

**SUPPLEMENTAL REPORTS & COMMUNICATIONS I**  
**Office of the City Clerk**

**City Council of the City of Napa**  
**Regular Meeting**  
**August 6, 2019**

**FOR THE CITY COUNCIL OF THE CITY OF NAPA:**

**EVENING SESSION:**

**14. PUBLIC HEARING/APPEALS:**

**14.A. First Street Apartments II Project New 50 Unit Apartment Complex On 1.7 Acres at 2611 and 2617 First Street.**

- PowerPoint Presentation by City Staff.
- Email dated August 5, 2019 from Sonja Trauss, Co-Executive Director, California Renters Legal Advocacy and Education Fund.
- Email dated August 6, 2019 from Charles Shinnamon with a support letter attached.

**14.B. Foster Road Townhomes Project New 14 Unit Residential Condominium Development on a 0.72 Acre Parcel at 1124 Foster Road.**

- PowerPoint Presentation by City Staff.
- Email dated August 5, 2019 from Sonja Trauss, Co-Executive Director, California Renters Legal Advocacy and Education Fund.
- Email dated August 6, 2019 from Charles Shinnamon with a support letter attached.

**14.C. Napa Pipe Project Second Phase Annexation.**

- PowerPoint Presentation by City Staff.



## First Street Apartments II

PL18-0111

August 6, 2019

## Project Location 2611 and 2617 First Street



## Aerial



## Project Description

- Project originally approved by City Council on 10/21/14 and expired on 10/21/16
- The resubmittal is identical to previous project
- 50 units in 3 three-story buildings
- 11 one-bedroom units, 35 two-bedroom units, and 4 three-bedroom units



## General Plan and Zoning

- General Plan allows 20 to 30 units per acre. Project's density at 29.6 units per acre.
- Project complies with development standards. 40-foot height allowable to accommodate pitched roof with Design Review approval.



## Site Plan



## Elevations



## Elevations



## April 18, 2019 PC Meeting

- Provide better representation of the architecture and building materials.
- Provide more outdoor amenities/create more livable environment.
- Include more energy efficient measures/solar/electric charging/bike racks.
- Provide additional traffic analysis/potential extension of turn-pocket.



