy LU-2.2: Variety of Buildings Heights and Sizes. Encourage a variety of building heights and sizes in new developments.</p>	<p><u>Consistent.</u> The Zoning Amendment allows the future development of one- or two-story dwellings, and requires maximum floor area ratios and lot sizes, which allow a future developer to vary the height and size of the dwelling units. The requested Zoning Amendment is found to be consistent with Policy LU-2.2; therefore, the requested Zoning Amendment is consistent with the General Plan.</p>
<p>Policy LU-2.3: Setbacks. Provide building setbacks along streets, pedestrian and bike paths, and easements for proposed new development and additions.</p>	<p><u>Consistent.</u> The Zoning Amendment restricts future dwellings to minimum setbacks of: (1) front setback of at least 20-feet; (2) side setback of at least 5-feet; (3) street facing side setback of at least 10-feet; and (4) rear setback of at least 20-feet. The requested Zoning</p>

Applicable <i>General Plan</i> Implementing Goals and Policies	Consistency of Proposed Project
	Amendment is found to be consistent with Policy LU-2.3; therefore, the requested Zoning Amendment is consistent with the General Plan.
Policy LU-2.5: Maximum building Height. Permit two-story buildings. All buildings shall adhere to the requirements for massing in Policy LU-2.4.	<u>Consistent.</u> The Zoning Amendment allows future dwellings with a maximum of one or two stories. Areas with single-family dwellings may allow 50% of the units to exceed one-story. Duplexes and multifamily dwellings allow one-story buildings to have a maximum of 15-feet to the plate and 20-feet to the peak, or two-story buildings with a maximum of 20-feet to the plate and 28-feet to the peak. The requested Zoning Amendment is found to be consistent with Policy LU-2.5; therefore, the requested Zoning Amendment is consistent with the General Plan.
Policy LU-5.1: Scale of Development. Require new residential development, remodels, and additions to avoid a design approach that exaggerates height, bulk, or mass or results in design that is not compatible with neighboring properties.	<u>Consistent.</u> The Zoning Amendment imposes development standards on future development that avoids exaggerated heights, bulk, or mass building. The requested Zoning Amendment is found to be consistent with Policy LU-5.1; therefore, the requested Zoning Amendment is consistent with the General Plan.
Policy LU-5.2: Residential Development. Encourage new residential developments that are designed to serve the needs of all income levels and the residents of the town.	<u>Consistent.</u> The Zoning Amendment will encourage the development of a variety of housing types which would provide opportunities to a wider range of household incomes. The requested Zoning Amendment is found to be consistent with Policy LU-5.2; therefore, the requested Zoning Amendment is consistent with the General Plan.
Policy LU-5.5: Multifamily Massing. Support multifamily development that is integrated and visually compatible with single-family houses	<u>Consistent.</u> The Zoning Amendment allows future development of duplexes and multifamily housing with development standards mirroring the existing RM land use designation. The requested Zoning Amendment is found to be consistent with Policy LU-5.5; therefore, the requested Zoning Amendment is consistent with the General Plan.
Policy LU-9.4: Agricultural Uses. Foster the protection and preservation of agricultural uses on lands adjacent to the town.	<u>Consistent.</u> The Zoning Amendment will not impact on the adjacent agricultural land use property south of the Town boundary as the Subject Parcel is currently zoned to allow up to 25 dwelling units per acre on the Parcel if developed with 100% affordable housing opportunities. The change in dwelling density to a maximum of 20 dwelling units per acre will continue to protect the agricultural uses on the adjacent property. The requested Zoning Amendment is found to be consistent with Policy LU-9.4; therefore, the requested Zoning Amendment is consistent with the General Plan.
OPEN SPACE AND CONSERVATION ELEMENT	
Goal OS-4: Support the preservation and protection of agricultural land.	<u>Consistent.</u> The Zoning Amendment will not impact agricultural land, and as discussed in Policy LU-9.4, the future development of up to 20 dwelling units per acre will continue to protect the adjacent agricultural parcel. The requested Zoning Amendment is found to be consistent with Goal OS-4; therefore, the requested Zoning Amendment is consistent with the General Plan.
