



**Community Development Department – Planning Division**  
**1600 First Street + P.O. Box 660**  
**Napa, CA 94559-0660**

**(707) 257-9530**

**PLANNING COMMISSION STAFF REPORT**  
**SEPTEMBER 19, 2024**

AGENDA ITEM 7.A File No. PL23-0161 **HARVEST VILLAGE SUBDIVISION II**

**I. GENERAL INFORMATION**

**PROJECT SUMMARY:** Application for a Tentative Subdivision Map, Design Review Permit and Planned Development Amendment for a 9-lot subdivision on a 1.35-acre parcel. Each of the 9 homes will have an attached ADU.

**LOCATION OF PROPERTIES:** 804 Capitola Drive  
 APN: 046-020-018

**GENERAL PLAN:** Low Density Residential

**ZONING:** Single-Family Infill (RI-5), Planned Development Overlay (PD-35)

**APPLICANT:** Beth Farley Phone: (707) 291-8326  
 GRID Design Build  
 1500 Third Street, Suite A  
 Napa, CA 94558

**PROPERTY OWNER:** Harvest Village, LLC Phone: (707) 291-8326  
 1500 Third Street, Suite A  
 Napa, CA 94558

**STAFF PLANNER:** Michael Allen, Senior Planner Phone: (707) 257-9530

**ATTACHMENTS:** ATCH 1 – Draft Ordinance  
 ATCH 2 – Draft Resolution  
 ATCH 3 – CEQA Resolution R2016-23  
 ATCH 4 – PD-35 Ordinance O2016-4  
 ATCH 5 – Project Description  
 ATCH 6 – Tentative Map  
 ATCH 7 – Architecture Plans  
 ATCH 8 – Landscape Plan

## II. RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation to the City Council to (1) adopt an ordinance (**Attachment 1**) approving a Planned Development Amendment, and (2) adopt a resolution (**Attachment 2**) approving a Tentative Subdivision Map, and Design Review Permit to subdivide an approximately 1.35-acre property into nine (9) single-family residential lots and approve house plans, and determining that the actions authorized by the resolution were adequately analyzed by a previous California Environmental Quality Act (CEQA) action.

## III. EXECUTIVE SUMMARY

The Applicant, Harvest Village, LLC (Beth Farley), requests approval of a Tentative Subdivision Map and Design Review Permit to subdivide an approximately 1.35-acre property into 9 single-family residential lots, a Design Review Permit for the house plans each of which include an attached accessory dwelling unit (ADU), and an amendment to the Planned Development Overlay (PD-35) that had been approved for a prior 9 lot subdivision at the project site.

A complete project description is provided in **Attachment 5, Project Description**, and is summarized below under “Project Description.” The proposed subdivision is located at 804 Capitola Drive, as shown in **Figure 1, Location Map**, which is the site containing an existing home.

**FIGURE 1**  
**Location Map**



Pursuant to Napa Municipal Code (“NMC”) Sections 16.12.010(A) and 17.62.050, an application for a design review permit is required for subdivisions of five or more lots. In conjunction with the application for design review of the subdivision, the Applicant is required to provide home designs for consideration. These physical improvements are subject to the review by the City Council. Further, pursuant to NMC Sections 17.42.090 and 17.66.010, a zoning amendment is required to modify a Planned Development.

#### IV. SITE CONTEXT AND HISTORY

The Project site is located on the eastside of Capitola Drive at the intersection of Capitola Drive and Capitola Court. The property slopes towards Capitola Drive with the eastern-portion of the site approximately 21 feet higher than the western-portion of the site. The site had been developed with a 1,164 square foot single-family home and a 300 square foot shed. However, the home was demolished in 2016 after approval of the previous project (Harvest Village I), but the shed remains. Surrounding uses are exclusively single-family residential.

In 2016, the Planning Commission and City Council approved Harvest Village Subdivision (PL15-0110) on the subject property allowing for a 9-lot subdivision, which subsequently expired on March 15, 2020, following a two-year extension (PL18-0004) from the original date of approval. For informational purposes only, the previous layout is shown on **Figure 2, Previously Approved Project**. As part of that approval, Planned Development Overlay (PD-35) was approved allowing special development standards, which remain in effect given that a Planned Development is a zoning action that runs with the land (i.e. does not expire).

