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PLANNING COMMISSION STAFF REPORT
APRIL 6, 2023

AGENDA ITEM 7.B File No. PL23-0002 **Old Sonoma Road Mixed Use**

I. GENERAL INFORMATION

PROJECT SUMMARY: An Application for (1) a Zoning Amendment to create the Old Sonoma Road Mixed-Use Master Plan (MP: OSR-MU) district and rezone the Site from Public, Quasi-Public to MP: OSR-MU, (2) a Tentative Subdivision Map to subdivide the Site into twenty (20) parcels, eight (8) of which would be used for single family homes, six (6) of which would be further subdivided to create one-hundred fifty-four (154) condominium units, and six (6) of which would be used for common areas and amenities to serve the project; and (3) a Design Review Permit for the mixed-use project consisting of 162 mixed-income for sale residential units and approximately 9,575 square feet of commercial uses, located on an approximately 8.6-acre site at 2344 Old Sonoma Road (Site), the former site of County Health and Human Services.

LOCATION OF PROPERTY: 2344 Old Sonoma Road
 APN: 004-291-015

GENERAL PLAN: Residential Mixed Use

ZONING: Public, Quasi-Public (PQ-P)

APPLICANT: Napa Community Real Estate Fund Phone: (626) 403-4663
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 Pasadena, CA 91103

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

ATTACHMENTS: ATCH 1 – Draft Ordinance (Master Plan)
 ATCH 2 – Draft Resolution (TM, DR, & CEQA)
 ATCH 3 – Project Description
 ATCH 4 – AHSC Grant Staff Report
 ATCH 5 – Historical Memo
 ATCH 6 – Tentative Tract Map
 ATCH 7 – Conceptual Site Plan
 ATCH 8 – Single Family Home Plans
 ATCH 9 – Redwood “A” Plans
 ATCH 10 – Courtyard “B1,” “B2,” & “B3” Plans

ATCH 11 – CHC Staff Report (03-23-2023)
ATCH 12 – Historic “C1,” & “C3” Plans
ATCH 13 – Carriage “D1” Plans
ATCH 14 – Crescent “D2” Plans
ATCH 15 – Historic “C2” Plans
ATCH 16 – Conceptual Parking Plan
ATCH 17 – Conceptual Landscape Plan
ATCH 18 – Tree Inventory
ATCH 19 – Proposed Lighting
ATCH 20 – Proposed Fencing
ATCH 21 – Proposed Solar
ATCH 22 – CEQA 15183 Consistency

II. RECOMMENDATION

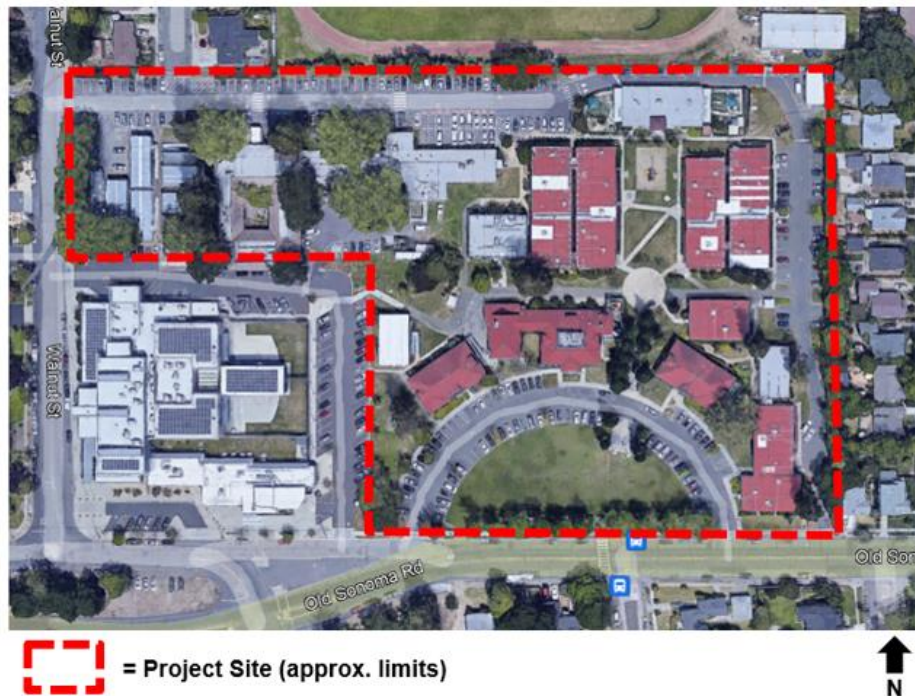
Staff recommends that the Planning Commission forward a recommendation to the City Council to: (1) adopt an ordinance amending Napa Municipal Code (NMC) Title 17 to add Chapter 17.33 establishing the Old Sonoma Road Mixed-Use Master Plan zone district (MP: OSR-MU) and rezoning the property from the Public, Quasi-Public (PQ-P) zone district to the MP: OSR-MU zone district; and (2) adopt a resolution approving a Tentative Subdivision Map and Design Review Permit and determining that the actions that are authorized by the ordinance and resolution were adequately analyzed by a previous CEQA action.

III. EXECUTIVE SUMMARY

The Applicant, Napa Community Real Estate Fund, requests a Zoning Amendment, Tentative Map, Design Review Permit, and Certificate of Appropriateness, to construct 162 mixed-income for-sale residential units and approximately 9,575 square feet of non-residential space for commercial and community serving uses (Project). The Certificate of Appropriateness (COA) was reviewed by the Cultural Heritage Commission (CHC), which recommended that the City Council approve the COA, and is not the subject of the Planning Commission’s review.

A more complete project description is summarized below under “Project Description,” and provided in **Attachment 3, Project Description**. As shown below in **Figure 1**, the Project is proposed at an approximately 8.6-acre site at 2344 Old Sonoma Road, formerly the County of Napa Health & Human Services campus.

FIGURE 1
Project Location



A. Required Entitlements

Each of the requested entitlements is summarized below. The Applicant participated in a pre-application review of the design on August 4, 2022, before the Planning Commission.

Pursuant to Napa Municipal Code (NMC) Section 17.26.010, a Master Plan may be utilized in any General Plan land use category to implement the goals and policies of the General Plan. Some of the purposes of Master Plan districts are to encourage innovative design on large sites by allowing flexibility in standards, accommodate mixed use developments, and to design the site as a whole, rather than incrementally. The site is currently zoned Public/Quasi-Public, and the Applicant has requested that the City amend Title 17 to create the Old Sonoma Road Mixed-Use Master Plan District and rezone the site from Public/Quasi-Public to Old Sonoma Road Mixed-Use Master Plan District.

Pursuant to NMC Section 16.12.010(A) and NMC Section 17.62.050(C)(1) and (C)(2), a Tentative Subdivision Map and Design Review Permit for design of the subdivision is required to subdivide the approximately 8.6-acre site into 20 parcels, including eight single-family parcels, and to further subdivide six of the newly created parcels for condominium purposes for a total of 154 condominiums.

Pursuant to NMC Section 17.62.050(C)(1), a Design Review Permit is required for the design of the proposed residential and non-residential structures on the site.

Pursuant to NMC Section 15.52.070(D)(2), a Certificate of Appropriateness is required for the proposed rehabilitation of the three (3) Local Landmark buildings located on the Project site.