Policy OS-2.3a: Hopper Creek. Maintain the existing watercourse of Hopper Creek and native vegetation within its bank and along its frontage.	<u>Consistent.</u> The Zoning Amendment does not approve a specific development project. Any future development project must be independently reviewed by the Town and likely obtain a separate CEQA analysis, which can provide for the protection of Hopper Creek and native vegetation.

Applicable <i>General Plan</i> Implementing Goals and Policies	Consistency of Proposed Project
	The requested Zoning Amendment is found to be consistent with Policy OS-2.3a; therefore, the requested Zoning Amendment is consistent with the General Plan.
Policy OS-4.1a: Agricultural Land Boundary. Maintain the existing relationship and boundary between the Town and Napa County for prime farmland (prime agricultural land) and land planted with existing vineyards with the exception of the commercial component of the Domaine Chandon property since it neither contains prime farmland nor is planted as vineyard.	<u>Consistent.</u> The Zoning Amendment will not impact on the adjacent agricultural land use property south of the Town boundary as the Subject Parcel is currently zoned to allow up to 25 dwelling units per acre on the Parcel. The change in dwelling density to a maximum of 20 dwelling units will likely benefit the southernly adjacent property. The requested Zoning Amendment is found to be consistent with Policy OS-4.1a; therefore, the requested Zoning Amendment is consistent with the General Plan.
SAFETY AND HAZARDS ELEMENT	
Policy SH-1.2b: Hopper Creek. Maintain Hopper Creek as a natural creek. Preserve and enhance the riparian habitat and flood control attributes of the creek by requiring development setbacks and regulating the planting and removal of Creekside vegetation.	<u>Consistent.</u> The Zoning Amendment does not approve a specific development project. Any future development project must be independently reviewed by the Town and likely obtain a separate CEQA analysis, which can provide for the protection of Hopper Creek and native vegetation. The requested Zoning Amendment is found to be consistent with Policy SH-1.2b; therefore, the requested Zoning Amendment is consistent with the General Plan.
Policy SH-1.2f: Extension of Flood Wall. Evaluate whether to extend the flood wall to the church-owned property at the far southeast corner of town.	<u>Consistent.</u> The Zoning Amendment does not approve a specific development project. Thus, the Town may still evaluate whether to extend the flood wall to the Subject Parcel. The requested Zoning Amendment is found to be consistent with Policy SH-1.2f; therefore, the requested Zoning Amendment is consistent with the General Plan.
MOBILITY ELEMENT	
Policy MO-2.1c: Project Review. As part of the development review and planning process, review general plan Zoning Amendments, zone change requests, specific plans, and development projects to ensure that adequate circulation improvements are included, that the project addresses its proportional share of impacts to the Town's circulation network, and that the project provides for complete streets to the extent feasible.	<u>Consistent.</u> The Zoning Amendment does not approve a specific development project. Any future development project must be independently reviewed by the Town and obtain a separate traffic analysis, which can ensure that adequate circulation improvements are included and the development addresses its proportional share of impacts to the Town's circulation network. The requested Zoning Amendment is found to be consistent with Policy MO-2.1c; therefore, the requested Zoning Amendment is consistent with the General Plan.
Policy MO-5.3: Driveways on Washington Street. Improve traffic circulation along Washington Street by minimizing the number of driveways serving development.	<u>Consistent.</u> The Zoning Amendment does not approve a specific development project. A future development project must be independently reviewed by the Town and seek approval of proposed driveways for each dwelling unit. The requested Zoning Amendment is found to be consistent with Policy MO-5.3; therefore, the requested Zoning Amendment is consistent with the General Plan.
NOISE ELEMENT	
Policy NS-1.2: Noise Impacts of Development. Prevent land uses and new development that increase noise levels above acceptable standards as feasible.	<u>Consistent.</u> The Subject Parcel is currently zoned mixed residential, which allows the development of 8 to 10 dwellings, up to 25 dwelling units per gross acre with the Affordable Housing Overlay. The Zoning Amendment will allow by right the allowed number of dwelling units permitted to be developed to 20 units, unless a state density bonus is applied., thus reducing the potential noise impact of developing 25 units. The requested Zoning Amendment is found to be consistent with Policy NS-1.2; therefore, the requested Zoning Amendment is consistent

Applicable <i>General Plan</i> Implementing Goals and Policies	Consistency of Proposed Project
	with the General Plan.