**FIGURE 2**  
**Previously Approved Project**



## V. PROJECT DESCRIPTION

The Applicant requests approval of a Tentative Subdivision Map, Design Review Permit and Planned Development Amendment for a 9-lot subdivision on a 1.35-acre parcel. Each of the homes would have an attached ADU. This application provides the same number of homes, but the previous approval provided for one ADU and the homes centered on the site with a street surrounding the perimeter. The Project requests amendments to the PD to accommodate the proposed subdivision layout as shown in **Attachment 6, Tentative Map**.

## VI. ANALYSIS

### A. General Plan

The property is located within the Low Density Residential General Plan Designation of the Napa 2040 General Plan. The Low-Density Residential designation consists of single-family residential development with densities ranging from 3.0 to 8.0 units per gross acre. This designation is mainly intended for detached single-family dwellings, but attached single-family units may be permitted, provided each unit has ground-floor living area and private outdoor open space. Mobile homes, and compatible uses such as residential care facilities are permitted. The proposed single-family residential subdivision provides for a residential density of approximately 6.7 dwelling units per gross acre, and could be found to be compatible with adjacent residential uses in the surrounding area and consistent with the following goals outlined in the Napa 2040 General Plan:

- **Policy LUCD 6-2** Promote 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.
- **Goal LUCD 10** Enhance the City's character and image as a desirable residential, active, and sustainable community, and celebrate the diversity of residents.
- **Policy LUCD 10-1** 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.

### B. Zoning / Planned Development Overlay Amendment (PD-35)

The property is located within the RI 5, Single-Family Infill Zoning District, which requires a minimum lot size of 5,000 square feet. RI areas include subdivisions typically with regular lot patterns, varied designs, and a limited mix of unit types. Single-family detached developments are permitted within the RI 5 Zoning District. Pursuant to NMC Section 17.62.050, subdivisions of five or more lots require home designs to be submitted with the application for design review of the subdivision. The design review permit is subject to the review and approval of City Council. Further analysis is discussed below in this report.

In addition to the RI 5 zoning, the project has a Planned Development Overlay (PD-35) that was adopted with the former project which has now expired (PL15-0110) Harvest Village I). The PD Overlay District provides for variations to development standards such as setbacks, yards, height, parking, and lot area. The purposes of the PD Overlay District are to: (a) Encourage high quality, innovative, and creative development design, and possibilities for varied or mixed-uses consistent with the General Plan, by allowing flexibility in underlying zoning standards; and (b) Provide a mechanism for preservation of open space, natural, or historic features while continuing to permit efficient use of land.

Although the entitlements for the former project have expired and are no longer in effect, the PD-35 remains an active zoning “overlay” designation (see PD-35 Ordinance, **Attachment 4**). The previous subdivision proposed a non-standard lot configuration which necessitated variations in the RI-5 development standards. The following are the variations to the RI-5 standards permitted by PD-35 which currently remain in effect for the subject property.

**1. Minimum Lot Size – PD-35 reduced from 5,000 square feet to 4,607 square feet.**

The private street has been incorporated into each lot thereby eliminating a 10<sup>th</sup> “common area parcel” that negates the need for a homeowner association. Typically, the street area even if part of the parcel would not count for lot size, but the original PD approval allowed for it. Therefore, all proposed lots meet or exceed the PD-35 minimum lot size of 4,607 square feet so no modification to this standard is requested.

**2. Lot Width – PD-35 reduced from 50 feet to 47 feet.**

Section 17.08.030 (Zoning District Standards) of the Zoning Ordinance establishes a minimum lot width of 50 feet. All proposed lots exceed 47 feet so no modification to this standard is requested.

**3. Front Setback – RI-5 and PD-35 provides for a 20-foot front setback.**

Section 17.08.030 (Zoning District Standards) of the Zoning Ordinance and PD-35 establishes a minimum front setback of 20 feet. The Project seeks amendment to PD-35 to allow a 15-foot front setback for Lot 9. All other lots provide a 20-foot setback.