The Cultural Heritage Commission forwarded a recommendation of approval for a Certificate of Appropriateness by a 5-0 vote at a special meeting on Thursday, March 23, 2023.

B. Affordable Housing and Sustainable Communities Grant

At a Special Meeting on March 30, 2023, the City Council approved staff to submit as co-applicant with the Project Applicant, an application to the State for the Affordable Housing and Sustainable Communities (AHSC) Grant.

The AHSC program is designed to reduce greenhouse gas (GHG) emissions through affordable housing development projects that implement land-use, housing, transportation, and agricultural land preservation practices to support infill and compact developments that promote related and coordinated public policy objectives including: reducing air pollution, improving conditions in disadvantaged communities, supporting and improving public health benefits, improving connectivity and accessibility to jobs and services, and increasing options for mobility and transit ridership.

AHSC funds not to exceed \$50 million would allow the project to increase the number of for-sale units affordable to households at or below 80% of area median income (AMI) from 25 units to 65 units and increase the number of for-sale units affordable to households at or below 120% of AMI from 23 units to 47 units. This would result in a net increase of an additional 64 deed-restricted for-sale units.

If successful, \$35 million of the \$50 million would be provided to the Applicant for construction of the units and up to \$15 million would be available for a variety of transportation, roadway, pedestrian, and bicycle improvements. Additional details can be found in the March 30, 2023, staff report included as **Attachment 4**.

C. Regional Housing Needs Allocation

The Project proposes 162 mixed-income housing units. If approved, the 162 units would assist the city in meeting its Sixth Cycle Housing Element Regional Housing Needs Allocation of 2,669 units. Based on the RHNA allocation, the city must demonstrate the ability to accommodate 770 Extremely- and Very-Low Income, 444 Low Income, 405 Moderate Income, and 1,050 Above Moderate Income (i.e. market rate) units by 2031.

Of the 162 proposed units, the Project would provide a range of affordability as it relates to the Area Median Income (AMI), which would count towards meeting the City's RHNA obligation for non-market rate units. The proposed number of units within each income category is summarized below in **Table 1**. The range of units per income category may vary depending on whether or not the Project is awarded AHSC funds.

The Project would also include a "workforce" housing category which would provide units affordable to households earning between 121% and 150% of AMI. However, in the context of RHNA, anything 121% and above AMI is considered "Above-Moderate" units. Thus, for RHNA purposes, the "workforce" housing units and market rate units effectively would count towards the City's "above moderate" RHNA obligation, even though "workforce" housing does cap out at 150% AMI, and therefore provides a level of affordability for practical purposes.

Overall, 112 of the 162 units would be deed-restricted for low and moderate income from between 30 and 45 years depending on the funding source.

TABLE 1
Affordable Unit Scenarios and RHNA

Income Level	# of units w/o AHSC	# of units w/ AHSC	Difference in # of units w/o vs. w/ AHSC	Potential RHNA Benefit for City by Income Level
Low ¹	25	65	+40	25 to 65
Moderate ²	23	47	+24	23 to 47
Above Moderate ³				114 to 50
Workforce ⁴	27	26	-1	
Market Rate	87	24	-63	
Total	162	162	-	-
1. Low Income is 51% to 80% of AMI 2. Moderate Income is 81% to 120% of AMI 3. Above Moderate Income is 121% and above of AMI 4. Workforce Housing Income is 121% to 150% of AMI 5. Market Rate Housing Income is 151% of AMI and above				

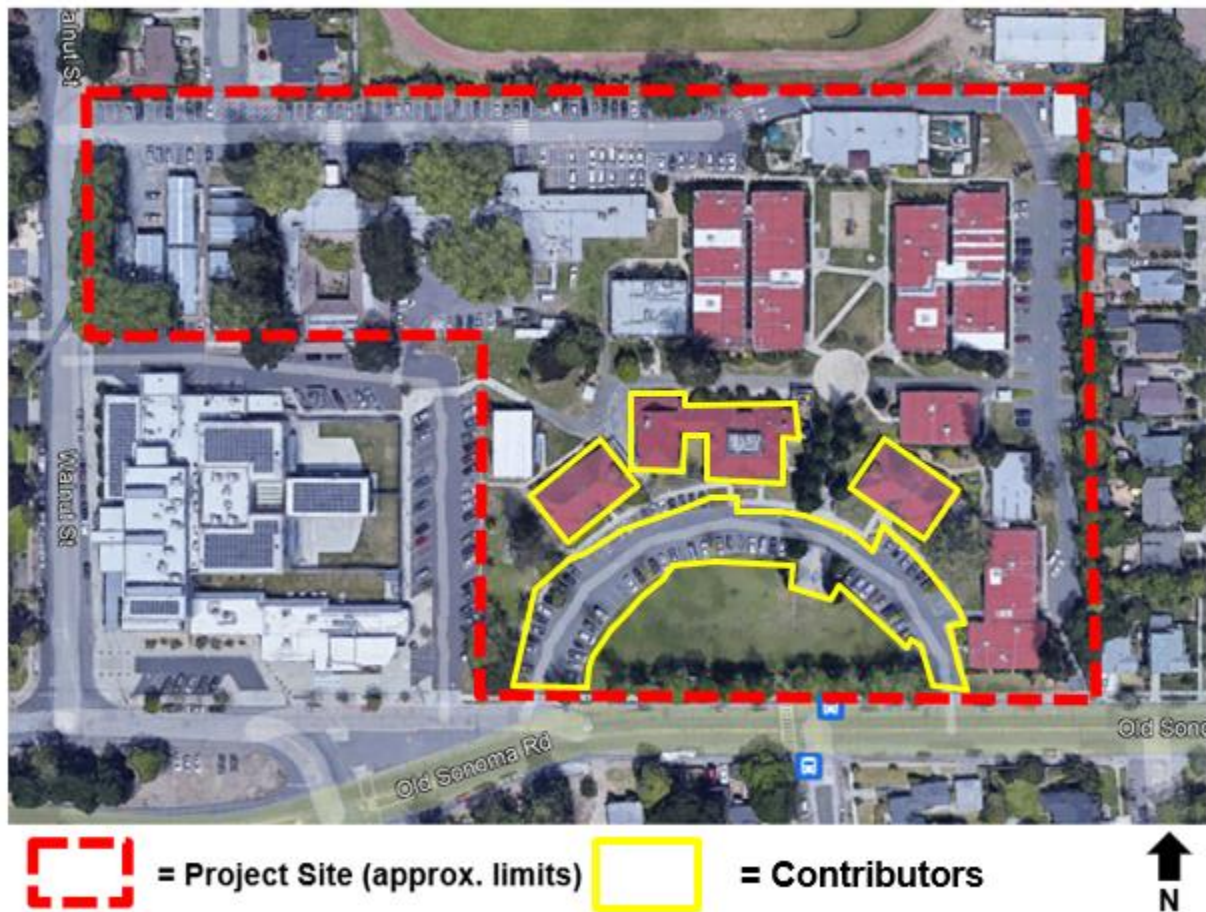
IV. SITE CONTEXT AND HISTORY

The Project site is located on an approximately 8.6-acre site at 2344 Old Sonoma Road and bound by single-family residential and the Napa Christian Campus of Education to the north, single-family residential to the east, Old Sonoma Road to the south, and Walnut Street and the County Juvenile Hall to the west.

