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PLANNING COMMISSION STAFF REPORT
FEBRUARY 17, 2022

AGENDA ITEM 7.C File No. PL21-0066 – ALTA EAST SUBDIVISION

I. GENERAL INFORMATION

PROJECT SUMMARY: Tentative Parcel Map, Design Review Permit, and Use Permit for the subdivision of an 0.83-acre project site into 5 parcels with the application of Flag Lot standards and the construction of 5 single-family detached units

LOCATION OF PROPERTY: 1568 East Avenue
 APN 045-054-002

GENERAL PLAN: Single-Family Infill (SFI-105, 3-8 du/ac)

ZONING: Single-Family Infill (RI 5, Min. 5,000 sq. ft. lot size)

APPLICANT/PROPERTY OWNER: Alta East LLC
 952 School Street
 Napa, CA 94558
 Phone: (916) 715-2002

STAFF PLANNER: Bond Mendez, Assistant Planner
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LOCATION MAP



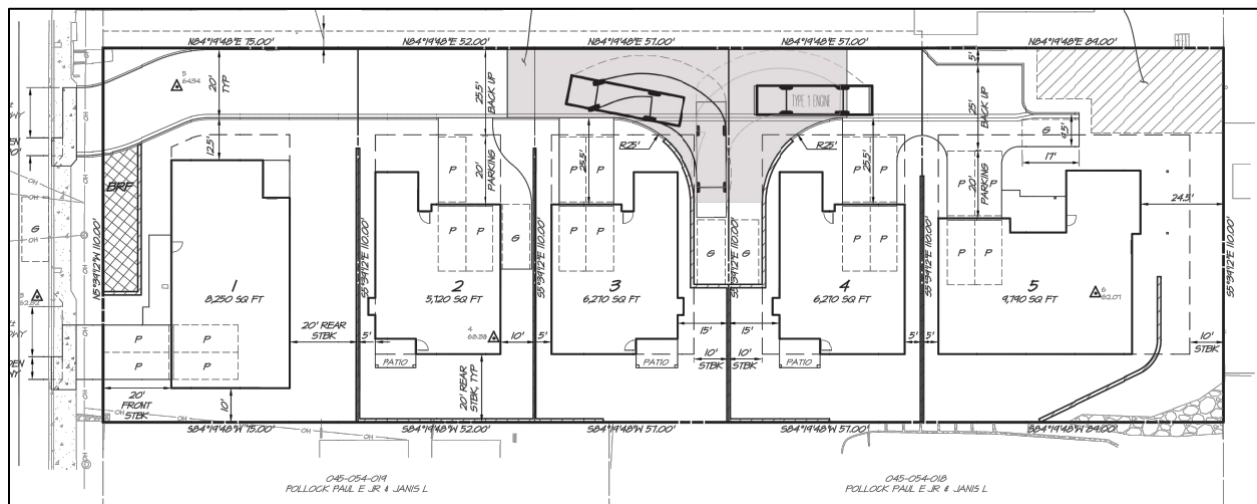
II. PROJECT DESCRIPTION

The Applicant, Alta East LLC, seeks to subdivide the 0.83-acre (36,154 square-feet) property at East Avenue into five residential lots and to construct five single-family detached dwelling units. The project includes creating a single private driveway along the north side of the project. Lot 1 will have direct street access to East Avenue while lots 2-4 will be flag lots that will access the street by the driveway that spans the length of the property. Site improvements include grading, retaining walls, fencing and landscaping, and underground utilities. The property contains an existing single-family house and detached garage which are proposed for demolition with this project.

The Applicant is requesting the following applications:

1. Design Review Permit for the house plans and the Tentative Subdivision Map
2. Use Permit to apply Flag Lot standards
3. Tentative Parcel Map to subdivide an existing 0.83-acre lot into five parcels

FIGURE 1 – PROPOSED SITE PLAN



III. CONTEXT

The project site is located in the Alta Heights residential neighborhood. The site is slightly sloped and currently contains one single-family residence and one detached garage, a gravel driveway, various concrete patios and a masonry wall surrounding the house. All of the existing structures will be demolished with the project. The surrounding area is fully developed with single-family residential uses.