## Architectural Rendering





## Architectural Rendering



## Architectural Rendering



## Architectural Rendering

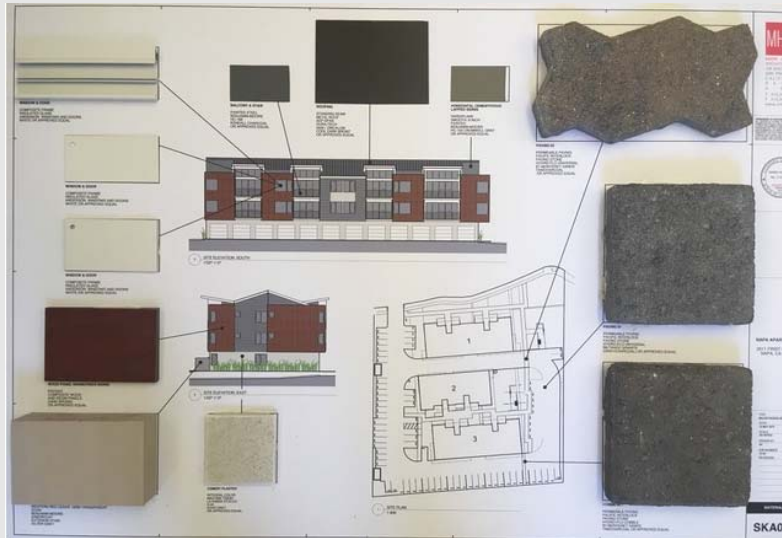


## Architectural Rendering

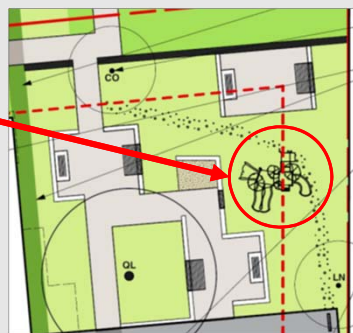




## Materials Board



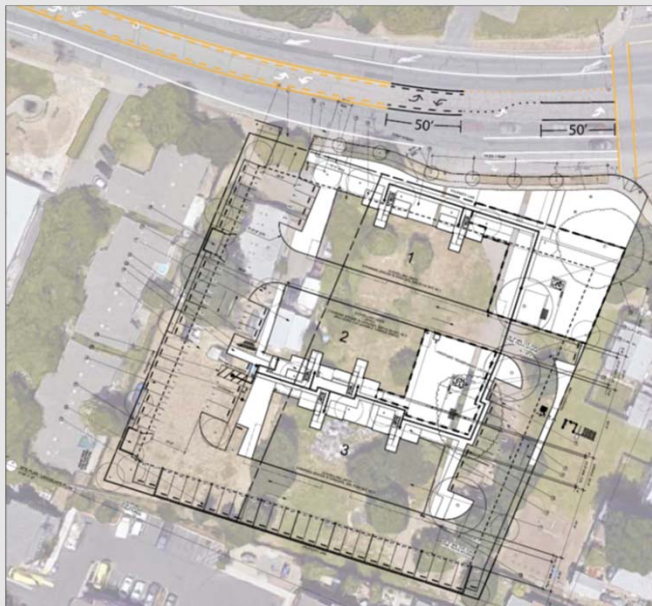
## Outdoor Amenities



## Energy Efficiency Measures



## Left-Turn Pocket Extended



## June 20, 2019 PC Meeting

Applicant adequately responded to all issues raised by PC at their April 18, 2019 meeting.

Planning Commission recommended approval of project by a vote of 4-0 (Painter absent).



## City Council Actions:

- Determine previously adopted Mitigated Negative Declaration from 2014 is adequate to serve as environmental document for this project.
- Approve Design Review Permit authorizing construction of a 50-unit apartment project.