The site currently consists of eleven structures (11), and six (6) modular units. Three of the structures along the arc of the crescent-shaped driveway, along with the crescent-shaped driveway and lawn area itself along Old Sonoma Road, are historical structures and considered “contributors” to the Local Landmark, as shown below in **Figure 2**. The property was listed in the National Register in 2018. A complete history of the site and its development over time is included in a memorandum regarding the historical aspects of the site provided by the Applicant as **Attachment 5, Historical Memo**. Table I beginning on page 3 of the memo (**Attachment 5**) provides a chronological listing of the site’s history.

In addition to the approximately 8.6-acre site, the Project proposes to include an additional approximately 2,911 square foot parcel of unimproved real property owned by the County of Napa (“Sliver”) which is immediately adjacent to the site. The County has approved a Purchase and Sale Agreement with the Applicant for the sale of the Sliver to the Applicant, which is conditioned upon the Applicant obtaining the necessary project approvals from the City. Following the Applicant’s acquisition of the Sliver from the County, the Applicant would complete a lot line adjustment to add the Sliver to the Site.

FIGURE 2
Local Landmark “Contributors”



V. PROJECT DESCRIPTION

The following provides a summary of the various sections of the “Project Description” and its organization:

- **Section V.A: (Tentative Subdivision Map)** Provides an overview of total number of parcels and number of condominium units on each parcel.
- **Section V.B: (Residential Units)** Provides an overview of the total number of units.
- **Section V.C: (Non-Residential)** Provides an overview of the non-residential uses.
- **Section V.D: (Parking & Circulation)** Provides an overview of the parking & circulation.
- **Section V.E: (Landscape, Lighting, & Fencing)** Provides an overview of the common areas, proposed site lighting, and fencing.
- **Section V.F: (Sustainability)** Provides an overview of some of the key sustainable features of the Project.
- **Section V.G: (Homeowner’s Association)** Provides an overview of the HOA.
- **Section V.H: (Project Phasing)** Provides the anticipated phasing of the Project.

Table 2 is intended to identify, for each parcel to be created by the Tentative Map, its parcel or lot designation number/letter, its size, its proposed use, and the structure(s) that would be built on that parcel. For further reference, **Attachment 6** provides the proposed Tentative Subdivision Map layout to which the “Parcel/Lot” column of the table corresponds, and **Attachment 7** provides a conceptual site plan, to which the “Building Reference” column corresponds. Thus, **Attachment 6** and **Attachment 7** should serve as the primary reference points for site features and locations of structures and parcel configuration.

TABLE 2
Parcel and Building References

Parcel / Lot	Parcel Size (approx.)	Use	Building Reference
1	4,486 sq. ft.	Single-Family Residential	SF E1
2	3,848 sq. ft.	Single-Family Residential	SF E2
3	3,846 sq. ft.	Single-Family Residential	SF E3
4	4,373 sq. ft.	Single-Family Residential	SF E4
5	3,392 sq. ft.	Single-Family Residential	SF E5
6	4,812 sq. ft.	Single-Family Residential	SF E6
7	3,812 sq. ft.	Single-Family Residential	SF E7
8	3,862 sq. ft.	Single-Family Residential	SF E8
A	33,474 sq. ft.	Private Road	-
B	52,572 sq. ft.	Private Road	-
C	12,867 sq. ft.	Crescent Landscape	-
D	17,919 sq. ft.	Crescent Landscape	-
E	7,127 sq. ft.	Landscape	-
F*	22,277 sq. ft.	Stacked Flats	Redwood A
G*	132,173 sq. ft.	Flats & Townhomes	Courtyard B1, B2, & B3
H*	10,346 sq. ft.	Townhomes	Historic C3
I	16,372 sq. ft.	Non-Residential	Historic C2
J*	11,310 sq. ft.	Townhomes	Carriage D1
K*	14,204 sq. ft.	Townhomes	Historic C1
L*	12,065 sq. ft.	Townhomes	Crescent D2
* Denotes parcels which are proposed to be further subdivided by the Tentative Subdivision Map for condominium purposes. Condominiums require approval of a Tentative Subdivision Map by the City, which approves the maximum number of condominium units per parcel, as well as approval of a Condominium Plan by the California Department of Real Estate (DRE).			

A. Tentative Subdivision Map

As shown in **Attachment 6, Tentative Subdivision Map**, the Project proposes to subdivide the existing parcel into 20 parcels. Each of the parcels and its unit count and/or uses are summarized below. Details, such as design and number of units, are discussed in **Section V.B** of this staff report.

- **Parcels 1 through 8:** Parcels 1 through 8 are single-family lots that range from approximately 3,812 square feet to 4,812 square feet with an average lot size of approximately 4,121 square feet. Lot widths range from approximately 51 feet to 58 feet and have lot depths of approximately 72 feet to 77 feet.
- **Parcel A:** Parcel “A” is proposed for the roadway within the crescent feature and would be approximately 33,474 square feet.
- **Parcel B:** Parcel “B” is proposed for the internal circulation private roadway providing access to a majority of the residential units and would be approximately 52,572 square feet.
- **Parcel C:** Parcel “C” is an approximately 12,867 square foot parcel that would function as a portion of the landscaped area at the crescent.
- **Parcel D:** Parcel “D” is an approximately 17,919 square foot parcel that would function as a portion of the landscaped area at the crescent.
- **Parcel E:** Parcel “E” is an approximately 7,127 square foot parcel that would function as a landscaped area near the northwest portion of the site.
- **Parcel F:** Parcel “F” is an approximately 22,277 square foot parcel that would be further subdivided by the Tentative Subdivision Map for condominium purposes into 40 residential condominium units, consisting of stacked flat units, to be located within the Redwood “A” building. The Applicant would subsequently file a condominium (condo) map with the California Department of Real Estate (DRE) to create the condominiums within the Redwood “A” building.
- **Parcel G:** Parcel “G” is an approximately 132,173 square foot parcel that would be further subdivided by the Tentative Subdivision Map for condominium purposes into 101 residential condominium units, consisting of flats and townhome-style residential units within the Courtyard “B1,” “B2,” and “B3” buildings. The Applicant would subsequently file a condominium (condo) map with the California DRE to create the condominium units.
- **Parcel H:** Parcel “H” is an approximately 10,346 square foot parcel that would be further subdivided by the Tentative Subdivision Map for condominium purposes into 3 residential condominium units consisting of townhome-style residential units within the Historic “C3” building. The Applicant would subsequently file a condominium (condo) map with the California DRE to create the condominium units.
- **Parcel I:** Parcel “I” is an approximately 16,372 square foot parcel and would include non-residential uses, such as food service establishments, bakeries, small retail, health spas, gyms, and/or other small neighborhood-serving uses.

- **Parcel J:** Parcel “J” is an approximately 11,310 square foot parcel that would be further subdivided by the Tentative Subdivision Map for condominium purposes into 3 residential condominium units within the Carriage “D1” building. The Applicant would subsequently file a condominium (condo) map with the California DRE to create the condominium units.
- **Parcel K:** Parcel “K” is an approximately 14,204 square foot parcel that would be further subdivided by the Tentative Subdivision Map for condominium purposes into 3 residential condominium unit consisting of townhome-style residential units within the Historic “C1” building. The Applicant would subsequently file a condominium (condo) map with the California DRE to create the condominium units.
- **Parcel L:** Parcel “L” is an approximately 12,065 square foot parcel that would be further subdivided by the Tentative Subdivision Map for condominium purposes into 4 residential condominium unit consisting of townhome-style residential units within the Crescent “D2” building. The Applicant would subsequently file a condominium (condo) map with the California DRE to create the condominium units.

