



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:

Introduce and Waive First Reading of Ordinance Number 21-502 Amending the Yountville Municipal Code to Amend the Zoning Map to Designate the Properties Located at 6468 Washington Street (APN 910-011-507) and 6424 Washington Street (APN 910-011-474) with the Senior Mobile Home Park Overlay (-S).

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 second reading and adoption of Ordinance 21-501 is before the Town Council this afternoon.

Ordinance 21-501 includes a new Senior Mobile Home Park Overlay. This new overlay district was created from current Section 17.44.070 of the Yountville Municipal Code and is applied to mobile home parks with a senior-only restriction. The map amendment before the Town Council includes the new Senior Mobile Home Park Overlay and amends the Yountville Zoning Map to designate the two properties that are subject to the overlay. That map is attached to this staff report.

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? No

Is it Currently Budgeted? N/A

Where is it Budgeted? N/A

Is it Mandatory or Discretionary? Mandatory

Is there a Staff Resource Impact? No

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 Zoning Map, the Town Council shows its commitment to keeping the governing documents current, which leads to improved quality of life for Yountville residents and businesses.

RECOMMENDATION

Receive staff report and direct questions to staff.

Conduct public hearing and receive testimony.

Conduct Council discussion on Ordinance amending the Yountville Zoning Map.

Introduce and Waive the First Reading of Ordinance Number 21-502 Amending the Yountville Municipal Code to Amend the Zoning Map to Designate the Properties Located at 6468 Washington Street (APN 910-011-507) and 6424 Washington Street (APN 910-011-474) with the Senior Mobile Home Park Overlay (-S).