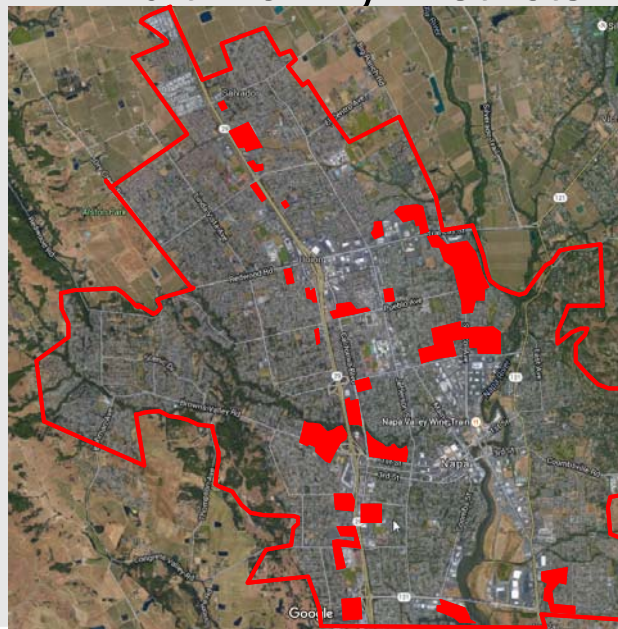
## First Street Aerial



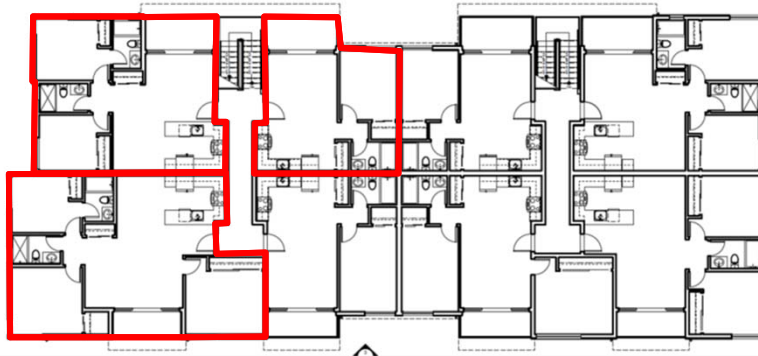
Project Site



## Multi-Family Districts



## Typical Floor Plan



## Photos



Project Site Looking Southeast



Existing House to be Demolished



Condos Under Construction to South Across First Street





# California Renters Legal Advocacy and Education Fund

1260 Mission St  
San Francisco, CA 94103  
[hi@carlaef.org](mailto:hi@carlaef.org)



**City Council Meeting**  
**8/6/19**  
**Supplemental I - 14.A.**  
**From: Sonja Trauss**

8/5/2019

Napa City Council  
955 School Street  
Napa, CA 94559

[clerk@cityofnapa.org](mailto:clerk@cityofnapa.org); Jill Techel, Mayor, [jtechel@cityofnapa.org](mailto:jtechel@cityofnapa.org); Scott Sedgley, Council Member, [ssedgley@cityofnapa.org](mailto:ssedgley@cityofnapa.org); Doris Gentry, Council Member, [dgentry@cityofnapa.org](mailto:dgentry@cityofnapa.org); Liz Alessio, Council Member, [lalessio@cityofnapa.org](mailto:lalessio@cityofnapa.org); Mary Luros, Council Member, [mluros@cityofnapa.org](mailto:mluros@cityofnapa.org); Michael Allen, Senior Planner, [mallen@cityofnapa.org](mailto:mallen@cityofnapa.org);

Via Email

Re: 2611-2617 First Street  
File No. 1821-2019

Dear Napa City Council Members,

The California Renters Legal Advocacy and Education Fund (CaRLA) submits this letter to inform you that the Napa City Council has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the Housing Accountability Act.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's Zoning Ordinance and General Plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety. The most relevant section is copied below:

(j) When a proposed housing development project complies with applicable, objective general plan and zoning standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:

(1) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved



or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

The Applicant proposes to construct a 50-unit apartment complex containing three 3-story buildings.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above.

CaRLA is a 501(c)3 non-profit corporation whose mission is to restore a legal environment in which California builds housing equal to its needs, which we pursue through public impact litigation and providing educational programs to California city officials and their staff.

Sincerely,

A handwritten signature in black ink that reads "Sonja Trauss". The signature is written in a cursive, flowing style with a large, stylized 'S' and 'T'.

Sonja Trauss  
Co-Executive Director  
California Renters Legal Advocacy and Education Fund

**From:** Charles Shinnamon

**Sent:** Tuesday, August 06, 2019 2:54 PM

**To:** Techel, Jill <[jtechel@cityofnapa.org](mailto:jtechel@cityofnapa.org)>; Sedgley, Scott <[SSedgley@cityofnapa.org](mailto:SSedgley@cityofnapa.org)>; Mary Luros ; Gentry, Doris <[dgentry@cityofnapa.org](mailto:dgentry@cityofnapa.org)>; Alessio, Liz <[lalessio@cityofnapa.org](mailto:lalessio@cityofnapa.org)>

**Cc:** Joelle Gallagher ; John Glaser ; Grania Lindberg ; Massaro, Bob Sharon Macklin ; Dave Whitmer; Eve Kahn; Cass Walker; Smith, Vincent <[vsmith@cityofnapa.org](mailto:vsmith@cityofnapa.org)>; Morris, Erin <[emorris@cityofnapa.org](mailto:emorris@cityofnapa.org)>; Potter, Steve <[spotter@cityofnapa.org](mailto:spotter@cityofnapa.org)>; Carranza, Tiffany <[tcarranza@cityofnapa.org](mailto:tcarranza@cityofnapa.org)>

**Subject:** First St apartments, Foster Rd townhomes, Manzanita Apts - today's Council agenda

[EXTERNAL]

Mayor Techel and Councilmembers,

On behalf of the Napa Housing Coalition and our Chair, Joelle Gallagher, enclosed is our letter in support of the three housing projects before you today. We apologize for the late communication.

Thank you for your consideration,

Chuck Shinnamon, Member  
Napa Housing Coalition

**Charles W. Shinnamon, P.E.**

*"If you don't like the news, go out and make some of your own." (Wes "Scoop" Nisker)*

# Napa Housing Coalition

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c/o 1040 Main Street, Napa, CA 94559

August 6, 2019

Napa City Council

RE: Housing Items on Today's agenda

Dear Mayor Techel and Councilmembers:

As you know, we review housing proposals with the goal of providing you and the Planning Commission additional thoughts on important projects in the City. We participated at the Planning Commission hearings on the projects before you today.

**First Street Apartments:** At the initial hearing at the Planning Commission, we criticized this proposal for lack of open space, parking, and other issues; the Commission agreed with our concerns and sent the project back for redesign. Subsequently, the Commission reviewed the revised design, which is before you today. We believe that the project, while not perfect, is an improvement and should be approved including staff's conditions of approval.

**Foster Road Townhouses:** The Coalition also reviewed and commented on this project at the Commission. We were especially concerned that there was insufficient on-site parking and that residents would excessively use Foster Road for parking. This would have a negative impact on the neighboring area. Again, although not perfect, the project before you appears to have addressed this issue. We agree with the staff's recommended conditions of approval.