**4. Side Setback – PD-35 reduced from 15 feet to 10 feet (Capitola Drive; Lot 1).**

Section 17.08.030 (Zoning District Standards) of the Zoning Ordinance establishes a setback of 15 feet from a side property line that is located adjacent to a street. PD-35 established a side setback of 10 feet. Lot 1, the only lot with a street side, provides a 10-foot side setback, therefore no modification to PD-35 is required.

**5. Side Yard – PD-35 reduced from 5 feet / 10 feet to 5 feet / 5 feet.**

Section 17.08.030 (Zoning District Standards) of the Zoning Ordinance establishes a side yard of 5 feet along one side property line and 10 feet on the opposite side property line. The side yard is allowed at 5 feet on both side property lines by PD-35. All lots provide 5 feet on both sides or greater so no modification to PD-35 is required.



**6. Rear Yard – reduction from 20 feet to 15 feet.**

Section 17.08.030 (Zoning District Standards) of the Zoning Ordinance establishes a rear yard of 20 feet, however PD-35 established a 15-foot rear yard. All proposed lots provide 15-foot rear yards or greater, so no modification is requested.

**7. Guest Parking – guest parking credited on Capitola Drive frontage (Lots 2, 3, 6, 7, and 8 only);**

This variation is unnecessary for Harvest Village II which provides guest parking for each home on the new private street and Capitola Drive. This variation is no longer necessary so it will be removed from PD-35.

**8. Parking in Setback – accessory second unit and guest parking may be located within the side setback (Lots 4 and 5 only).**

This standard is no longer needed for the Project as second unit no longer require additional parking spaces and the project does not provide parking within a setback other than on a driveway, so it will be removed from PD-35.

**9. Sidewalks – PD-35 eliminated a detached sidewalk on a private street.**

New single-family subdivisions that take access from a new private street are required to comply with the Pedestrian-Friendly Street Standards. Subsection 17.52.360.C.2 (Site and Use Regulations) of the Zoning Ordinance requires a four-foot sidewalk separated from the street by a six-foot landscape area. PD-35 allows a curb adjacent sidewalk, therefore the curb adjacent sidewalk proposed by the Project is consistent with PD-35.

**10. Curb-Adjacent Landscape Areas – publicly-accessible, landscaped central courtyard in-lieu of curb adjacent landscape area adjacent to private street;**

This standard applied to the previous development's configuration with homes surrounding a central courtyard area and is no longer necessary and will be removed.

**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).**

This was specific to the former project but may be of use to the new project, so it shall remain.

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

This was specific to the former project but may be of use to the new project, so it shall remain.

**Table 1** below shows the PD-35 development standards compared to the proposed project (variations **bolded** and underlined).

**TABLE 1**  
**PD-35 Development Standards**

Criteria	Lot Area (gross square feet)	Height (feet-inches)	Front Setback (feet)	Side Setback (feet)	Side Yards (feet)	Rear Yard (feet)	Lot Coverage (percentage) **
<b>PD-35 Standard</b>	<b>min. 4,607</b>	<b>max. 30</b>	<b>min. 20</b>	<b>min. 10</b>	<b>min. 5</b>	<b>min. 15</b>	<b>max. 46</b>
<b>Lot 1</b>	6,964 (g) 5,400 (n)	25-0	20	N/A	5	15.5	34.78
<b>Lot 2</b>	7,166 (g) 4,763 (n)	25-5	20	N/A	5	15.4	39.43
<b>Lot 3</b>	4,913 (g) 4,218 (n)	25-0	20	N/A	5	16.9	38.88
<b>Lot 4</b>	4,907 (g) 4,134 (n)	26-0	20	N/A	5	16.5	39.82
<b>Lot 5</b>	4,896 (g) 4,119 (n)	26-0	20	N/A	5	16.2	39.82
<b>Lot 6</b>	4,889 (g) 4,172 (n)	25-5	20	N/A	5	15.7	39.45
<b>Lot 7</b>	7,197 (g) 4,802 (n)	25-0	20	N/A	5	15.7	39.11
<b>Lot 8</b>	5,659 (g) 4,592 (n)	25-5	20	N/A	5	15.2	40.90
<b>Lot 9</b>	5,717 (g) 5,010 (n)	23-1	<b><u>15</u></b>	10	5	15.2	24.67

