



## Staff Report

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## Yountville Town Council Staff Report

**DATE:** May 19, 2020  
**TO:** Mayor and Town Council  
**FROM:** Sandra Liston, Planning & Building Director

### TITLE

Second Reading and Adoption of Ordinance 20-492 Amending Chapters 17.08 Definitions, 17.16 Zoning by Land Use Designation, 17.36 PF Public Facilities, 17.48 PC Primary Commercial, and 17.52 RSC Residential-Scaled Commercial of Title 17 and Chapter 18.40 Commercial Buildings of Title 18; adding Chapter 17.82 MU Mixed Use Overlay to Title 17 and Chapter 18.42 Public Facilities Buildings and Chapter 18.46 Building Height Exceptions to Title 18 of the Yountville Municipal Code;

Second Reading and Adoption of Ordinance 20-493 Amending Section 17.16.010 Zoning Map of the Yountville Municipal Code to Incorporate Reclassification of a portion of the property located at 6462 Washington Street (APN 036-090-052) from Residential-Scaled Commercial (RSC) to Planned Development (PD);

Second Reading and Adoption of Ordinance 20-494 Amending Section 17.16.010 Zoning Map of the Yountville Municipal Code to Incorporate Reclassification of two vacant parcels located at the northeast corner of the intersection of Jefferson and Humboldt Streets (APNs 036-054-022 and 03-054-023) from Old Town Historic (H) to Residential-Scaled Commercial (RSC);

Second Reading and Adoption of Ordinance 20-495 Amending Section 17.16.010 Zoning Map of the Yountville Municipal Code to incorporate the Creekside (C) Overlay District, the Gateway (G) Overlay District, and to reclassify the properties located at 6644, 6670, 6690, 6702, 6706 and 6712 Washington Street (APNs 036-035-009, 036-035-018, 036-035-014, 036-034-008, 036-034-009 and 036-034-001) to include the Mixed Use (MU) Overlay District; and

Second Reading and Adoption of Ordinance 20-496 Amending Section 17.16.010 Zoning Map of the Yountville Municipal Code to Prezone a portion of the Property Located at 1 California Drive (APN 034-140-022) to Primary Commercial (PC).

### DISCUSSION/BACKGROUND

On April 21, 2020 the Town Council voted 4-0, with Councilmember Dorenbecher excused, to introduce and waive the first reading of Ordinances 20-492, 20-493, 20-494, 20-495, and 20-496. Ordinance 20-492 was amended to remove reference to "new" when describing the intent of development. No changes were made to the other ordinances.

There was one change to an associated resolution (20-3978) that was approved by the Town Council on April 21, 2020. It is shared here for informational purposes only. That resolution defined and provided examples of

Substantial Community Benefit as it relates to the third-floor bonus. The Council modified the language of two of the examples to read as follows:

- #4. Provision of commercial retail building space that results in increased business diversity.
- #8. Incorporation and use of clean energy technologies and environmentally responsible building techniques that significantly reduce greenhouse gas emissions beyond existing code requirements.

The five Ordinances are now before the Town Council for second reading and adoption and shall take effect thirty (30) days after the date of adoption.

A copy of the staff report from the April 21 meeting is on file with the Town Clerk and is available on the Town's website at [www.townofyountville.com](http://www.townofyountville.com) <<http://www.townofyountville.com>> under the Town Council tab for "Agendas, Minutes, Webstreaming."

### **ENVIRONMENTAL REVIEW**

Addendum to the General Plan EIR has been prepared. The proposed Zoning Ordinance Update project would bring components of the Town's Zoning Ordinance, Design Standards, 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 and Building

Is it Mandatory or Discretionary? Mandatory

Is there a Staff Resource Impact? Yes

### **STRATEGIC PLAN GOAL**

Is item Identified in Strategic Plan? Yes

If yes, Identify Strategic Goal and Objective. **Visionary Leadership:** The Town's leadership maintains an open-minded, forward-thinking decision-making process. The Town values engagement and participation from all members of the community as we work together to create policies and plan for the future.

Briefly Explain Relationship to Strategic Plan Goal and Objective. By updating the Yountville Municipal Code to implement the General Plan and to ensure the documents are internally consistent with one another, 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.

### **ALTERNATIVES**

Approve the Ordinances and Resolution as presented.

Do not approve and provide feedback to staff.

### **RECOMMENDATION**

Second Reading and Adoption of Ordinance 20-492 Amending Chapters 17.08 Definitions, 17.16 Zoning by Land Use Designation, 17.36 PF Public Facilities, 17.48 PC Primary Commercial, and 17.52 RSC Residential-Scaled Commercial of Title 17 and Chapter 18.40 Commercial Buildings of Title 18; adding Chapter 17.82 MU Mixed Use Overlay to Title 17 and Chapter 18.42 Public Facilities Buildings and Chapter 18.46 Building Height Exceptions to Title 18 of the Yountville Municipal Code;

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