

ORDINANCE O2024-XX

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, APPROVING, PURSUANT TO A PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION, A ZONING AMENDMENT TO ORDINANCE O2016-4, (PD-35) PLANNED DEVELOPMENT OVERLAY DISTRICT MODIFYING DEVELOPMENT STANDARDS FOR HARVEST VILLAGE II AT 804 CAPITOLA DRIVE AND DIRECTING STAFF TO FILE A NOTICE OF DETERMINATION.

WHEREAS, on December 7, 2023 Harvest Village LLC (the “Applicant”), submitted an application (File No. PL23-0161) for a Zoning Amendment pursuant to Napa Municipal Code (“NMC”) Chapter 17.66 (“Zoning Amendment”) to modify Planned Development Overlay District (PD-35) pursuant to NMC Chapter 17.42 (“Planned Development Overlay District”) modifying certain development standards within the PD-35 Overlay District; a Design Review Permit pursuant to NMC 17.62 (“Design Review Permits”) for a subdivision map and house plans; and a Tentative Map pursuant to NMC Chapter 16.20 (“Tentative Maps”) to subdivide a 1.35 acre site into nine single-family lots (the “Project”) at 804 Capitola Drive (APN 046-020-018); and

WHEREAS, the Planning Commission of the City of Napa, State of California, held a noticed public hearing on September 19, 2024 on the Zoning Amendment to modify PD-35, Design Review Permit and Tentative Subdivision Map and has recommended approval of the subject application; and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meetings of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Napa as follows:

Section 1. The City Council hereby finds that the approval of this ordinance, approving amendments to certain development standards of the PD-35 Overlay District, is consistent with the City’s General Plan and the findings contained in Napa Municipal Code Section 17.66.080 and Section 17.42.050. The City Council hereby finds that:

- A. The development is superior overall to a similar project designed to meet the standards of this Title and of the underlying district in which it is located.

Development of a project designed to meet the standards of the underlying district would be similar to the existing nine-lot subdivision located to the west of the project site on Capitola Court. The proposed subdivision similarly matches the development pattern of

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Capitola Court albeit with a central street ending in an approved non-standard hammer head turn around serving houses on the periphery. The creative configuration of the proposed subdivision does not lend itself to a conventional application of residential development standards. As such, the Applicant has requested approval of an Amendment to a previously approved Planned Development (PD-35) Overlay District to allow flexibility in the application of base district development standards. This new type of community cannot be fully achieved utilizing existing underlying development standards and requires a PD Amendment to fully realize its design intent which seeks to minimize site grading of the sloped project site thereby making the development superior overall.

- B. Any variation from the standards of the Zoning Ordinance and the district in which the development is located are justified by the high quality design of the proposed development when taken together as a whole.

The proposed site layout and architecture are consistent with the goals, policies, and recommendations outlined within the Residential Design Guidelines which encourage single-family developments to be designed to be respectful of the scale and rhythm of Napa's traditional neighborhoods. A mix of coherent forms, details, and materials are proposed to create a contemporary development of homes that complement the neighborhood. The hierarchy of fenestration treatment, detailing, and exterior wall materials provide visual interest and reduce the overall perceived bulk and height. The proposed elevations include three-dimensional elements that break up the wall surfaces. Because the project proposes these high-quality design elements, the variations to the districts setback and street standards are justified in order for the project to achieved the minimum densities as dictated by the General Plan

- C. Each phase (if any) of the development, as well as the development as a whole, can exist as an independent unit capable of creating an environment of sustained desirability and stability.

The project will be constructed in a single phase. Therefore, the project does not rely on other subsequent development.

- D. The proposed development is planned in coordination and compatible with the existing and planned uses in the surrounding area.

The proposed single-family use and size of the houses are compatible with existing residences in the area. The project is a logical extension of the existing subdivision located to the west of the project site.

- E. The proposed structures and/or uses are consistent with the General Plan and any applicable specific plan or other adopted plan.

