



Town of Yountville

6550 Yount Street
Yountville, CA 94599

Staff Report

Agenda Item #: {{section.number}}A

Yountville Town Council Staff Report

DATE: September 21, 2021

TO: Mayor and Town Council

FROM: Sandra Liston, Planning & Building Director

PREPARED BY: Sandra Liston, Planning & Building Director

SUBJECT:

Second Reading and Adoption of Ordinance 21-501 Amending Titles 6 (Animals), 12 (Streets, Sidewalks, Public Places and Parks), 15 (Buildings and Construction), 16 (Subdivisions), and 17 (Zoning), and Repealing Title 18 (Design Standards) of the Yountville Municipal Code

DISCUSSION/BACKGROUND

On August 3, 2021, the Town Council unanimously voted to introduce and waive the first reading of Ordinance 21-501, which substantially amends Title 17 (Zoning), repeals Title 18 (Design Standards), and incorporates the design standards into Title 17, with associated revisions to Title 6 (Animals), Title 12 (Streets, Sidewalks, Public Places and Parks), Title 15 (Buildings and Construction), and Title 16 (Subdivisions). The motion to introduce the ordinance included direction to make the following changes, summarized here and highlighted in yellow in the attached Ordinance:

- Page 26 (RS district), page 28 (RM district), and page 32 (H district): edit the "Height Limit" row of the general development standards tables to clarify that the "50% rule" limits the number of structures that exceed one-story. This change establishes a maximum one-story building height of 20 feet for purposes of classifying when the exception provisions apply.
- Page 43 (PF district) and page 46 (PC district): provided notation that "the Town Council may provide examples of what might constitute a substantial community benefit by resolution" to put applicants on notice of additional uncoded requirements related to the third story height bonus.
- Page 129: modified the parking requirement for emergency shelters consistent with the proposed revision verbally presented at the meeting.
- Page 144: added a new provision that murals are subject to advisory review by the Arts Commission prior to consideration and decision by the Zoning and Design Review Board.
- Page 154: clarified that one of the exception categories is to the "limits on the number" of structures in residential districts that are permitted to exceed one story.

Both the clean version and the underline-strikeout version of the Ordinance are attached. Please note that there are many minor grammar, format and reference number corrections in the clean version that do not appear in the underline-strikeout version. This is because the need for the changes was only identified in the final review of the clean version.

The Ordinance is now before the Town Council for a second reading and adoption and will take effect thirty (30) days after the date of adoption.

A copy of the staff report from the August 3 meeting is attached to this staff report and is also available on the Town's website at www.townofyountville.com under the Town Council tab for "Meeting Agendas, Minutes, and Video Streams"

ENVIRONMENTAL REVIEW

Addendum to the General Plan EIR has been prepared. The proposed Zoning Ordinance Update project would bring components of the Yountville Municipal Code and Zoning Districts Map into compliance with the General Plan as analyzed in the General Plan EIR and would not result in any new impacts or increase the severity of previously identified significant impacts analyzed in the certified EIR. No new mitigations measures would be required. The Zoning Ordinance Update project would not result in a substantial change to the project analyzed in the EIR, so additional environmental review is not necessary and no new information is known that triggers the need for additional environmental review.

FISCAL IMPACT

Is there a Fiscal Impact? Yes

Is it Currently Budgeted? Yes

Where is it Budgeted? Planning & Building Department

Is it Mandatory or Discretionary? Discretionary

Is there a Staff Resource Impact? Yes

STRATEGIC PLAN GOAL

Is item Identified in Strategic Plan? Yes

If yes, Identify Strategic Goal and Objective. **Exceptional Town Services and Staff:** The Town supports its talented staff who deliver high quality municipal programs and services while maintaining public infrastructure for the benefit of the community.

Briefly Explain Relationship to Strategic Plan Goal and Objective. By updating the Yountville Municipal Code, the Town Council shows its commitment to keeping the governing documents current and in compliance with state law, which leads to improved quality of life for Yountville residents and businesses.

RECOMMENDATION

Second Reading and Adoption of Ordinance Number 21-501 amending Titles 6 (Animals), 12 (Streets, Sidewalks, Public Places and Parks), 15 (Buildings and Construction), 16 (Subdivisions), and 17 (Zoning), and repealing Title 18 (Design Standards) of the Yountville Municipal Code.