IV. ANALYSIS

A. GENERAL PLAN

The General Plan designation for the site is SFI-105, Single-Family Infill, which provides for detached and attached single family homes, second units, planned unit and cluster developments, duplexes, triplexes, mobile homes, manufactured housing at a density of

3 to 8 units per acre. The 0.83-acre lot would allow for a minimum of 2 units and a maximum of 6 units. The Applicant proposes five (5) single-family residential units which is at the high end of the permitted density range in compliance with the SFI-105 General Plan Designation.

Housing Element Policy H1.1 encourages the efficient use of land. Land Use Element Policy LU-4.5 encourages projects to be compatible with the surrounding neighborhood. The proposed residential use is designed to allow for the property to be developed at a density consistent with the General Plan and is compatible with existing residences in the area consistent with these policies.

B. ZONING

The project is located within the RI-5, Single-Family Infill Zoning District, which implements the single-family infill category of the General Plan and applies in areas that are primarily of single-family detached housing, although duplexes, triplexes and attached single-family homes also exist and may be permitted. RI areas include subdivisions typically with regular lot patterns, varied designs and a limited mix of unit types. Single-family detached developments are a permitted use within the RI-5 Zoning District. The five single-family units, each with an attached garage, satisfies the development standards of the RI-5 District as illustrated in Table 1.

TABLE 1 – RI-5 DEVELOPMENT STANDARDS

Criteria	Standard	Proposed Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Lot Area (square feet)	min. 5,000	8,250	5,720	6,270	6,270	9,790
Height (feet)	max. 30	29'-6"	27'-2"	27'-2"	27'-2"	29'-6"
Front Setback (feet)	min. 20	20	-	-	-	-
Side Yard – 1st story (feet)	min. 5/10	10/32	5/10	5/15	5/15	5/24
Side Yard – 2nd story (feet)	min. 5/10	10/60	5/10	5/15	5/15	5/44
Rear Yard (feet)	min. 20	20	20	20	20	20
Lot Coverage (percentage)	max. 45	27	29	27	27	26

Section 17.62.050 of the Zoning Ordinance requires City Council approval of a Design Review Permit for Tentative Subdivision Maps and the house plans. Design review analysis is further discussed in Subsection IV.F of this Report.

C. PARKING

Section 17.54.040 of the Zoning Ordinance identifies the parking minimum requirements for each land use classification. The single-family residential detached units each require 2 parking spaces per unit, at least 1 in a garage plus 1 space for each bedroom in excess

of 2, plus 1 guest parking space per unit. The following table identifies how the Project complies with the parking requirements.

TABLE 2 – PARKING REQUIREMENTS

Lot	Bedroom Count	Guest	Provided Garage	Driveway	*Required	Total Provided
1	4	1	2	2	5	5
2	3	1	2	2	4	5
3	3	1	2	2	4	5
4	3	1	2	2	4	5
5	4	1	2	2	5	5
Total	17	5	10	10	22	25
Surplus	-	-	-	-	-	3

*The required includes parking for the residence plus guest parking.

As identified in the table above, the Project requires a minim 22 parking spaces for the residences. Each lot provides a total of 4 parking spaces for the residence plus 1 parking space on each lot for a total 25 parking spaces. With the surplus provided parking, Staff has identified the Project is consistent with the parking requirements.

