

ORDINANCE O2016-4

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, APPROVING A PLANNED DEVELOPMENT OVERLAY DISTRICT (PD-35) TO ESTABLISH DEVELOPMENT STANDARDS FOR HARVEST VILLAGE AT 804 CAPITOLA DRIVE (APN 046-020-018)(PL15-0110)

WHEREAS, Harvest Village LLC submitted an application (PL15-0110) for a Zoning Amendment to establish a Planned Development Overlay District and to establish development standards within the Overlay District; a Design Review Permit for a subdivision map and house plans; an Administrative Permit to authorize accessory second units; and a Tentative Map to subdivide a 1.35 acre site into nine single-family lots (the "Project") at 804 Capitola Drive (APN 046-020-018) on June 9, 2015; and

WHEREAS, the Planning Commission of the City of Napa, State of California, held a noticed public hearing on January 7, 2016 and has recommended approval of the subject application; and

WHEREAS, the City Council has determined that the potential environmental effects of the Project described in the Agenda Report presented to the City Council at their March 1, 2016 meeting, were adequately examined by the Mitigated Negative Declaration that was adopted by the City Council on March 1, 2016; 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 ORDAINED by the City Council of the City of Napa as follows:

Section 1. The City Council hereby approves a Planned Development Overlay for the Project, and adopts language to read as set forth on Exhibit "A," attached hereto and incorporated herein by reference. The City Clerk is hereby authorized and instructed to enter the ordinance number of this ordinance location labeled "O2016-4" for PD-35, on Exhibits "A" and "B," attached hereto and incorporated herein by reference. The Community Development Director is hereby authorized and instructed to update the official copy of the zoning map, as defined by Napa Municipal Code Section 17.04.050, consistent with the amendment to PD-35 identified on Exhibit "B."

Section 2. The real property (APN 046-020-018) that is the subject of the Harvest Village Planned Development Overlay is defined as shown on Exhibit "B," attached hereto and incorporated herein by reference. The City Council hereby finds that the approval of this ordinance, approving 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 proposed planned development amendment is consistent with the principles of the General Plan.

Housing Element Policy H1.1 encourages the efficient use of land. Housing Element Policy H1.4 encourages approval of well-designed projects in the mid-range to high-range of the General Plan density. The proposed nine-lot subdivision has been designed to achieve a density that is slightly above the mid-point of the density range for this property, consistent with Policies H1.1 and H1.4.

Housing Element Policy H3.1 encourages high quality design and varied housing types. The proposed development provides for an alternative community design that is not typically developed within the city and is consistent with this policy to provide for a variety of housing options.

Land Use Element Policy LU-4.5 encourages projects to be compatible with the surrounding neighborhood. The proposed single-family use and homes are similar in size and architecture with the existing neighborhood and are compatible with existing residences in the area consistent with this policy.

Land Use Goal LU-11 seeks to encourage sustainable practices. The proposed development proposes to produce a portion of its own electricity, to utilize grey-water systems, to utilize sustainable materials and practices, and to promote connections with neighbors through a central courtyard, consistent with this goal.

- B. 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.

- C. 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 does not match the development pattern of Capitola Court with a cul-du-sac serving houses on the periphery. A new model of a residential community is proposed

that has homes fronting on a central courtyard rather than a cul-du-sac. 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 a Planned Development (PD) 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 to fully realize its design intent.

- D. 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 buildings are oriented to frame central courtyards for residents and guests. Landscaping includes a mixture of plantings and hardscape that defines public, semi-private, and private spaces and creates opportunities for social interaction. 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.

- E. 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.

- F. 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.

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

The property is located within the SFI-173, Single-Family Infill General Plan Designation, which allows for detached and attached single-family homes at a

density of four to eight units per acre. Subdivision of the 1.35 acre project site into nine lots results in a density of 6.6 units per acre which is consistent with the density range of this Designation.

Housing Element Policy H1.1 encourages the efficient use of land. Housing Element Policy H1.4 encourages approval of well-designed projects in the mid-range to high-range of the General Plan density. The proposed nine-lot subdivision has been designed to achieve a density that is slightly above the mid-point of the density range for this property, consistent with Policies H1.1 and H1.4.

Housing Element Policy H3.1 encourages high quality design and varied housing types. The proposed development provides for an alternative community design that is not typically developed within the city and is consistent with this policy to provide for a variety of housing options.

Land Use Element Policy LU-4.5 encourages projects to be compatible with the surrounding neighborhood. The proposed single-family use and homes are similar in size and architecture with the existing neighborhood and are compatible with existing residences in the area consistent with this policy.

Land Use Goal LU-11 seeks to encourage sustainable practices. The proposed development proposes to produce a portion of its own electricity, to utilize grey-water systems, to utilize sustainable materials and practices, and to promote connections with neighbors through a central courtyard, consistent with this goal.

There are no applicable specific plans.

- H. 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.


- I. 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.

Section 3. 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 4. Effective Date. This Ordinance shall become effective thirty (30) days following adoption.

City of Napa, a municipal corporation

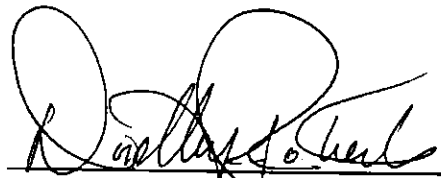
MAYOR: 

ATTEST: 
CITY CLERK OF THE CITY OF NAPA

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

I, 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 public meeting of the City Council on the 1st day of March, 2016, and had its second reading and was adopted and passed during the public meeting of the City Council on the 15th day of March, 2016, by the following vote:

- AYES: Mott, Inman, Sedgley, Techel
- NOES: None
- ABSENT: None
- RECUSED: Luros
- ABSTAIN: None

ATTEST: 
Dorothy Roberts
City Clerk

Approved as to Form:



Michael W. Barrett
City Attorney

EXHIBIT A**Harvest Village Planned Development District (PD-35) (Ordinance O2016-4)****PD-35 Development Standards**

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. Side Setback – minimum 10 feet (along Capitola Drive only);
4. Side Yard – minimum five feet;
5. Rear Yard – minimum 15 feet;
6. Lot Coverage – maximum 46%;
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 – publically-accessible, landscaped central courtyard in-lieu of detached sidewalk adjacent to private street;
10. Curb-Adjacent Landscape Areas – publically-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; and
12. Fence within Visibility Area – maximum fence height of four feet within the 10-foot visibility area permitted for a fence.

Notes:

- A. Gross square footage includes private street; and
- B. Setbacks measured from back of sidewalk on Capitola Drive and edge of private street.

EXHIBIT B

Harvest Village Planned Development District (PD-35) (Ordinance O2016-4)

Zoning Map