**Manzanita Apartments:** We urge your approval of the resolution regarding bond financing for this important affordable housing project.

Thank you for your consideration and for your support of new housing in our community.

Sincerely yours,

*Joelle Gallagher*

Joelle Gallagher, Chair  
Napa Housing Coalition



## Regional Aerial



## Requested Entitlements:

- Determine CEQA Exempt; Infill, 15332
- Tentative Map for 14 Condominiums with a common area
- Design Review Permit
- Use Permit for modified parking requirements



## General Plan:

- Multi-Family (20 – 30 units/acre);  
0.72 acre site = 14 – 21 units  
14 proposed = 20 units/acre
- Relevant GP Policies:  
Housing Element Policy H1.1 & H1.4;  
Encourage efficient use of land, well  
designed projects.  
Land Use Element Policy LU-4.5;  
Development compatible with the  
surrounding neighborhood.



## Zoning:

- Multi-Family Residential (RM);
- Condominium development complies with RM  
development standards.



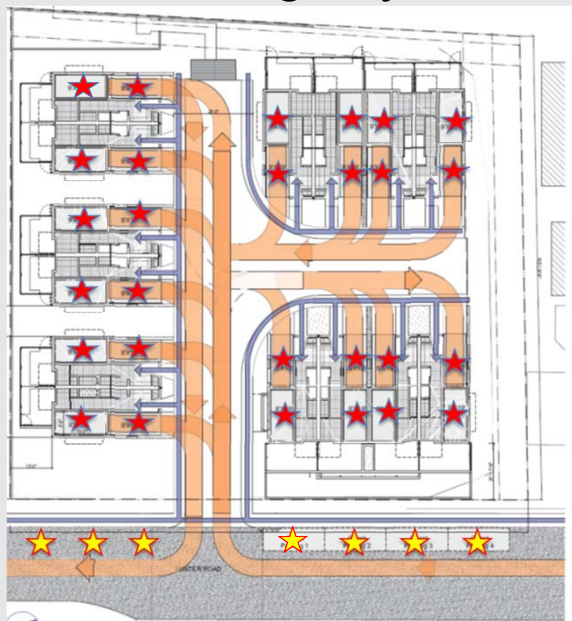


## Use Permit – Modified Parking

- 2 spaces per 2 bedroom unit
- Guest parking: 1 space per 4 units = 4 spaces
- Per NMC 17.54.040.B., parking standards modified to provide adequate, well designed parking that is fair, equitable, logical, and consistent with intent of 17.54.
- Applicant request all four guest spaces on street, Planning Commission required a minimum of two guest spaces on site.