D. TENTATIVE SUBDIVISION MAP

The Tentative Subdivision Map has been designed to provide access to the proposed lots using the existing street frontage on East Avenue and the new driveway. An access easement will allow lots 2, 3, 4 and 5 the right to use the shared driveway and guest parking spaces which are located on each lot. The project is consistent with the Residential Design Guidelines for “evolving infill areas.” Lot sizes and orientation are consistent with the variety of lot sizes existing within the neighborhood and as desired by the Guidelines. Staff has determined that the creation of five single-family lots and detached single-family dwelling units will not have an adverse effect on public health, safety or welfare due to the fact the density is consistent with the General Plan density designation. It is Staff’s opinion that the general design of the Tentative Subdivision Map is reasonable given the shape of the property and the configuration of surrounding parcels (Attachment 3).

E. USE PERMIT

As identified in the residential land use regulations, Section 17.08.020 of the Zoning Ordinance requires Use Permit approval of a subdivision with one or more flag lots, consistent with the flag lot standards outlined in NMC Section 17.52.190. Staff has identified that the Project is consistent with these standards. Lots 2-5 are identified as flag lots that have access to the public street provided by a shared driveway, and the largest portion of each lot is situated behind adjoining lots, beginning behind Lot 1 which fronts along East Avenue. The driveway provides the minimum width required for access. The City of Napa Fire Prevention Staff has determined that the proposed driveway and design of the flag lots is consistent with the Fire Department regulations. Each flag lot provides the minimum

required parking for each residence, calculated at 1 parking space per bedroom, plus one guest parking space on each lot.

F. DESIGN REVIEW

Section 17.62.050 of the Zoning Ordinance requires Design Review of Tentative Subdivision Maps and the house plans. The Tentative Subdivision Map has been designed to provide access to the proposed lots using the existing street frontage on East Avenue and the new driveway. Staff found that the general design of the Tentative Subdivision Map is the most appropriate for the size and shape of the property, and its relation to the existing roadways and the surrounding residential neighborhoods. The Tentative Subdivision Map is consistent with the Residential Design Guidelines for “evolving infill areas.” Lot sizes and orientation are consistent with the variety of lot sizes within the neighborhood and as desired by the Guidelines.

Each lot will have one single-family detached unit, two-stories, ranging in size from 2,234-2,874 square feet, with an attached two-car garage. The following describes each residence in further detail:

- Lot 1: Two-story, 4-bedroom, 2,644 square-foot residence including 1,816 square-foot first floor and 828 square-foot second floor. Attached 441 square-foot two-car garage. See Figure 2.

FIGURE 2 – LOT 1 RESIDENCE FAÇADE



- Lots 2 - 4: Two-story, 3-bedroom, 2,234 square-foot residence including 1,282 square-foot first floor and 952 square-foot second floor. Attached 396 square-foot two-car garage. Although these lots have the same house plan type, the plan type will “mirror” so it continues to alternate facades and the variations in material colors will enforce the alternating facades. See Figure 3.

FIGURE 3 – LOTS 2 – 4 RESIDENCE FAÇADE

- Lot 5: Two-story, 4-bedroom, 2,874 square-foot residence including 2,047 square-foot first floor and 827 square-foot second floor. Attached 481 square-foot two-car garage. See Figure 4.

FIGURE 4 – LOT 5 RESIDENCE FAÇADE

The Residential Design Guidelines address three design principles for single-family developments. The following are the three principles, followed by Staff's analysis of the Applicant's efforts to meet each principle.

1. *Site Planning: New single-family housing and subdivisions should result in residential design and site planning that supports overall neighborhood design objectives and context.*

The dwelling units are located so as to be compliant with required setbacks for the lots. The driveway will be paved to provide a textured surface and provides adequate access for vehicles from East Avenue. The housing is oriented both towards the public street and towards the new driveway, consistent with surrounding development. The orientation and design of the lots reduces the visibility of the garages except for the lot that fronts East Avenue, however the orientation of the first lot is consistent with adjacent street-facing properties. The entrances, windows, and landscaping will dominate the front facades of the residences. The garages are pushed back from the front elevations. The grading will limit the visual distinction between grading of existing neighborhood streets and surrounding neighborhoods. The subdivision is designed in a manner that is consistent with the surrounding single-family residential neighborhood.