HOUSING ELEMENT	
Goal HO-2: Promote the development of infrastructure and regulations that accommodate increased residential development of all housing types..	<u>Consistent.</u> The RM-2 land use designation allows development of single-family dwellings, duplexes, and multifamily housing. The requested Zoning Amendment is found to be consistent with Goal HO-2; therefore, the requested Zoning Amendment is consistent with the General Plan.
Goal HO-3: Promote the development of a variety of housing types.	<u>Consistent.</u> The RM-2 land use designation allows development of single-family dwellings, duplexes, and multifamily housing. The requested Zoning Amendment is found to be consistent with Goal HO-3; therefore, the requested Zoning Amendment is consistent with the General Plan.
Goal HO-4: Provide increased opportunities for multifamily and affordable workforce housing and maintain affordability for all income groups.	<u>Consistent.</u> The RM-2 land use designation allows development of duplexes and multifamily housing. The requested Zoning Amendment is found to be consistent with Goal HO-4; therefore, the requested Zoning Amendment is consistent with the General Plan.
Policy HO-1.1: Residential Densities for Single-family Homes. Establish residential densities that continue to allow the development of single-family detached houses.	<u>Consistent.</u> The RM-2 land use designation creates a minimum of 10 units per acre and maximum of 20 units per gross acre. The requested Zoning Amendment is found to be consistent with Policy HO-1.1; therefore, the requested Zoning Amendment is consistent with the General Plan.
Policy HO-1.2: Single-family Lot and Unit Size. Continue to limit maximum lot sizes and unit sizes in single-family residential areas.	<u>Consistent.</u> The RM-2 land use designation includes maximum floor ratio area (FAR) for single-family dwellings of a 0.25 FAR. The requested Zoning Amendment is found to be consistent with Policy HO-1.2; therefore, the requested Zoning Amendment is consistent with the General Plan.
Policy HO-1.2a: Zoning Ordinance Standards. Retain Zoning Ordinance provisions limiting single-family lot sizes and residence sizes.	<u>Consistent.</u> The RM-2 land use designation includes maximum floor area ratios for a proposed dwelling unit. The Town's maximum lot size regulation of 8,000 square feet will apply to the RM-2 land use. The requested Zoning Amendment is found to be consistent with Policy HO-1.2a; therefore, the requested Zoning Amendment is consistent with the General Plan.
Policy HO-1.3: Multifamily Design. Encourage the design of multifamily units to integrate with the Town's character.	<u>Consistent.</u> The Zoning Amendment does not approve a specific development project. A future development project must be independently reviewed by the Town and seek approval of proposed dwelling designs and must be consistent with the design and development standards for residential development. The requested Zoning Amendment is found to be consistent with Policy HO-1.3; therefore, the requested Zoning Amendment is consistent with the General Plan.
Policy HO-1.3a: Mixed Residential Uses. Continue to create a range of use types in the mixed residential (RM) zoning district.	<u>Consistent.</u> The Zoning Amendment allows future development of dwellings with the following uses in the RM-2 land use designation: (1) single-family dwellings; (2) accessory dwelling units; (3) duplexes; (4) multifamily dwellings; (5) residential auxiliary structure; (6) residential care facility; (7) minor home occupations; (8) moderation home occupations; (9) small or large family day care homes; (10) keeping of chickens, (11) keeping of bees; (12) supportive housing; (13) transitional housing; and

Applicable <i>General Plan</i> Implementing Goals and Policies	Consistency of Proposed Project
	<p>(14) accessory residential uses.</p> <p>The design standards applicable to RM use are applicable to the RM-2 use, except for the density of 10-20 dwelling units per gross acre. Therefore, the requested Zoning Amendment is consistent with the General Plan.</p>
<p>Policy HO-1.3b: Multifamily Design Review. Continue to review the design of proposed multifamily development and, when feasible, streamline the process to approve affordable housing projects.</p>	<p><u>Consistent.</u> The Zoning Amendment does not approve a specific development proposal. A future development project must be independently reviewed and approved by the Town. Additionally, the Parcel will be required to provide affordable housing and therefore will be subject to a streamlined review process. The requested Zoning Amendment is found to be consistent with Policy HO-1.3b; therefore, the requested Zoning Amendment is consistent with the General Plan.</p>