The proposed subdivision, improvements and single-family use of the Site is consistent with the Low Density Residential General Plan designation, which allows for single family development with a density range of 3 to 8 units per acre, resulting in 4 units minimum to

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10 units maximum for the Site. The Project proposes 9 units which is at the high-range of the permitted density range. The Project could be found consistent with Napa 2040 General Plan Policy LUCD 6-2, which promotes a diversity of compatible land uses throughout the City to enable people to live close to job locations, have adequate and convenient commercial services, and enjoy public amenities and services such as transit, parks, trails, and schools.

The Project could also be found consistent with Goal LUCD 10, to enhance the City's character and image as a desirable residential, active, and sustainable community, and celebrate the diversity of residents, and Policy LUCD 10-1, to preserve the character of existing residential neighborhoods while promoting "complete neighborhoods" with safe and convenient access to the goods and services needed for daily life.

The proposed single-family houses would be two-story, similar to the properties in the surrounding neighborhoods. They would reflect a contemporary interpretation of traditional building styles that have similarities to the architecture of the existing neighborhood and are compatible with existing residences in the area consistent with this policy. The proposed single-family use, lot sizes, and density are consistent with the pattern of single-family development in the area.

- F. Any conditions stipulated as necessary in the public interest have been imposed.

The project plans and associated application submittal materials have been reviewed by the responsible City departments and agencies. All department and agency responses have been included in the recommended Conditions of Approval. All applicable project conditions have been incorporated in the recommended Conditions of Approval for this project. The imposition of the conditions will ensure that the public interest is protected.

- G. The proposed structures and or uses will not be detrimental to the public health, safety, and welfare of the community.

Adequate public services exist to support the proposed project. No nuisances or other detrimental effect to the surrounding properties, neighboring areas, or the community as a whole have been identified to result from the proposed project. Thus, overall, the proposed structures and uses on the site will not be detrimental to the public health, safety, and welfare of the community.

- H. The proposed planned development amendment is consistent in principle with the General Plan.

The proposed subdivision, improvements and single-family use of the Site is consistent with the Low Density Residential General Plan designation, which allows for single family development with a density range of 3 to 8 units per acre, resulting in 4 units minimum to 10 units maximum for the Site. The Project proposes 9 units which is at the high-range of the permitted density range. The Project could be found consistent with Napa 2040

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General Plan Policy LUCD 6-2, which promotes a diversity of compatible land uses throughout the City to enable people to live close to job locations, have adequate and convenient commercial services, and enjoy public amenities and services such as transit, parks, trails, and schools.

- I. The public health, safety, and general welfare are served by the adoption of the proposed amendment.

The public health, safety, and general welfare is served by the proposed Planned Development Overlay District, in that it provides for development standards that create a new model of a residential community within the City of Napa while maintaining adopted utility requirements and emergency access requirements. Adequate public services exist to support the proposed project. No nuisances or other detrimental effect to the surrounding properties, neighboring areas, or the community as a whole have been identified to result from the proposed project.

- J. If a rezoning to district with a larger minimum lot size is proposed, effectively reducing the planned residential density, the city shall also find that the remaining sites in the housing element are adequate to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584; or if not, that it has identified sufficient additional, adequate and available sites with an equal or greater residential density in the jurisdiction so that there is no net loss of residential unit capacity.

The project does not seek a larger minimum lot size and is providing 9 units which is at the high range of the Low Density Residential General Plan designation.