B. Residential Units

The Project proposes the construction of 162 residential units for sale at various income levels, including low, moderate, and above moderate-income levels. As referenced above in **Table 2**, and shown on **Attachment 7**, residential units would consist of eight (8) single-family residential units on lots 1 through 8 and 154 condominium units consisting of a variety of multifamily, flats, and townhome style units within the “Redwood A,” “Courtyard B1, B2, and B3,” “Historic C1 and C3,” “Carriage D1,” and “Crescent D2” Buildings located on parcels F, G, H, J, K and L. Each of these buildings and their unit counts are shown below in **Table 3**.

As shown in **Table 3**, the Project proposes approximately 47 1-bedroom units, 79 2-bedroom units, and 36 3-bedroom units. It is possible the distribution of units could slightly alter, although the total number of units (162) and affordability mix would likely remain the same.

TABLE 3
Residential Unit Distribution

Location	1 bedroom units	2 bedrooms units	3 bedrooms units	Total units
SF E1 – SF E8			8	8
Redwood A	25	15		40
Courtyard B1	10	21	6	37
Courtyard B2	5	15	9	29
Courtyard B3	6	18	11	35
Historic C1		3		3
Historic C3		3		3
Carriage House D1		2	1	3
Crescent D2	1	2	1	4
Total	47	79	36	162

As mentioned above, the Applicant is under contract with the County to acquire the Sliver of unimproved County property located adjacent to the Project site. Once the Applicant acquires the Sliver, the Applicant would complete a lot-line adjustment to add the Sliver to Parcel F where the Redwood “A” building will be located. The addition of the Sliver to Parcel F would allow for a total of 40 condominium units within the Redwood “A” building, for a total unit count of 162 units. If for some reason, the sale of the Sliver were to fall through and/or the lot line adjustment was not completed, the Redwood “A” building on Parcel F would only contain 33 condominium units for a total project unit count of 155. A condition of approval has been added to the proposed resolution to reflect that the approval of 162 units is conditioned upon the Applicant’s acquisition of the Sliver and completion of the lot line adjustment. If such condition is not satisfied, the Applicant would only be permitted to construct 155 units.

As part of the entitlements, the Applicant is requesting a rezone to a Master Planned district which, among other things, allows for development standards unique to the master planned district, such as heights, setbacks, and other development standards. These proposed standards are included in **Attachment 1** as part of the ordinance and are referenced in part below as they relate to each product type.

SF E1 through SF E8 (8 units) / Lot 1 through Lot 8

These lots would consist of detached 3-bedroom / 2-bathroom single-family units ranging in size from approximately 2,116 square feet to 2,210 square feet at a maximum height of approximately 30 feet. As shown in **Attachment 6**, lot coverage ranges from approximately 43% to 51%. Each unit would include roof-mounted solar panels.

Development Standards

- Lot Size (min): 3,500 square feet
- Lot Frontage/Width (min.): 40 feet
- Height (max.): 2 stories / 30 feet
- Setback (front & street side): 10 feet (min.)
- Setback (side): 5 feet (min.)
- Setback (rear): 15 feet (min.)

Architecture and Design

As shown in **Attachment 8**, the single-family homes would include a design taking inspiration from the “craftsman” style and would use the following materials:

- Asphalt shingle roofing;
- Fiber cement shingle siding;
- Cement plaster wall;
- Painted wood trim, trellises, columns, rafters;
- Painted aluminum clad wood windows and doors; and
- Tinted cast-in-place concrete paving.

Redwood “A” (40 units) / Parcel “F”

The Redwood “A” building would consist of a maximum of 40 stacked 1- and 2-bedroom / 1- and 2-bathroom multi-family (condo) units ranging in size from approximately 820 square feet to 1,182 square feet at a maximum height of approximately 45 feet. This building would include roof-mounted solar panels.

Development Standards

- Parcel Size: 22,277 square feet
- Floor Area Ratio: 1.0
- Height (max.): 4 stories / 45 feet (approximate)
- Setback (front): 15 feet (min.)
- Setback (Walnut St.): 15 feet (min.)
- Setback (side): 5 feet (min.)
- Setback (rear): 15 feet (2 stories) / 20 feet (3 stories)

Although the maximum height of the proposed building is approximately 45 feet, the Old Sonoma Road Mixed-Use Master Plan District proposes an overall maximum height of 4 stories or 60 feet, whichever is more restrictive. Therefore, the actual height may slightly vary, but would not exceed the maximum prescribed by the Master Plan District standards.

Architecture and Design

As shown in **Attachment 9**, the design of Redwood “A” would consist of a fiber cement shingled 4-story structure, with exterior stairwells, and the following materials:

- Cement board shingle, painted;
- Cement board;
- Finish steel;
- Anodized aluminum;
- Smooth stucco;
- Wood siding; and
- Painted metal solar panel trellis.

Courtyard “B1,” “B2,” & “B3” (101 units) / Parcel “G”

The Courtyard “B1,” “B2,” and “B3” buildings would consist of a maximum of 101 1-, 2-, and 3-bedroom / 1- and 2-bathroom multi-family (condo) units ranging in size from approximately 720 square feet to 1,830 square feet at a maximum height ranging from approximately 53 feet and 55 feet, depending on the building. These buildings would provide rooftop solar panels.

Development Standards

- Parcel Size: 132,173 square feet
- Floor Area Ratio: 1.0
- Height (max.): 4 stories / 55 feet (approximate)

- Setback (front): 15 feet (min.)
- Setback (Old Sonoma Road): 10 feet (min.)
- Setback (side): 5 feet (min.)
- Setback (rear): 15 feet (2 stories) / 20 feet (3 stories)

Although the maximum height of the proposed building is approximately 55 feet, the Old Sonoma Road Mixed-Use Master Plan District proposes an overall maximum height of 4 stories or 60 feet, whichever is more restrictive. Therefore, the actual height may slightly vary, but would not exceed the maximum prescribed by the Master Plan District standards.

Architecture and Design

As shown in **Attachment 10**, the Courtyard “B1,” “B2,” and “B3” buildings would include a design taking inspiration from the “craftsman” style and would use the following materials:

- Asphalt shingle roofing;
- Fiber cement shingle siding;
- Cement plaster wall;
- Painted wood trim, trellises, columns, rafters;
- Painted aluminum clad wood windows and doors; and
- Tinted cast-in-place concrete paving.

Each of the buildings would have similar use of materials, with slight variations in color and finish materials, although maintain a cohesive design with providing enough differentiation without clashing style.

Historic “C1” (3 units) / Parcel K

Because this building is designated as a Local Landmark, the design was within the purview of the Napa Cultural Heritage Commission (CHC). At a special meeting held on Thursday, March 23, 2023, the CHC voted 5-0 to recommend that the City Council approve a Certificate of Appropriateness approving the proposed design. Although, this building is summarized below, more detailed information on the design can be found in the March 23, 2023, CHC staff report included as **Attachment 11**.