\*\* based on net square feet of lot

## C. Design Review

Pursuant to NMC Sections 16.12.010(A) and 17.62.050, an application for a Design Review Permit is required for subdivisions of five or more lots. In conjunction with the application for design review of the subdivision, the Applicant is required to provide home designs. These physical improvements are subject to the review by the City Council. To approve a Design Review Permit, the City Council is required to make the findings prescribed in NMC Section 17.62.080. Those findings are shown below under the “Findings” section, along with Staff’s analysis of each finding.

In addition to the Design Review Permit findings, the project is subject to the City’s adopted Residential Design Guidelines. However, pursuant to the Housing Accountability Act, Government Code Section 65589.5, the City may only apply “objective” development standards and design standards to the project. Therefore, the City may only apply those provisions in the existing Residential Design Guidelines that are objective, which is defined as “a standard involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.” The project conforms with the objective design standards in the Residential Design Guidelines. For example, the architecture uses a variety of forms and materials including wood trim, stone veneer, and stucco. The house plans provide for a variety of architectural styles and schemes. The proposed homes vary, but have a coherent architectural composition, while the roofs, walls, and materials gracefully transition from front, side and rear elevations. The proposed massing for each style is also broken up with stepping wall plains and varied roof pitches.

## **A. Proposed House Plans**

The Project proposes four (4) house plan options: a single-story and three (3) two-story plan options, each with three style options (A, B, C). Plan 4 also includes an alternate floor plan option that would include an attached ADU. The house plans range from approximately 1,870 to 2,862 square feet in size, as further described below.

### Model A1 – Lots 1 & 7

As shown in **Attachment 7**, and in **Figure 4**, this model is a two-story home at a maximum height of approximately 26.5 feet and is approximately 2,206 square feet in size. This floor plan would consist of 3 bedrooms and 2 bathrooms, a 2-car attached garage and a 498 square foot attached ADU.



**FIGURE 4**  
**Model A1**



Model A2 – Lots 2 & 8

As shown in **Attachment 7**, and in **Figure 5**, this model is a two-story home at a maximum height of approximately 26-feet 3-inches and is approximately 2,206 square feet in size. This floor plan would consist of 3 bedrooms and 2 bathrooms, a 2-car attached garage and a 597 square foot attached ADU.

**FIGURE 5**  
**Model A2**



Model B1 – Lots 4 & 6

As shown in **Attachment 7** and in **Figure 6**, this model is a single-story home at a maximum height of approximately 25-feet 9-inches and is approximately 1,884 square feet in size. This floor plan would consist of 3 bedrooms, 2 bathrooms, a 2-car attached garage and a 490 square foot attached ADU.

**FIGURE 6**  
**Model B1**



Model B2 – Lots 3 & 5

As shown in **Attachment 7**, and in **Figure 7**, this model is a two-story home at a maximum height of approximately 25-feet 9-inches and is approximately 1,890 square feet in size. This floor plan would consist of 3 bedrooms, 2 bathrooms, a 2-car attached garage and a 516 square foot attached ADU.