## Parking Layout



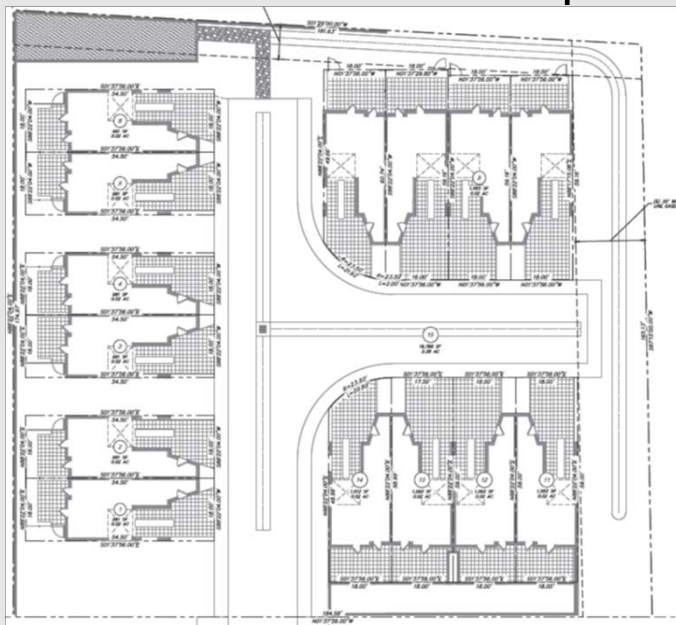
## Foster Road On-Street Parking



524 feet; = 24 parking spaces



## Condominium Map



## Townhouse Design

from Foster Road



## Townhouse Design

South facing North



## Townhouse Design East facing West



## Townhouse Design West facing East

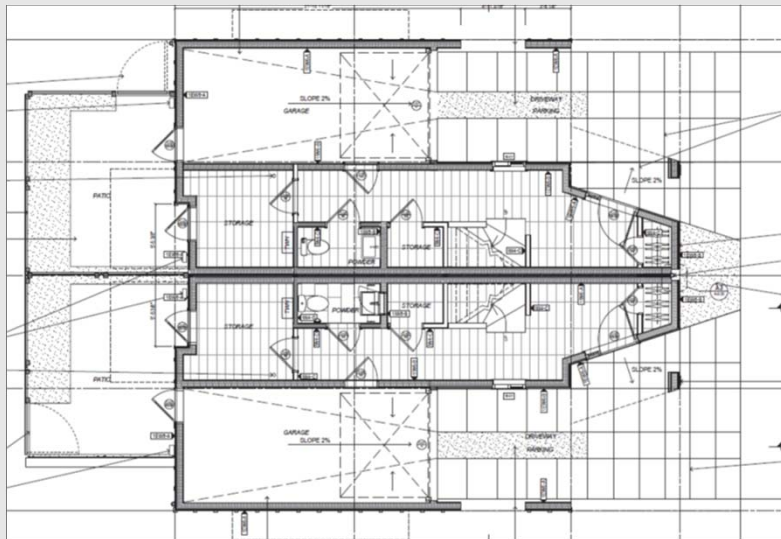




## Site Interior Views

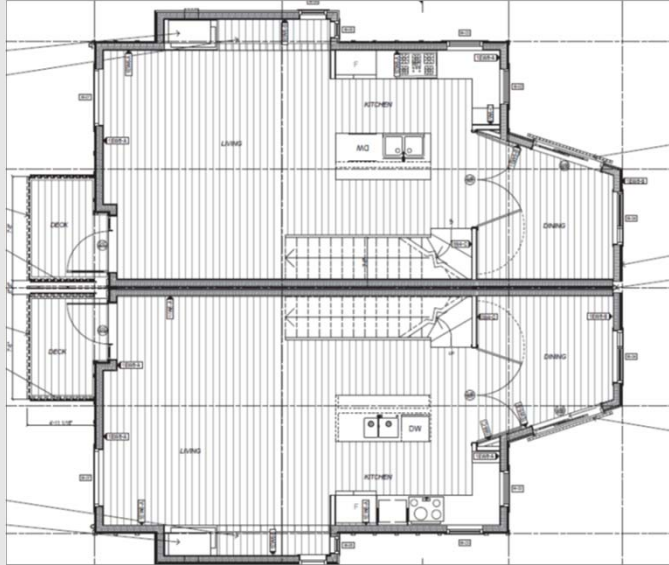


## Floor Plan - Duplex First Floor



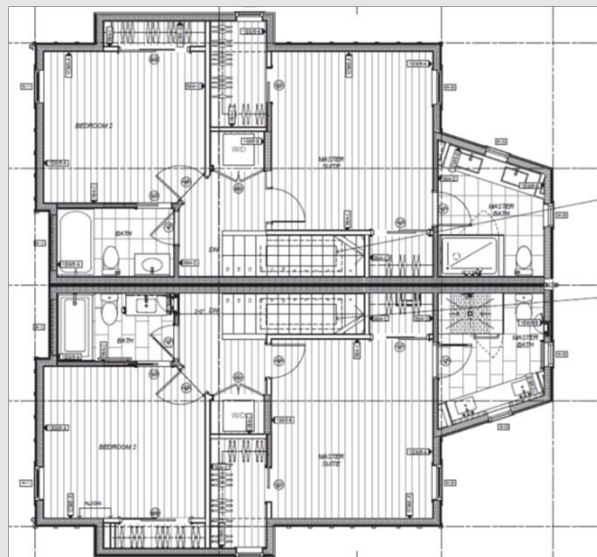
## Floor Plan - Duplex

### Second Floor



## Floor Plan - Duplex

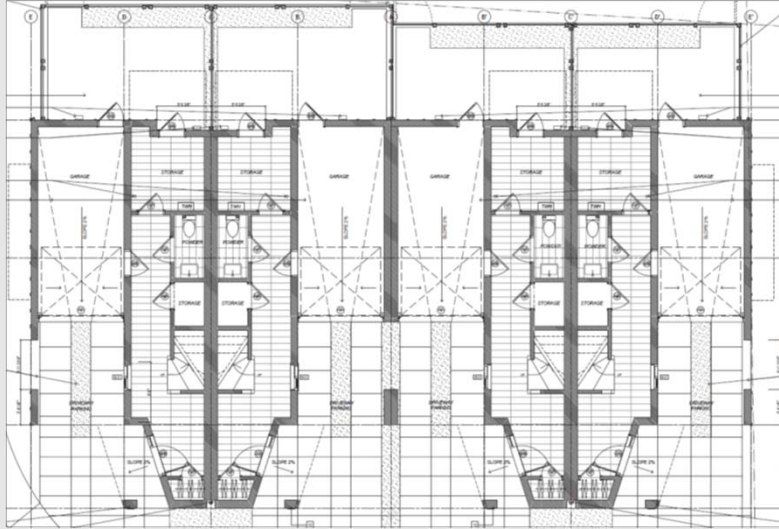
### Third Floor





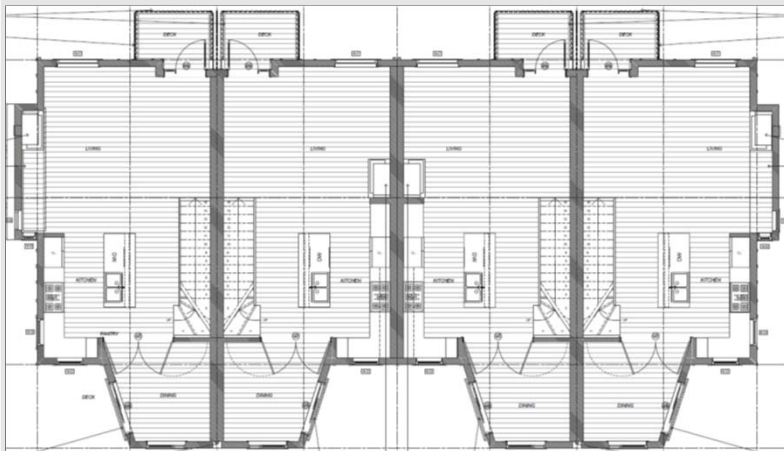
## Floor Plan – Quad-Building

### First Floor

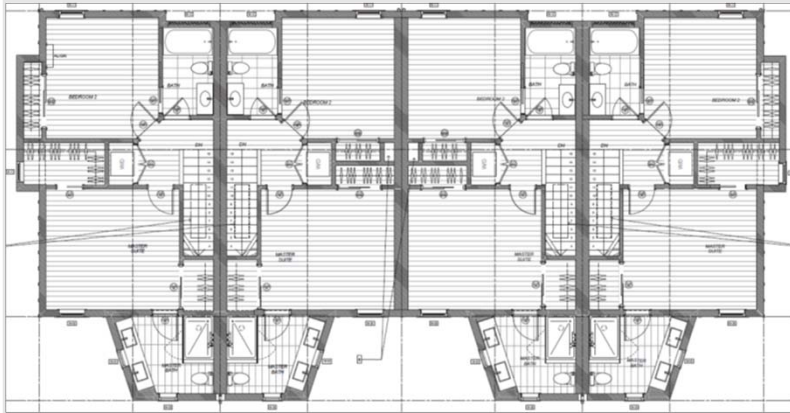


## Floor Plan – Quad-Building

### Second Floor



## Floor Plan – Quad-Building Third Floor



## Landscape Plan



## Planning Commission Action:

- At their January 17, 2019 meeting, the Planning Commission recommended approval of the project by a vote of 4-0 (Painter absent).