2. *Massing and Architectural Design: New single-family housing should be high quality architecture and provide a variety of styles and design within each block, respecting the neighborhood setting.*

The architecture is intended to reflect a contemporary residential aesthetic while appearing contextually consistent with the single-family homes in the surrounding neighborhood. The architecture adds a pleasing variety of homes to the neighborhood. Roof forms are consistent on all parts of the house and garage. The homes all provide a coherent architectural composition where the roof, walls and materials gracefully transition from front, sides, and rear elevations. The second stories of the homes are subordinate in scale and do not project or overhang the first-floor footprint. The second stories are stepped back from the first floor. The varying roof heights, step backs, and changes in wall planes are used to break up the mass of the buildings.

3. *Materials and Color: The choice of materials and colors should provide an enduring quality and enhance architectural and massing concepts.*

Exterior materials will be charcoal colored roof in both asphalt shingles and standing seam aluminum materials, light colored cement plaster siding and horizontal cement siding, black window frames, colored wooden front doors in various paint finishes, coachman style steel glazed garage doors in various gray- and stone-colored finishes that will match the trim color for each residence. The Project will include fully landscaped front yards including trees, grass and shrubbery in each yard, and sidewalks to front porches. Each residence has a prominent front entry identified by a roofed porch or overhang. As designed, 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,

such as roof lines, trim details, window and door placement, and material and color changes. Each elevation will have the same quality as the front elevation to provide four-sided architecture.

V. ENVIRONMENTAL REVIEW

City Staff recommends that the Planning Commission determine that the recommended action is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with Section 15332 (Categorical Exemptions; Class 32) of the CEQA Guidelines, which exempts in-fill development projects consistent with the applicable general plan designation and on a project site of no more than five acres substantially surrounded by urban uses.

The exceptions to categorical exemptions identified in Section 15300.2 of the CEQA Guidelines are inapplicable because the land is in an urbanized area with no environmentally sensitive habitats or species of concern on the property, there has been no successive effort to intensify land uses in the area, and no unusual circumstances exist that would pose a reasonable possibility of having a significant effect on the environment, and the project does not negatively affect historic resources. Based on this analysis, no significant environmental effects would result from this project and the use of categorical exemptions is appropriate.

VI. REQUIRED FINDINGS

The Planning Commission's recommendation of this project is subject to the required findings in NMC Section 17.62.080 relating to Design Review Permits, NMC Section 17.60.070 relating to Use Permits and NMC Section 16.20.070 relating to Tentative Subdivision Maps. These findings are provided in the draft Resolution attached to the Staff Report. These findings relate to consistency of the project with the General Plan and Zoning Ordinance. Staff has determined that the proposed project could be deemed consistent with these findings and the attached Resolution (see Attachment 1) contains the basis for this recommendation.

VII. PUBLIC NOTICE

A notice that the application was received was provided by the City on May 20, 2021 and notice of the scheduled public hearing was provided on February 3, 2022 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 February 4, 2022 and provided to people previously requesting notice on the matter at the same time notice was provided to the newspaper for publication. The Applicant was also provided a copy of this report and the associated attachments in advance of the public hearing on the project.

VIII. STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation to the City Council to adopt a resolution: (a) determining that the project is exempt from CEQA pursuant to CEQA Guidelines Sections 15332; and (b) approving the Design Review Permit, Use Permit, and Tentative Subdivision Map based on a determination that the

application is consistent with the City's General Plan, Zoning Ordinance, and all other applicable City requirements and policies.

IX. ALTERNATIVE TO RECOMMENDATION

1. Continue the application with direction for modifications and allow the Applicant an opportunity to prepare a revised proposal.
2. Direct Staff to return to the Planning Commission with a resolution documenting findings from the hearing record to support denial of the proposed project.

X. DOCUMENTS ATTACHED

ATCH 1 – Draft City Council Resolution
ATCH 2 – Plans