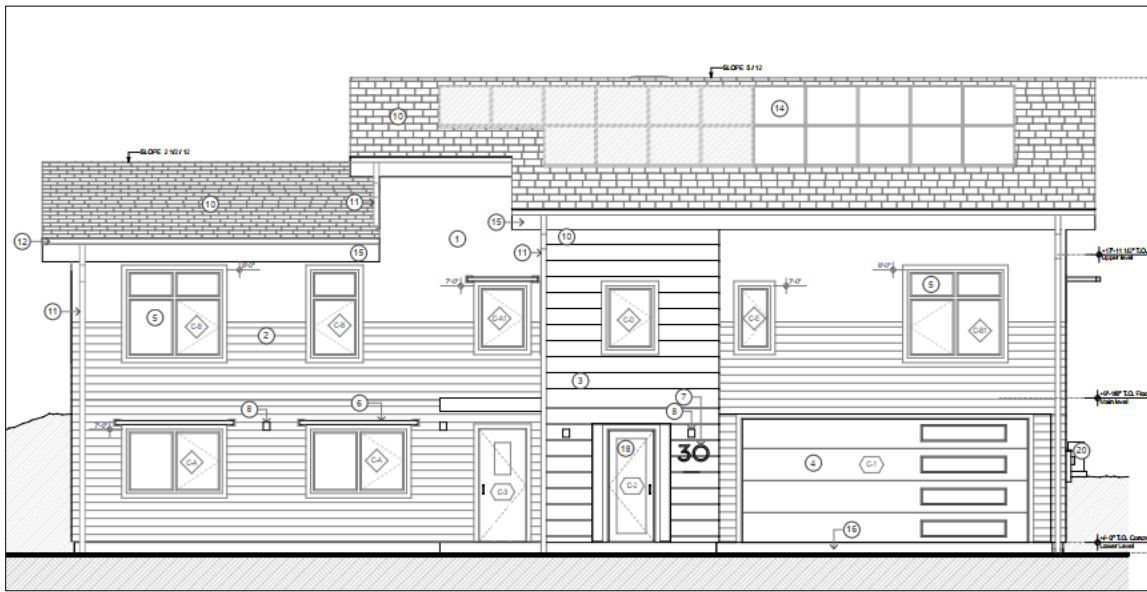
**FIGURE 7**  
**Model B2**



Model C – Lot 9

As shown in **Attachment 7**, and in **Figure 8**, this model is a two and 1/2-story home at a maximum height of approximately 29-feet 8-inches and is approximately 2,799 square feet in size. This floor plan would consist of 3 bedrooms, 2 bathrooms, a 2-car attached garage and a 561 square foot attached ADU.

**FIGURE 8**  
**Model C**



## **B. Parking & Circulation**

The Project would be served by a private street with a “hammer head” turn around design. As previously mentioned, this non-standard fire truck turn around required and received a design exception from Public Works and Fire Prevention to help the Project achieve the prescribed General Plan density as well as reducing the amount of site grading that would have been required to construct a cul-de-sac on the sloped subject parcel.

The Project proposes to include a two-car garage and sufficient space for two (2) vehicles in each driveway, providing a total of four (4) off-street spaces per home. In addition, there would be sufficient street frontage along Capitola Drive for six (6) spaces and three (3) spaces on the private street for a minimum of one additional vehicle on-street to satisfy the guest parking requirements of one (1) space per unit pursuant to NMC Section 17.54.040. An off-street parking space is not required pursuant to NMC Section 17.52.015 because the ADU would be located within one-half (1/2) mile walking distance of a public transit stop, which waives the one (1) parking space requirement. The closest bus stop is located on Third Street, near the intersection with Silverado Trail and Coombsville Road, which is less than the one-half mile (approximately 2,400 feet) walking distance to any lot within the subdivision.

## **C. Tentative Map**

As shown in **Figure 3** and **Attachment 6, Tentative Map**, the Applicant is proposing to subdivide an approximately 1.35-acre property into 9 single-family residential lots served by a non-standard “hammer head” private street. A Design Exception request must be approved by the Public Works Director and Fire Marshall for the non-standard street turn-around design. The Applicant demonstrated that the hammer head facilitated achieving the minimum density while also reducing site grading, thereby reducing environmental impacts that would have been associated with the amount of grading and retaining wall construction needed for a conventional cul-de-sac or the perimeter road of the former project. Based on these facts, the Public Works Director and Fire Marshall approved the

The residential lots would range from 4,889 to 7,166 square feet and provide a minimum of 55-feet in width and a depth of approximately 80-feet. The private street is comprised of portions of each lot with a shared access easement overlay to avoid the need for an association.