As shown in **Attachment 12**, the Historic “C1” building would consist of a maximum of three (3) 1- and 2-bedroom / 1- and 2-bathroom condo units ranging in size from approximately 1,250 square feet to 1,425 square feet at a maximum height of approximately 35 feet to the primary roof, and approximately 37 feet to its peak from the lowest grade. The parcel is approximately 14,204 square feet.

Historic “C3” (3 units) / Parcel H

Because this building is designated as a Local Landmark, the design was also within the purview of the CHC. On March 23, 2023, the CHC voted 5-0 to recommend that the City Council approve a Certificate of Appropriateness approving the proposed design. Although, this building is summarized below, more detailed information on the design can be found in the March 23, 2023, CHC staff report included as **Attachment 11**.

As shown in **Attachment 12**, the Historic “C3” building would consist of a maximum of three (3) 1- and 2-bedroom / 1- and 2-bathroom condo units ranging in size from approximately 1,250 square feet to 1,425 square feet at a maximum height of approximately 28 feet. The parcel is approximately 10,346 square feet.

Carriage “D1” (3 units) / Parcel J

Because this building is designated as a Local Landmark, the design was also within the purview of the CHC. On March 23, 2023, the CHC voted 5-0 to recommend that the City Council approve a Certificate of Appropriateness approving the proposed design. Although, this building is summarized below, more detailed information on the design can be found in the March 23, 2023, CHC staff report included as **Attachment 11**.

As shown in **Attachment 13**, the Carriage “D1” building would consist of a maximum of three (3) 1- and 2-bedroom / 1- and 2-bathroom condo units ranging in size from approximately 1,220 square feet to 1,853 square feet at a maximum height of approximately 37 feet. The parcel is approximately 11,310 square feet.

Crescent “D2” (4 units) / Parcel L

Because this building is designated as a Local Landmark, the design was also within the purview of the CHC. On March 23, 2023, the CHC voted 5-0 to recommend that the City Council approve a Certificate of Appropriateness approving the proposed design. Although, this building is summarized below, more detailed information on the design can be found in the March 23, 2023, CHC staff report included as **Attachment 11**.

As shown in **Attachment 14**, the Crescent “D2” building would consist of a maximum of three (4) 1-, 2, and 3-bedroom / 1- and 2-bathroom condo units ranging in size from approximately 810 square feet to 1,613 square feet at a maximum height of approximately 27 feet to the primary roofline and approximately 29 feet to the dormer peak. The parcel is approximately 12,065 square feet.

C. Non-Residential Uses

As part of the Project, approximately 9,575 square feet of community serving uses, as further described below.

Historic “C2” (9,138 sq. ft.) / Parcel I

Because this building is designated as a Local Landmark, the design was within the purview of the CHC. On March 23, 2023, the CHC voted 5-0 to recommend that the City Council approve the proposed design. Although, this building is summarized below, more detailed information on the design can be found in the March 23, 2023, CHC staff report included as **Attachment 11**.

As shown in **Attachment 15**, the Historic “C2” building would consist of approximately 9,575 square feet of non-residential space intended for community serving uses at a maximum height of approximately 29 feet. The parcel is approximately 16,371 square feet and located at the top of the arc of the crescent-shaped driveway.

Although the exact uses are not yet known at this time, the Applicant, as part of the Old Sonoma Road Mixed-Use Master Plan District, proposes a variety of uses, such as food service establishments, bakeries and retail, barbershops, indoor recreation, and others as shown in the proposed zone district standards included as **Attachment 8**. As shown, the uses are intended to serve the community, not only at the Project site, but in the surrounding neighborhood as well.

D. Parking and Circulation

The following section provides an overview of parking and circulation on the site.

Parking

The Project proposes a total of 394 parking spaces, as shown below in **Table 4**, and as shown on **Attachment 16**. As shown, the Project would utilize a variety of parking methods, including garages, uncovered surface spaces, parallel surface parking, and semi-subterranean parking garages.

TABLE 4
Parking Distribution

Location	# of spaces	Method
SF E1 – SF E8	16	2-car garage per unit
Redwood A	22	Semi-Subterranean Garage
Courtyard B1	241	Semi-Subterranean Garage
Courtyard B2		
Courtyard B3		
Historic C1	51	Crescent Drive surface parking lot
Historic C2		
Historic C3		
Carriage House D1		
Crescent D2	3	1-car garage per unit
Crescent Surface Lot	25	Crescent Drive surface parking lot
Parallel Spaces	36	Surface, uncovered
Total	394	

Based on the parking ratios proposed, the Applicant is requesting to provide 1 space per 1-bedroom (affordable), 1.5 spaces per 1-bedroom (workforce and market rate), 2 spaces per 2-bedroom and 3-bedroom units, and guest parking at 1 space per 4 units. Non-residential uses parking is proposed at a ratio of 1-stall per 250 square feet.

Overall, the Project would require 302 spaces for residential units, 39 spaces for non-residential uses, and 41 guest spaces, totaling 394. Therefore, the parking provided would meet the ratios proposed by the Applicant.

Circulation

The Projects proposes a private on-site circulation network of roadways. Primary ingress and egress would be from three driveways from Old Sonoma Road, including a driveway providing access to the Crescent D2 building (Parcel L) which would allow access to the four townhome units on this parcel.

Another access point would be from Walnut Street, along the western edge of the site. From there, a private road would follow along the northern property line before connecting to Crescent Drive to the south. The circulation network is intended to preserve the historic crescent-shaped driveway along Old Sonoma Road, as well as provide a buffer between the project and adjacent properties to the north. This allows for the units to be away from the property lines as much as possible, except for the 8 single-family homes along the eastern property line.

The dipsy-doodle in the road off Crescent Drive was designed to allow for an existing tree to remain.

E. Landscape, Lighting, & Fencing

The Project proposes a variety of landscaping throughout the site, as shown in **Attachment 17, Conceptual Landscape Plan**. The existing site has approximately 86 trees, of which approximately 19 are subject to the City's tree protection ordinance according to the Applicant's tree report provided as **Attachment 18, Tree Inventory**.

The Project seeks to retain approximately 31 of the existing 86 trees. Of those 31 trees to be saved, 14 are protected native trees which means that approximately 5 protected native trees would be removed. Pursuant to NMC 12.45.090(B)(2), findings for removal the protected native trees are provided in the resolution included as **Attachment 2**, along with a condition of approval for compliance with NMC Section 12.45.100 for the replacement of the removed trees. Although the Applicant proposes removal of some of the protected trees, the Project proposes the planting of approximately 105 trees, including 80 throughout the site, and 25 courtyard trees. Thus, resulting in a net gain of approximately 50 trees over existing conditions.

In addition to planting several trees, the Projects proposes to maintain and enhance the historical crescent along Old Sonoma Road, and result in a total of approximately 90,000 square feet of common open space throughout the site. This open space would be made up of approximately 1-mile of new trails and walkways, 7 gardens and 10 courtyard features.

The landscape palette would be primarily native and ornamental plant materials appropriate for the local climate and would meet local water efficient landscape standards. Other site features would include seating areas, horseshoe pits, picnic areas, short-term bicycle parking stations, and opportunities for BBQ areas.

Energy efficient Light Emitting Diode (LED) lighting is proposed throughout the site and includes a mixture of 12- and 15-foot light poles, step lights, and down light fixtures, as shown in **Attachment 19, Proposed Lighting**. Much of the lighting is proposed within the interior of the site, and away from property lines, except for approximately 5 light poles along the northern edge of the site for safety.