Section 2. Pursuant to the California Environmental Quality Act (“CEQA”), a Mitigated Negative Declaration (“MND”) and a Mitigation Monitoring and Reporting Program (“MMRP”) for the Harvest Village Project was prepared and was adopted by the City Council on March 1, 2016, in conjunction with the approval of the previous Harvest Village Subdivision Map by Resolution R2016-23. No development has occurred on the site since the March 1, 2016 approval. The revised Harvest Village II Project proposes the same number of units as the original Harvest Village with similar home sizes and utilizes a reduced vehicular access street design. The road ending in a hammerhead configuration surrounded by the homes is by far, more environmentally superior than the previously approved loop road that would have surrounded the entire development site. Given the site’s sloped topography, the loop road would have required significantly more site grading, paving and retaining walls than the hammerhead road will require. The City Council hereby determines based on CEQA, Public Resources Code 21166, and State CEQA Guidelines Section 15162, that the previously adopted MND has adequately identified that there will be no impacts associated with the revised Project, and that there have been no substantial changes which would require major revisions, no changes have occurred with respect to the circumstances under which the project is undertaken, there is no new information of substantial importance, and no previously reviewed impact areas

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have substantially changed. Therefore, a subsequent environmental review document is not required and the Council directs staff to file a Notice of Determination.

Section 3. The City Council hereby approves an Amendment to Planned Development Overlay (PD-35) for the Project, and adopts language to read as set forth on Exhibit "A," attached hereto and incorporated herein by reference. This Ordinance Amendment hereby amends the PD-35 Development Standards in Exhibit "A" of Ordinance O2016-4 (PD-35), as described on Exhibit "A," attached hereto and incorporated herein by reference.

Section 4. Severability. If any section, sub-section, subdivision, paragraph, clause or phrase in this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, sub-section, subdivision, paragraph, sentence, clause or phrase of this Ordinance, irrespective of the fact that any one or more sections, sub-sections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

Section 5. Effective Date. This Ordinance shall become effective thirty (30) days following adoption.

City of Napa, a municipal corporation

MAYOR: _____

ATTEST: _____

CITY CLERK OF THE CITY OF NAPA

STATE OF CALIFORNIA }
COUNTY OF NAPA } SS:
CITY OF NAPA }

I, Tiffany Carranza, City Clerk of the City of Napa, do hereby certify that the foregoing Ordinance had its first reading and was introduced during the public meeting of the City Council on the 19th day of November, 2024, and had its second reading and was adopted and passed during the public meeting of the City Council on the 3rd day of December, 2024, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST: _____

Tiffany Carranza

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City Clerk

Approved as to Form:

Christopher Diaz
Interim City Attorney

EXHIBIT A

**Harvest Village II AMENDED Planned Development District
(PD-35) (Ordinance O2024-X)
Amended PD-35 Development Standards**

This Amendment to the PD-35 Overlay District authorizes the following variations to the underlying principal district regulations and standards. No shift of uses in the underlying principal zoning district between conditional and permitted uses is authorized. Minor modifications subject to NMC Section 17.42.090.

1. Lot Area – minimum 4,607 gross square feet;
2. Lot Width – minimum 47 feet;
3. Front setback – 20 foot for Lots 1 – 8; 15 foot for Lot 9;
4. Side Setback – minimum 10 feet (along Capitola Drive only);
5. Side Yard – minimum five feet;
6. Rear Yard – minimum 15 feet;
7. ~~Guest Parking – guest parking credited on Capitola Drive frontage (Lots 2, 3, 6, 7, and 8 only);~~
8. ~~Parking in Setback – accessory second unit and guest parking may be located within the side setback (Lots 4 and 5 only);~~
9. Sidewalks – publicly-accessible, landscaped central courtyard in-lieu of detached sidewalk adjacent to private street; curb adjacent sidewalks.
10. ~~Curb-Adjacent Landscape Areas – publicly-accessible, landscaped central courtyard in-lieu of curb adjacent landscape area adjacent to private street;~~
11. Fence within Setback – maximum fence height of four feet within the front setback and side setback permitted for a fence of a hog wire frame design (or similar open-paneled fence design); and
12. Fence within Visibility Area – maximum fence height of four feet within the 10-foot visibility area permitted for a fence of a hog wire frame design (or similar open-paneled fence design).

Notes:

- A. Gross square footage includes private street; and

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- B. Setbacks measured from back of sidewalk on Capitola Drive and edge of private street.