<p>Policy HO-1.4a: Inclusionary Housing. Continue to implement the Town's inclusionary housing program and consider modifications to the program to provide greater flexibility in the payment of in-lieu fees and add a minimum length of term requirement on the affordable units.</p>	<p><u>Consistent.</u> The Zoning Amendment will remove the Affordable Housing Overlay from the Subject Parcel zoning. However, the Zoning Amendment will not reduce the requirement of inclusionary affordable housing. Furthermore, the Zoning Amendment does not approve a specific development proposal. A future development project will be independently reviewed and approved by the Town, thus ensuring the project is consistent with this policy. The requested Zoning Amendment is found to be consistent with Policy HO-1.4a; therefore, the requested Zoning Amendment is consistent with the General Plan.</p>
<p>Policy HO-2.2: Minimum Residential Densities. Require new development to build at no less than the minimum number of dwelling units prescribed by the Land Use chapter of the General Plan.</p>	<p><u>Consistent.</u> This Zoning Amendment does not approve a specific development project, but the RM-2 land use designation requires a minimum of 10 and a maximum of 20 dwelling units per gross acre. The Town's independent review of a future development project will ensure the project is consistent with this policy. The requested Zoning Amendment is found to be consistent with Policy HO-2.2; therefore, the requested Zoning Amendment is consistent with the General Plan.</p>
<p>Policy HO-2.2a: Available Sites. The Town will maintain an inventory of sites available and appropriate for residential development for households at all income levels.</p>	<p><u>Consistent.</u> This Zoning Amendment rezones the Subject Parcel to a higher density which allows for potentially more lower income housing to accommodate the Town's Regional Housing Needs Allocation. The requested Zoning Amendment is found to be consistent with Policy HO-2.2a; therefore, the requested Zoning Amendment is consistent with the General Plan.</p>
<p>Policy HO-3.1: Variety of Design. Require new developments of 10 or more units to provide a variety of house sizes and designs.</p>	<p><u>Consistent.</u> This Zoning Amendment does not approve a specific development project but will allow for a future project to develop between 10 and 20 dwelling units per gross acre. Any future development will obtain the Town's independent review and approval at which point the Town can confirm the future project is consistent with this policy. The requested Zoning Amendment is found to be consistent with Policy HO-3.1; therefore, the requested Zoning Amendment is consistent with the General Plan.</p>
<p>Policy HO-3.1a: Design Ordinance. Continue to allow design flexibility and encourage a variety of home designs in the Town's Design Ordinance. Description: The Town's Design Ordinance provides guidelines for the design of housing that allows flexibility in the building</p>	<p><u>Consistent.</u> The Zoning Amendment will rezone the Subject Parcel from RM-AHO to RM-2, with specific development standards, and the Parcel will still be subject to the Town's design, objective and building Standards. The requested Zoning Amendment is found to be consistent with Policy HO-3.1a; therefore, the requested</p>

Applicable <i>General Plan</i> Implementing Goals and Policies	Consistency of Proposed Project
envelope while limiting floor area ratio. Specific design standards are suggested for building materials, orientation to the street, and building elements to encourage a variety of designs.	Zoning Amendment is consistent with the General Plan
Policy HO-3.2a: Minimum Lot Size. Continue to allow the construction of single-family dwellings on lots as small as 4,000 square feet. Description: The Town's Zoning Ordinance permits construction of single-family dwelling on lots as small as 4,000 square feet in the single-family residential (RS) and mixed residential (RM) zoning districts.	<u>Consistent.</u> The Zoning Amendment will rezone the Subject Parcel from RM-AHO to RM-2 which requires a minimum lot size of 4,000 square feet for single-family dwellings. The requested Zoning Amendment is found to be consistent with Policy HO-3.2a; therefore, the requested Zoning Amendment is consistent with the General Plan
Policy HO-3.3: Promote Multifamily Housing. Promote the development of multifamily housing.	<u>Consistent.</u> The Zoning Amendment will rezone the Subject Parcel from RM-AHO to RM-2 which allows the development of a variety of housing types including duplexes and multifamily dwellings. The requested Zoning Amendment is found to be consistent with Policy HO-3.3; therefore, the requested Zoning Amendment is consistent with the General Plan
Policy HO-4.1: Housing for a Variety of Income Levels. Require that a percentage of all new housing be designated for housing affordable to very low-, low- and moderate-income households.	<u>Consistent.</u> This Zoning Amendment will require any proposed housing development to include at least 15% affordable units, more if a state density bonus is requested. The requested Zoning Amendment is found to be consistent with Policy HO-4.1; therefore, the requested Zoning Amendment is consistent with the General Plan.