Fencing throughout the site would include various styles and materials, as shown in **Attachment 20, Proposed Fencing**. Along the north line, the Project proposes an approximately 5- to 6-foot-high metal picket fence, an approximately 6-foot-high wood/trex wall along the eastern, western, and southwestern property lines and between single-family homes, and an approximately 42-inch-high wrought iron “reed-like” fence and pilasters along Old Sonoma Road.

F. Sustainability

The Project would include a variety of sustainability features, including solar panels on all buildings except for the historical structures, use of LED light fixtures, bio-retention, and low-water landscape. The Project also proposes an all-electric design so that no natural gas is utilized. A solar exhibit has been provided as **Attachment 21** to demonstrate the solar equipment proposed.

G. Homeowner’s Association (HOA)

The Project would include a homeowner’s association (HOA) that is likely to be structured with one master HOA and sub-HOA’s based on the product type. Because different building types have different maintenance needs, thus resulting in different costs associated with an HOA fee, sub-HOAs are anticipated to reflect these varying costs. The purpose of the master HOA would be to cover the common areas, such as the private roadways, common landscape, and trail areas, etc.

H. Project Phasing

Project construction would likely be phased over a period of approximately 3 to 4 years. While the exact phasing schedule is not yet known and depends on a variety of factors such as funding, market forces, and availability of materials, it is anticipated that the first phase would include work to the historical buildings along Crescent Drive, most of the infrastructure and utilities throughout the site, and construction of Redwood Building “A” on Parcel F, and then move eastward towards the 8 single family homes.

If approved, and upon notification of an award of AHSC grant funds (expected in August 2023), the Applicant anticipates demolition and site preparation in late Summer or early Fall of 2023, and grading activity as early as Spring 2024 after the rainy season.

VI. ANALYSIS

The following provides an analysis of the Project and its components, such as compliance with the General Plan designation, Zoning Amendment, Tentative Subdivision Map, and Design Review Permit.

A. General Plan

The property is located within the Residential Mixed Use General Plan Designation of the Napa 2040 General Plan.

This designation prioritizes residential development with associated neighborhood-scale retail and office space. In addition to a mix of housing types, other uses such as live/work units, artist studios, and businesses less than 10,000 square feet are permitted. Under this designation, the maximum floor area ratio (FAR) for all uses, including residential, is 1.0. Residential units are required to provide a density of between 16 and 40 housing units per acre.

The Project would provide a density of approximately 20 units per acre and proposes neighborhood-serving non-residential uses. Further, the Project FAR would be approximately 0.77. Therefore, the Project would meet the density and FAR requirements of the Residential Mixed-Use Designation.

As proposed, the Project would be consistent with many of the goals and policies outlined in the Napa 2040 General Plan, including the several key goals and policies identified below:

Land Use and Community Design Element

- **Policy LUCD 1-1:** Focus urban development to be within the voter-approved Rural Urban Limit (RUL) to provide for the protection of the surrounding open space and agriculture uses.
- **Policy LUCD 1-2:** Promote efficient land use patterns to accommodate projected housing and job growth within the SOI, including by ensuring that development is within the stipulated (minimum and maximum) range.
- **Policy LUCD 3-5:** Support community and public realm design that reflects the community's diversity and meets the needs of persons of all ages and abilities.
- **Policy LUCD 3-7:** Prioritize sustainable and energy-efficient site and building development patterns.
- **Goal LUCD-4:** Promote flexibility in parking and other development requirements, especially in areas targeted for higher-intensity, mixed-use, and pedestrian-oriented development, such as in Downtown and along corridors.
- **Policy LUCD 4-1:** Encourage mixed-use development by establishing flexible parking requirements, setbacks, and other development standards in the Zoning Ordinance.
- **Policy LUCD 6-3:** Foster production of a range of housing types to meet the needs of the City's increasingly diverse and changing population and enable a greater share of the workforce to live in the community.
- **Policy LUCD 6-4:** Support flexibility in land uses designations to respond to changing and evolving economic needs. Promote a mix of uses in appropriate locations and settings.

- **Policy LUCD 6-5:** Achieve a jobs/housing balance by prioritizing workforce housing for local workers and the creation of job opportunities.
- **Policy LUCD 10-4:** Encourage the development of housing for elderly, disabled, and low-income households in all parts of the community.
- **Policy LUCD 10-8:** For projects involving historic preservation or involving properties with unique site constraints, the allowable density range may be based on “net acreage” rather than gross acreage.

Historic and Cultural Resources Element

- **Goal HCR-1:** Preserve and enhance Napa’s historic resources. Encourage rehabilitation and adaptive reuse, as well as sensitive, context-compatible infill design.
- **Policy HCR 1-1:** Utilize sustainable or “green” building practices in the preservation and maintenance of historic resources, provided that the sustainable building practices adhere to the Secretary of the Interior’s Standards for the Treatment of Historic Properties and local design guidelines.
- **Policy HCR 1-2:** Apply the California State Historical Building Code to rehabilitation projects to ensure that rehabilitation does not compromise the integrity of historic resources.
- **Policy HCR 1-6:** Encourage and assist property owners in bringing damaged or blighted historic properties into use and/or new use.
- **Policy HCR 2-1:** Leverage resources from State, federal, and private programs, as well as local preservation groups to assist in the identification, designation, and preservation of historic and cultural resources.
- **Goal HCR-6:** Encourage retention of historic structures in their original use or conversion back to their original use where feasible and support sensitive, adaptive reuse.
- **Policy HCR 6-1:** Allow flexible use as part of an adaptive use strategy, provided that the architectural integrity of the building is preserved and conforms with the Secretary of the Interior’s Standards for Rehabilitation. Standards for authorized types of uses should be identified in the zoning code.

Climate Change and Sustainability Element

- **Policy CCS 5-6:** Continue to reduce energy use by promoting domestic water conservation and requiring water-efficient landscape improvements associated with new construction.

In summary, through its design and adaptive reuse and restoration of the historic structures and site features (i.e. crescent shaped lawn and driveway), the Project meets several of the Napa 2040 General Plan goals and policies. In general, the Project is an infill site that has been vacant and underutilized for years, seeks to restore, and enhance the historical aspects of the site, provide for new water efficient landscape and trails throughout the site, and provides affordable housing opportunities to various income levels.

B. Zoning Amendment

The property is currently zoned Public, Quasi-Public (PQ-P). The Applicant proposes a zoning amendment to create the Old Sonoma Road Mixed-Use Master Plan District (MP: OSR-MU) and rezone the site from PQ-P to MP: OSR-MU. The proposed MP: OSR-MU standards are provided in **Attachment 1**.

NMC Section 17.26.010 specifies that Master Plans may be utilized in any General Plan land use category to achieve a variety of goals and policies of the General Plan. Master Plan districts allow and encourage innovative design on large sites by allowing flexibility in property development standards and are intended to accommodate various types of complexes, mixed use, phased development.

If approved, the MP: OSR-MU district would allow the Project to achieve the goals and policies of the Napa General Plan, by developing a project that provides opportunities for various types of housing products for different affordable income levels. It also allows for a cohesive design throughout the site, while preserving and enhancing the historic components and features of the “crescent” shaped driveway, and designated historic structures. Further, the non-historic structures were carefully designed to complement the historic features.