## City Council Actions:

- Determine CEQA Exempt; Section 15332, Infill Project.
- Approve the Tentative Map, Use Permit, and Design Review Permit.



# California Renters Legal Advocacy and Education Fund

1260 Mission St  
San Francisco, CA 94103  
[hi@carlaef.org](mailto:hi@carlaef.org)



**City Council Meeting**  
**8/6/19**  
**Supplemental I - 14.B.**  
**From: Sonja Trauss**

8/5/2019

Napa City Council  
955 School Street  
Napa, CA 94559

[clerk@cityofnapa.org](mailto:clerk@cityofnapa.org); Jill Techel, Mayor, [jtechel@cityofnapa.org](mailto:jtechel@cityofnapa.org); Scott Sedgley, Council Member, [ssedgley@cityofnapa.org](mailto:ssedgley@cityofnapa.org); Doris Gentry, Council Member, [dgentry@cityofnapa.org](mailto:dgentry@cityofnapa.org); Liz Alessio, Council Member, [lalessio@cityofnapa.org](mailto:lalessio@cityofnapa.org); Mary Luros, Council Member, [mluros@cityofnapa.org](mailto:mluros@cityofnapa.org); Michael Allen, Senior Planner, [mallen@cityofnapa.org](mailto:mallen@cityofnapa.org);

