

## **Harvest Village II Project Description – (updated April 22, 2024)**

### **1. Harvest Village II Supports the City's Goals**

The City of Napa's Council has identified its top five priorities for the Napa Community. This project does strongly support two of these priorities:

- Combatting Climate Change and Encouraging Sustainability
- Providing more Housing, both for-sale and new.

These goals are highlighted on the City of Napa's webpage :

<https://www.cityofnapa.org/1286/Council-Priorities>

Not only will Harvest Village support these goals, but it will also be the one of the greenest, most sustainable projects (residential or commercial) in the City of Napa's history, and in all of Napa County.

### **2. Sustainable and Regenerative Features**

Harvest Village will be one of the greenest single family housing projects in the entire North Bay, and the greenest in all of Napa County.

- The project will be all electric; no gas will be run into the site.
- The homes will be classified as “*net zero energy*” with solar PV on the roofs. This will allow each home to generate as much power as it consumes when occupied by homeowners.
- The homes will qualify for the Federal Zero Energy Ready Homes Tax Credit.
- With no natural gas and with the homes being net zero energy Harvest Village will make little or no contribution to greenhouse gas production.
- There are awnings at the south and west windows to reduce the solar heat gain in the summer, reducing the energy consumption associated with air conditioning usage.
- The water heaters and the HVAC equipment will be utilizing heat pump technology which is the most efficient equipment for this purpose.
- Each home will have a graywater system thus generating huge savings in water consumption. The systems will capture water from the showers, tubs, washers, and lavatories, and run it through an in-house filtration system to allow the clean gray water to flush the toilets and irrigate the yard landscape. Thus, the landscaping can remain “green” even in times of drought.
- All lighting will be LED and all plumbing fixtures to be water sense, low consumption.

- Harvest Village is targeted to be LEED for Home Platinum equivalent. LEED is the United States Green Building Council's Leadership in Energy and Environmental Design green building rating system.
- Harvest Village will meet "WUI" standards (Wildland Urban Interface) for wild fire resistance.

### **3. Site Design**

Harvest Village will be built at 804 Capitola Drive in Napa California, which is currently vacant. This site sits just east of Silverado Trail and south of Coombsville Road. The site design is utilizing some of the standards of Planned Development PD-35, while requesting minor modifications to this PD.

- The project includes (9) nine single family homes each with an ADU, "Auxiliary Dwelling Unit", within the building envelope. Harvest Village will provide 18 housing units for the city of Napa.

- Zoning lists this parcel as Single-Family Infill (R1-5), PD-35 and the General Plan designation is "Low Density Residential". At nine units, the project is within the allowable density.

- The site slopes gently up to the west from Capitola Drive. A new private street off Capitola Drive will serve the project. The private road forms a T at the west end of the lot layout.

- The project meets the front yard setback of 20' from back of sidewalk on the private street. It also meets the back yard setback of 15' at all building lots and 10' side yard setback along Capitola Drive allowed in PD-35. *\*\*We request to add a Development Standard to PD-35 to allow a front yard setback of 15' on Lot 9.*

- The lot sizes from center of private street are all above the minimum lot size of 4607 sf allowed in PD-35 (7197 sf – 4889sf). By bringing the lot lines to the middle of the private road the design eliminates a 10<sup>th</sup> lot that would be just for the road, and thus simplifies ownership for the end users.

- The project does utilize curb-adjacent sidewalks. Because of the site constraints of the slope along the private street and building lots, a curb adjacent sidewalk will require less grading and minimize retaining walls throughout the project. *\*\* We request a modification to the PD to allow 4' curb adjacent sidewalks along the private street.*

The building lot sizes measured from the back of sidewalk range in size from 5400 sf to 4119 sf. With the back of sidewalk lot sizes, we are under the maximum lot coverage of 45% on all the lots. *\*\*We request a PD amendment for a minimum building lot size of 4100 sf.*

### **3. Prior Approvals**

The property was purchased by the current ownership in 2014. There were two structures on the lot when it was purchased: one single family home and a detached single car garage. The original single-family home was demolished in 2016; the foundation remains. The original detached single car garage still exists on the site. In 2015/2016 the Planning Commission and then City Council approved a different site plan as a Tentative Map that was brought forward by the same applicant. Financial and site constraints caused that approval to be set aside in favor of the current project, which does involve significantly less grading, less paving, and does include seven (7) more ADUs than the original project.

#### **4. Architectural Style**

There are eight, two-story homes, and one 2.5 story home, all with a contemporary architectural style. This contemporary style was chosen after consulting with various Realtors and other community members.

- The exterior walls are finished with a soft grey, horizontal siding at the lower floors and a white smooth stucco at the upper floors.
- A two-story tall, vertical element defines each entry door and is finished with shiplap composite siding. These vertical elements on each street elevation are unique to each home with individual wall and door colors.
- A combination of low sloped and flat roofs with parapet walls define the roof lines. The black roof fascia, window frames and sun awnings located at south and west windows and over the front and back decks define the elements against the white and gray walls.
- The garage doors are a modern horizontal flat panel door with horizontal windows and are painted the same color as the wall around it to minimize the garage door presence at the street.
- Railings on the front decks will be cable rail.
- Fencing at the back and side yards will be constructed of varied size horizontal boards. Fencing will be sealed natural cedar or redwood.

#### **4. Floor Plans**

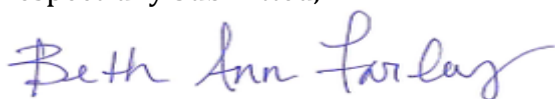
There are five different model floor plans. Each home is a three bedroom, three and a half baths plus a one bedroom, one bath, flex space or ADU. The total square footage on each home varies from 3287 sf – 2796 sf including the ADU and garage. The ADUs range from 498sf – 597sf each. Essentially these ADUs are designed as one-bedroom apartments, with kitchens and private, stand-alone entrances. The floor plans of the homes are flexible. The ADU space can be rented out to provide the owners income or used as a fourth bedroom, family room and extra bathroom. The primary bedrooms are on the main level in eight of the homes. (See sheet A1.1 in the plan set for zoning and house sf info)

#### **5. Non-Standard Turnaround**

*\*\* The project requests a design exception for a non-standard turn around based on Public Works Standard S-29B, Hammerhead (no parking). Were the project to build a typical 80' diameter cul-de-sac bulb, the result would be excessive hillside grading and a reduction in the number of buildable lots.*

We have already received preliminary approval, subject to final dimensions, for this Hammerhead turn around, from Napa City Fire, Napa City Public Works and from Napa Recycling and Waste Management.

Respectfully Submitted,



Beth Ann Farley  
Principal Architect