As shown in the proposed standards, and because of the location of the site, most of the structures are concentrated away from the site’s property lines, except for the single-family homes, which propose backyards adjacent to the eastern property line. The heights of the structures would have a maximum height of 4 stories or 60 feet for the condominium units and a maximum height of 30 feet for single-family homes. Other development standards are proposed, such as setbacks, and parking regulations. The proposed standards also include a use schedule allowing for a variety of neighborhood-serving uses, such as barber shops/beauty salons, health spas and gyms, some retail, and food and beverage.

Overall, the proposed Old Sonoma Road Mixed-Use Master Plan District standards and uses would serve to allow for a cohesive mixed use infill development project that meets the intent of the land use designation by fostering a mix of residential and neighborhood serving uses.

C. Tentative Subdivision Map

The Project is requesting approval of a tentative subdivision map pursuant to NMC Chapter 16.20 for the creation of 20 parcels. As shown above in **Table 2**, eight of the 20 parcels would be single-family lots, and the remaining parcels would be used for various residential condominium and non-residential uses. Six (6) of the parcels would further be subdivided for the creation of 154 condominiums.

The findings for the tentative subdivision map are described as part of the resolution included as **Attachment 2** of this staff report.

D. Design Review Permit

Pursuant to NMC Section 17.62.050, new nonresidential structures, and multi-family/mixed use projects, are subject to the approval of a Design Review Permit. To approve a Design Review Permit, the Planning Commission is required to make the findings prescribed in NMC Section 17.62.080. Those findings are included as **Attachment 2** of this staff report. In addition to the findings, NMC Section 17.62.060 outlines review criteria for analyzing design review permits. Those criteria and the accompanying analyses are set forth below.

1. Consistency with General Plan design policies and specific plan design policies.

The proposed Project would meet several of the General Plan policies, as identified above, as it relates to design. Overall, the Project seeks to restore the historic structures on site to their original design and preserve and enhance the historic character of the site. The design of the historic structures was considered and recommended for approval by the Cultural Heritage Commission (CHC) at a special meeting on Thursday, March 23, 2023 in a 5-0 vote.

For the non-historic structures, the overall design is intended to complement the historic features of the site and ties in with similar architectural details and style taking inspiration from the “craftsman” design, as described above under the “Project Description” section and shown in the attachments included with this Staff Report. This results in a cohesive design throughout a large Project site.

Further, landscape design features include an emphasis water efficient landscape, and proposes to keep a majority of the existing trees on site. The Applicant has purposely designed the Project in a manner that retains as many existing trees as possible, including some of the large redwoods east of the Redwood Building “A” and along the eastern entrance of the site where the roadway is curved to avoid removing a tree.

2. Consistency with applicable design guidelines adopted by the City Council.

The 2004 City of Napa Residential Design Guidelines outline guidelines for various housing types including single-family and multi-family residential. The Project would be consistent with these guidelines.

Single-Family Residential

The Project proposes 8 single-family homes along the eastern portion of the Site. These homes would have recessed garages, and similar materials and colors that reflect the craftsman style.

*Materials include asphalt shingle roofing, fiber cement shingle siding, and painted wood trim, trellises, and columns, as shown in **Attachment 8**. The homes are not likely visible from Old Sonoma Road; however, they would be facing the private road providing circulation throughout the site. The massing and scale of homes would be harmonious with the surrounding area. Each home also includes a porch feature that is prominent and provides articulation at the front of each home.*

Multi-family Residential

*The Project proposes several types of multi-family condo units, as described above under the “Project Description” and shown in **Attachment 9** to **Attachment 14**. In general, these structures take inspiration from the craftsman and tudor style, as evidenced in the shingle roof and siding features. Further, there is ample use of wood trim windows and trellises. The Project provides variation in height to break up massing and provides articulation to minimize “flat” architecture. Further, there is a mix of multi-family types, including flats, condominiums, and townhomes.*

Non-Residential

*The one non-residential structure would provide approximately 9,575 sq. ft. of space for a variety of community-serving uses. This is represented as the “Historic C2” building, as described above under the “Project Description” and shown in **Attachment 15**. This structure includes restoration and rehabilitation to historic standards. Design highlights include replacing the shingle roof with a clay tile roof, smooth stucco, and open space stone veneer, which is closer to its original historic design.*

- 3. General Site Design.** There should be a harmonious relationship between the structures within the development and between the structures and the site. Proposed structures and related site development improvements (e.g., access, parking, grading, etc.) should be related to existing development in the vicinity. There must be a consistent organization of materials and a balanced relationship of major elements.

The Applicant purposely designed a layout that pays attention to the crescent feature along Old Sonoma Road, along with the preservation of existing trees, including the large redwoods that are on site. Further, the site is designed in a manner that provides a “buffer” between its structures and neighboring properties by concentrating most of its development away from the property lines. The design of the structures themselves provide variation in style, while using similar materials that vary in color which results in complementary designs that create a cohesive character. The Project would retain the crescent shaped entrance due to its historic nature, and intentionally designed the walking paths to pay homage to the crescent shape throughout the site.

- 4. General Architecture.** The project architecture should be harmoniously integrated in relation to the architecture in the vicinity in terms of colors and materials, scale, and building design. The design should be sensitive to and compatible with historic and architecturally significant buildings in the vicinity and should enhance important community gateways and waterways.

As mentioned throughout the Staff Report, the purpose of the Master Plan District is to encourage and foster a cohesive character for larger sites and mixed-use development.

The proposed Project achieves this by using similar materials, though using variations in use and color throughout the different structures. This results in a harmonious design that provides distinction between the structures, while remaining consistent in overall character. Further, the designs purposely take inspiration from the historic nature of the site and preserve and restore the historic features, such as the three (3) historic buildings along the “crescent” driveway. Further, the structures use variations in height to break up the massing and scale throughout the site.

- 5. General Landscape Design.** The natural landscape should be preserved in its natural state, insofar as practicable. The landscaping shall be designed as an integral enhancement of the site, sensitive to natural site features. (1) Water conserving landscape design shall be required consistent with the city’s water efficient landscape guidelines. (2) Landscaped buffer areas may be required near wetlands and other sensitive habitat areas.

*The conceptual landscape plan is included as **Attachment 17**. As shown, the Applicant purposefully designed a layout that retains as many existing trees as possible. In particular, the area along the northwestern portion of the site (east of the Redwood “A” Building) has a redwood grove feature to be retained. Approximately 50 of the 86 existing trees would remain.*

Further, while the crescent-shaped lawn along Old Sonoma Road will remain in its original shape, the Project does propose some landscape enhancements along the frontage to reduce the amount of turf by replacing it with a more water efficient landscape palette.

Lastly, the landscape palette would be mostly native and ornamental plant material sustainable to the local climate and would meet local water efficiency requirements.

- 6. Public Art Component.** Consistency of any public art proposal submitted in satisfaction of Chapter 15.108 with the general selection criteria for public artworks set forth in Chapter 15.108 and any program guidelines as established under the authority of Chapter 15.108.060. (O2003-12; O2004 9; O2010 4, 4/6/10)

The Project is exempt from the public art requirement in NMC Chapter 15.108 because the commercial component of the Project (the only component that would otherwise be subject to Chapter 15.108) is the subject of historic preservation and restoration. See NMC Section 15.108.020 (Definition of Development Project and exclusion for historic preservation or restoration). Although the Project is exempt, the Applicant proposes to retain an existing tile mosaic piece on site that the Applicant intends to preserve. In addition, the Applicant has indicated that it is actively pursuing some sort of art/artist space for the non-residential component of the Project.