Policy HO-4.2: Density Bonuses. Provide density bonuses in accordance with State law to further encourage construction of affordable housing units.	<u>Consistent.</u> The Zoning Amendment will rezone the Subject Parcel from RM-AHO to RM-2 which still allows for state density bonuses for affordable housing. The requested Zoning Amendment is found to be consistent with Policy HO-4.2; therefore, the requested Zoning Amendment is consistent with the General Plan
Policy HO-4.3: Density Increases for Multifamily Affordable Housing. Provide for higher density multifamily affordable workforce housing, subject to appropriate standards and design.	<u>Consistent.</u> The RM-2 use allows for 10-20 dwelling units per gross acre, unless a state density bonus is applied in which more dwelling units may be possible. The RM-2 includes development and design standards to ensure appropriate design. The requested Zoning Amendment is found to be consistent with Policy HO-4.3; therefore, the requested Zoning Amendment is consistent with the General Plan.
Policy HO-4.3a: State and Local Density Bonuses and Incentives. Continue to offer a density bonus of up to 35 percent, in keeping with State density bonus law (Government Code Section 65915), as well as a Town density bonus of up to 150 percent to encourage construction of affordable housing units.	<u>Consistent.</u> The Zoning Amendment will rezone the Subject Parcel from RM-AHO to RM-2 which still allows for density bonuses. The Zoning Amendment removed the Affordable Housing Overlay from the Subject Parcel which allows the future development to meet a higher density without concessions and may still request the state density bonus. The requested Zoning Amendment is found to be consistent with Policy HO-4.3a; therefore, the requested Zoning Amendment is consistent with the General Plan
Policy HO-4.3b: Affordable Housing Overlay. Continue to implement the Affordable Housing Overlay Zone as a way to provide affordable housing.	<u>Consistent.</u> Although the Zoning Amendment will remove the Affordable Housing Overlay from the Subject Parcel, indirectly it will still meet the same objective with permitted by right density afforded by the RM-2 Zoning designation. The requested Zoning Amendment is found to be consistent with Policy HO-4.3b; therefore, the requested Zoning Amendment is consistent with the General Plan

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Policy HO-4.4: Second Units. Encourage second dwelling units on single-family lots.	<u>Consistent.</u> The Zoning Amendment will allow for the development of accessory dwelling units, as regulated by Chapter 17.156 of Title 17 of the Yountville Municipal Code, on the Subject Parcel. The requested Zoning Amendment is found to be consistent with Policy HO-4.4; therefore, the requested Zoning Amendment is consistent with the General Plan.
Policy HO-9.2: Affordable Housing for Seniors. Maintain affordable housing options for seniors.	<u>Consistent.</u> The Zoning Amendment will allow the development of residential care facilities on the Subject Parcel. The requested Zoning Amendment is found to be consistent with Policy HO-9.2; therefore, the requested Zoning Amendment is consistent with the General Plan.
Policy HO-9.3: Regional Efforts for Homeless Shelter and Transitional Housing. Continue to Contribute to regional efforts to provide homeless shelters and transitional housing and support Community Action Napa Valley, and other similar housing and service providers.	<u>Consistent.</u> The Zoning Amendment will allow the development of supportive and transitional housing on the Subject Parcel. The requested Zoning Amendment is found to be consistent with Policy HO-9.3; therefore, the requested Zoning Amendment is consistent with the General Plan.
Policy HO-9.4: Zoning for Emergency Shelters and Transitional, Supportive, and Employee Housing. Permit emergency shelters, transitional housing, supportive housing, and employee housing in keeping with State law.	<u>Consistent.</u> The Zoning Amendment will allow the development of supportive and transitional housing on the Subject Parcel. The requested Zoning Amendment is found to be consistent with Policy HO-9.4; therefore, the requested Zoning Amendment is consistent with the General Plan.