Via Email

Re: 1124 Foster Rd.  
File No. 1874-2019

Dear Napa City Council,

The California Renters Legal Advocacy and Education Fund (CaRLA) submits this letter to inform you that the Napa City Council has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the Housing Accountability Act.

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The Applicant proposes to construct a townhouse development consisting of 14 3-story, 2-bedroom units on a 0.72 acre parcel.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above.

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Sincerely,

A handwritten signature in black ink that reads "Sonja Trauss". The signature is written in a cursive, flowing style with a large initial 'S'.

Sonja Trauss

Co-Executive Director

California Renters Legal Advocacy and Education Fund



Napa Pipe  
Phase II  
Annexation

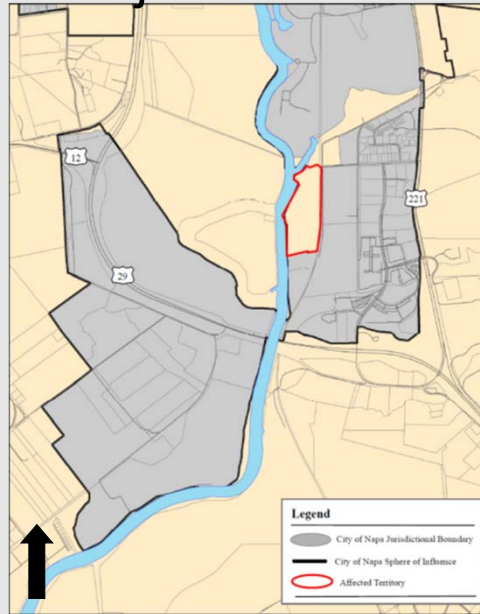
PL18-0168  
August 6, 2019

# Project Location

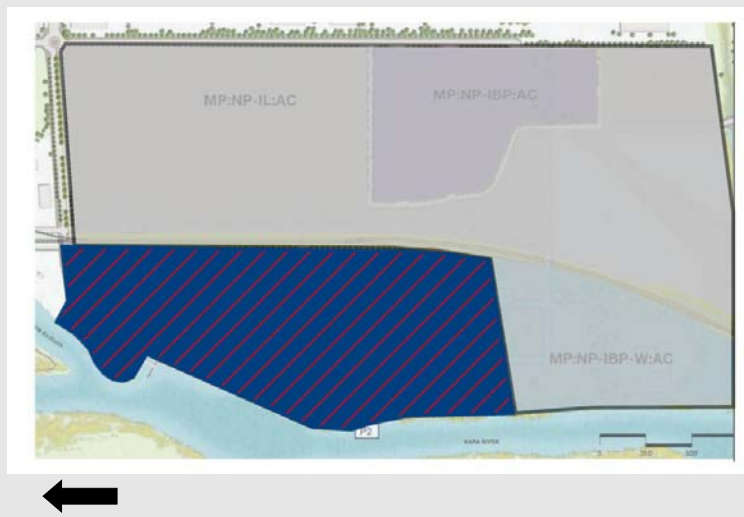




## Project Location



## Annexation Area



## Napa Pipe Phase II Early Annexation

- August 4, 2015 CC adopted Ordinance O2015-009; Napa Pipe Master Plan zoning district & phased annexation. Second phase not anticipated until 2022.
- Due to progress with development, annexation of Second Phase requested now.



## Napa Pipe Phase II Early Annexation

- LAFCO will not schedule annexation until after final disposition of SB 235 agreement.
- Final details of SB 235 agreement between City and County to be presented at August 20, 2019 CC/Board of Supervisors meeting.



## Requested Action

- Adopt Resolution approving submittal of application to LAFCO to initiate Annexation of the Second Phase of the Napa Pipe Property into City of Napa
- Determine action adequately analyzed by previous CEQA action.



## General Plan and Zoning



## Approved Plan



11/2014 PLAN



## Revised Plan - 2018



\*2018 version



# Revised Plan – 2019 Phase 1



# Phase 2



# Phase 3