E. Condominium Standards

Pursuant to NMC Section 17.52.090, condominium projects shall meet the standards identified below.

- 1. Zoning Standards.** Zoning standards of the district and of this title shall apply, except that lot area, setbacks and yards, lot frontage and width requirements shall apply to the exterior of the overall site. Within the site, lot area, coverage, setbacks and yards, lot frontage and width shall be determined by the subdivision application and clearly specified in the approval documents. Where flexibility for future building expansions is desired, such areas shall be specified.

The Project proposes a zoning amendment to create the Old Sonoma Road Mixed-Use Master Plan District (MP: OSR-MU), which, if approved, would prescribe development standards specific to this master plan zone district. Therefore, if approved, the Project would meet the standards requested for the Project.

- 2. Homeowner's Association.** A homeowner's association or other similar property owner's organization shall be established and conditions, covenants and restrictions prepared and recorded to maintain all open space and other improvements which are in common ownership and to establish operational standards for the complex. Even where no commonly owned property is proposed, projects over five units shall prepare and record conditions, covenants and restrictions (CC&Rs) and establish a homeowner's association or other similar property owners association to provide long term maintenance of shared private facilities that are part of the project improvements and guide future operation of the complex, such as parking access, maintenance of lots and residences; building alterations, setbacks and yards, etc.

As described above, the Project would develop an HOA for the site, likely to consist of one master HOA for common areas such as trails, private roadway maintenance, etc., and separate sub-HOA's for each building type, given the needs for each building type would vary and therefore have differing maintenance needs.

- 3. Common Areas Landscaped.** All commonly owned open space areas shall be landscaped in accord with an approved landscaping plan. The landscaping shall generally be planned and developed in accord with the city's standards for landscaping.

The Project proposes a landscape palette that conforms to all water efficient standards and City standards. Of note, the Project plans to retain approximately 50 of the existing 86 trees, and plant approximately 100 additional trees. There would be a mix of turf (along the crescent), and low water landscaping throughout the site.

4. Parking. On-site parking shall be provided in accord with the parking and loading requirements contained in Chapter 17.54.

The Project proposes on-site parking through a variety of methods, including surface parking, individual garage space, parallel spaces, and semi-subterranean parking garages on site. The Project would meet its parking obligation entirely on-site.

5. Individual Meters. Each unit shall have its own gas and electric meter. Access to meters and heaters shall not require entry through another unit. A water shutoff valve shall be provided for each unit or for each plumbing fixture.

Each unit would include its own utility meters, as required. During improvement plan and building review, these features would be reviewed by City Staff for conformance.

6. Unit Storage. There shall be a minimum covered storage area of 60 cubic feet (minimum height of six feet eight inches and a depth or width of not less than two feet) for each dwelling unit with two or fewer bedrooms for storage of bicycles, patio furniture, garden tools, etc. An additional 20 cubic feet of storage with the same minimum dimensions shall be provided for each bedroom in excess of two.

Although the details have not been provided at this stage of entitlement, Staff has included a condition of approval for compliance with this provision. During the building plan submittal, Staff will review to ensure compliance with all applicable requirements.

7. Laundry Facilities. Each unit shall have a laundry area for a washer and dryer.

Although the details have not been provided at this stage of entitlement, Staff has included a condition of approval for compliance with this provision. During the building plan submittal, Staff will review for compliance. However, each unit should be of sufficient size to include laundry facilities. The Applicant has indicated each unit would have its own laundry.

8. Recreational Vehicle Storage. All boats and travel trailers shall be stored only within areas specifically designated for such storage on the approved plans; and such storage area shall be screened in accord with provisions of Section 17.52.350 (Outdoor storage screening). If no recreational vehicle storage area is included, the CC&Rs shall prohibit RV parking and storage.

A condition of approval has been added to ensure compliance with this standard.

9. Signs. (1) Project identification signs shall comply with provisions of Title 15. (2) The project shall contain a directory sign indicating the location and house number of units that do not front on public streets.

At this stage of entitlement, signage has not been provided. However, at the appropriate time, the Applicant would be required to submit a signage plan for review. At that time, Staff would ensure compliance.

10. Building Size. There shall be no single building with a length greater than 150 feet unless the Planning Commission finds that the design of the building mitigates any adverse effect of such length.

The Project could result in buildings greater than 150 feet in length (Courtyard Building 1, 2, and 3); however, the design provides articulation to break up the massing. If approved, the Planning Commission would be approving the plans as proposed.

11. Utilities. All utilities shall be installed underground.

The Applicant would be required to underground all utilities. A condition of approval is included to ensure compliance with this requirement.

VII. ENVIRONMENTAL REVIEW

Staff recommends that the Planning Commission recommend that the City Council determine that the Project is consistent with the development density established by the 2040 General Plan, for which the City certified the City of Napa General Plan Update Final EIR (SCH #2021010255) (the “2040 General Plan EIR”), and that no additional environmental review is required because the Project meets the requirements of Section 21083.3 of the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000—21189.70.10) and Section 15183 of its implementing regulations (the “CEQA Guidelines”) (California Code of Regulations §§ 15000—15387). The findings and substantial evidence to support this determination are documented in that certain 2344 Old Sonoma Road Mixed Use Consistency Checklist included as **Attachment 22** and are summarized as follows:

1. The Project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.

The Project would develop a mixed-use development consistent with the use types and residential densities envisioned for the site by the 2040 General Plan.

2. There are no project specific effects which are peculiar to the Project or its site, and which the 2040 General Plan EIR failed to analyze as significant effects.

The subject property is not significantly different than other properties in the surrounding area, and there are no project specific effects which are peculiar to the Project or its site. The Project site is in an urbanized area developed with similarly sized institutional and residential lots with associated accessory uses. The property does not support any peculiar environmental features, and the Project would not result in any peculiar effects.

3. There are no potentially significant off-site and/or cumulative impacts which the 2040 General Plan EIR failed to evaluate.

The Project is consistent with the density and use characteristics of the development considered by the 2040 General Plan EIR. The EIR considered the incremental impacts of the Project and no potentially significant off-site or cumulative impacts have been identified which were not previously evaluated.

4. There is no substantial new information which results in more severe impacts than anticipated by the 2040 General Plan EIR.

No new information has been identified which would result in a determination of a more severe impact than what had been anticipated by the 2040 General Plan EIR.

VIII. REQUIRED FINDINGS

Approval of the Master Plan for the Project is subject to the required findings established in NMC Section 17.26.080, MP – Master Plan District General. These findings are provided in the draft ordinance attached to this Staff Report (see **Attachment 1**).

Approval of the Tentative Subdivision Map for the Project is subject to the required findings established in NMC Section 16.20.070, Tentative Maps, and approval of the Design Review Permit is subject to the required findings established in NMC Section 17.62.080, Design Review Permits. These findings are provided in the draft resolution attached to this Staff Report (see **Attachment 2**).

IX. PUBLIC NOTICE

Notice that this application was received was provided by the City on March 10, 2023, and notice of the scheduled public hearing was provided on March 22, 2023, 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 March 28, 2023, and provided to people previously requesting notice on the matter at the same time notice was provided to the newspaper for publication.

X. PUBLIC COMMENT

As of this writing, no public comments have been received.