Staff recommends that the Planning Commission forward a recommendation to City Council determining that the potential environmental effects of the Project fall within the scope of and were adequately analyzed by the Mitigated Negative Declaration that was adopted on March 1, 2016, in conjunction with the approval of the previous Harvest Village Subdivision Map by Resolution R2016-23, pursuant to CEQA Guidelines Section 15162.

Page 12 of 17

## VIII. REQUIRED FINDINGS

### A. Design Review

The City Council's approval of this project is subject to the required findings in NMC Section 17.62.080 relating to Design Review Permits. These findings are provided below and relate to consistency of the project with the General Plan, Zoning Ordinance, and applicable Guidelines.

Staff has determined that the proposed Project would comply with these findings, subject to the conditions of approval and Amendment to PD-35 provided in **Attachment 1 and 2**.

#### **1. The project design is in accord with the General Plan and any applicable specific plan design policies.**

*The proposed subdivision, improvements, and single-family residential use are 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 mid-range (6.7) of the permitted density range. Although each unit contains an attached Accessory Dwelling Unit (ADU), they do not count toward the density range. There are no applicable specific plan design guidelines.*

#### **2. The project design is consistent with applicable design review guidelines adopted by the City Council.**

*The proposed subdivision design, site layout and architecture are consistent with the objective design standards in the Residential Design Guidelines. A mix of coherent forms, details and materials are proposed to create residential units which complement the existing neighborhood.*

#### **3. The design review permit is in accord with provisions of this title and will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare.**

*The Design Review permit is consistent with NMC Title 17 (Zoning Ordinance) as conditioned. With approval of the Amendment to Planned Development PD-35, the proposed Project has been found to be consistent with all applicable development standards of the RI 5 (Single-Family Infill) and PD-35 zoning of the Site. All lots comply with the minimum lot size, coverage and setbacks of the zoning district. As such, with implementation of the conditions of approval set forth herein, the proposed Project would not result in any significant impacts. The design of the proposed subdivision and single-family homes does not result in adverse impacts to adjacent properties or to the general health, safety, and welfare of the community.*



## B. Tentative Subdivision Map

The City Council's approval of this project is subject to the required findings in NMC Section 16.20.070 relating to Tentative Maps. These findings are provided below and relate to consistency of the project with the General Plan, Zoning Ordinance, and applicable Guidelines.

Staff has determined that the proposed project would comply with these findings, subject to the conditions of approval provided in **Attachment 1 and 2**.

**1. That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan and any applicable specific 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 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.*

**2. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision, as described in the State Subdivision Map Act and any guidelines promulgated by the Council.**

*Passive heating and cooling opportunities have been provided to the maximum extent practical as the buildings incorporate operable doors and windows on the east and west elevations and the buildings, the lot sizes and configuration allow for passive heating and cooling opportunities and most of the lots are designed in an east-west alignment to allow for southern exposure.*



### **C. Planned Development Amendment**

The City Council's approval of this project is subject to the required findings in NMC Section 17.42.050 relating to Planned Developments and 17.66.080 relating to Zoning Amendments. These findings are provided below and relate to consistency of the project with the General Plan, Zoning Ordinance, Planned Developments and applicable Guidelines.

**1. 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 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.*

**2. Any variations from the standards of this title 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.*

**3. 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.*

**4. 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.*

**5. The proposed structure(s) and/or use(s) 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 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.*

**6. Any conditions stipulated as necessary in the public interest have been imposed; and**

*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.*

**7. The proposed structure(s) and/or use(s) 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.*

**8. The proposed planned development amendment is consistent with the principles of 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 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.*

**9. 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.*

**10. 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.*

**IX. PUBLIC NOTICE**

Notice that this application was received was provided by the City on December 11, 2023, and notice of the scheduled public hearing was provided on September 6, 2024, by US Postal Service to all property owners within a 500-foot radius of the subject property. Notice of the public hearing was also published in the Napa Valley Register on September 7, 2024, and provided to people previously requesting notice on the matter at the same time notice was provided to the newspaper for publication. The Applicant was also provided a copy of this Report and the associated attachments in advance of the public hearing on the project.

**X. PUBLIC COMMENT**

No public comments have been received as of this writing.