

ORDINANCE O2017-__

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NAPA,
STATE OF CALIFORNIA, AMENDING THE ZONING MAP
ESTABLISHED UNDER NAPA MUNICIPAL CODE Section
17.04.050 PERTAINING TO THE REZONING OF PROPERTY
LOCATED AT 750 THIRD STREET FROM RT-5, TRADITIONAL
RESIDENTIAL DISTRICT TO MU-G, GATEWAY MIXED USE
DISTRICT

WHEREAS, The City of Napa submitted an application (PL16-0183) to rezone the property at 750 Third Street (APNs: 003-132-001, 002, & 006) from RT-5, Traditional Residential to MU-G, Gateway Mixed Use (hereinafter “the Project”); and

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

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

SECTION 1: The City Council hereby determines that the potential environmental effects of “the Project” described in this ordinance were adequately examined by the Negative Declaration that was adopted by the City Council on March 21, 2017 pursuant to CEQA Guidelines Section 15162

SECTION 2. The City Council hereby makes the following findings:

The proposed amendment is consistent in principle with the General Plan.

The proposed zoning amendment is consistent with the General Plan in that a concurrent General Plan amendment has also been adopted creating consistency in the proposed amendments. Such consistency is specifically demonstrated in the record, including but not limited to the analysis contained in the Staff Report and Initial Study. The General Plan land use designation for the subject properties would be amended to MU-532; Mixed Use.

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

The proposed amendment is in the public interest, since it is consistent with the principles of the General Plan such as locating appropriate land uses within the boundaries and urban limits of the City of Napa, which land uses are complementary to the mix of uses within the city; and, because they are appropriate to its surroundings. The subject properties are undeveloped and temporarily operating as construction staging and special event parking.

2. If a rezoning to a 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 California Government Code 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 increase a minimum lot size, however, it would remove three residential parcels (1.6 acres) with a maximum density of 11 units. The property is currently covered with gravel and being used as special event parking and is adjacent to the Napa River to the north, single-family residences to the east and south, and adjacent to the railroad tracks to the west. The property has been encumbered by public infrastructure, including a 30-foot wide NSD easement on the east side and relocation of the railroad tracks on the west side. These encumbrances, along with the property's location in the flood plain, make it unlikely that this property would be redeveloped with residential uses. This parcel is not identified in the City's General Plan Housing Element as a site that could potentially accommodate the City's fair share of the regional housing need and its re-designation for commercial uses will not impair the supply of land needed for accommodating this need.

SECTION 3: Amendment. The boundaries of the Districts of the Zoning Map established under Section 17.04.040(A) of the Napa Municipal Code are hereby amended pursuant to Chapter 17.66 of such Code to re-designate the property at 750 Third Street to MU-G, Gateway Mixed Use Zoning District as shown in Exhibits "A1 & A2" attached hereto and made a part hereof. Exhibit "A1" reflects the Zoning Districts as they exist prior to the effective date of this ordinance, and Exhibit "A2" reflects the Amended Zoning Districts, as they will be after the effective date of this ordinance.

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.

ATTACHMENT 1

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, Dorothy Roberts, City Clerk of the City of Napa, do hereby certify that the foregoing Ordinance had its first reading and was introduced during the regular meeting of the City Council on the 21st day of March, 2017, and had its second reading and was adopted and passed during the regular meeting of the City Council on the 4th day of April, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Dorothy Roberts
City Clerk

Approved as to Form:

Michael W. Barrett
City Attorney

EXHIBIT "A1"
EXISTING ZONING MAP

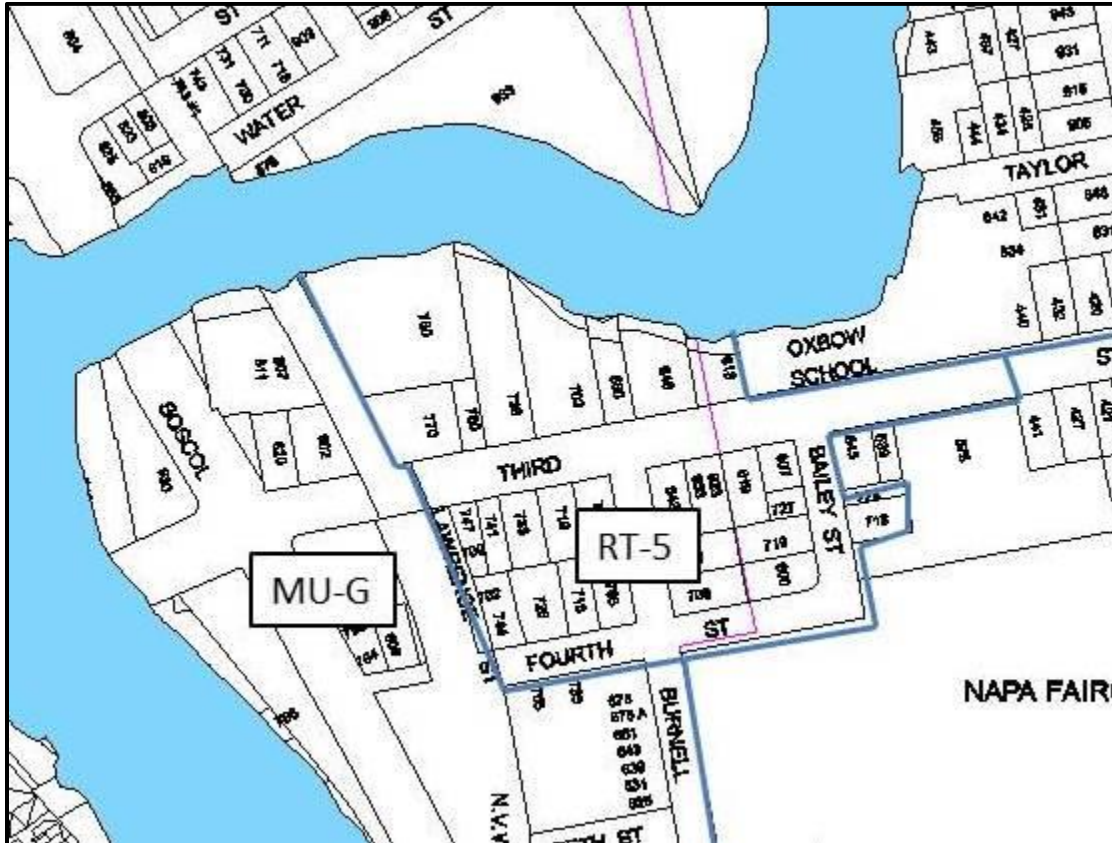


EXHIBIT "A2"
PROPOSED ZONING MAP

