

RESOLUTION R2017-__

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA,
STATE OF CALIFORNIA, AMENDING THE GENERAL PLAN LAND
USE DESIGNATION FOR THE PROPERTY AT 750 THIRD
STREET FROM "TRADITIONAL RESIDENTIAL INFILL" (TRI-190)
TO "MIXED USE" (MU-532) (APNs: 006-132-001, 002, & 006)**

WHEREAS, The City of Napa submitted an application (PL16-0183) for a General Plan Amendment to re-designate the General Plan designation from TRI-190 (Traditional Residential Infill) to MU-532 (Mixed Use) for the property at 750 Third Street (APNs: 006-132-001, 002, & 006) (hereinafter "the Project"); and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meetings of the City Council identified herein, including any supporting reports by City Staff, and information provided during public meetings; and

WHEREAS, the City Council has determined that the potential environmental effects of "the Project" described in this resolution were adequately examined by the Negative Declaration that was adopted by the City Council by separate resolution on March 21, 2017.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Napa, as follows:

Section 1. The City Council hereby approves the amendment to the Land Use Element Diagram and Figure 1-12 of the Napa General Plan to re-designate the 1.6 acre property at 750 Third Street (APNs: 006-132-001, 002, & 006) from Traditional Residential Infill (TRI-190) to Mixed Use (MU-532) as set forth in Exhibits "A1" & "A2" attached hereto and made a part hereof (Exhibit "A1" reflects the General Plan Designations as they exist prior to the effective date of this Resolution, and Exhibit "A2" reflects the Amended General Plan Designations as they will be after the effective date of this Resolution). The City Council provides the following findings as required by Napa General Plan Chapter 10, Paragraph A-1.4 which supports this approval:

1. That the proposed amendment is in the public interest, and that it is internally consistent with other goals, policies and programs of the General Plan.

The proposed General Plan land use amendment would be consistent with General Plan Goal LU-5, which seeks to encourage attractive, well located commercial development to serve the needs of Napa residents. While no new development is proposed with this amendment, applying a Mixed Use land use designation and zoning will facilitate future development which can serve as a transition between commercial and residential uses. With the property's proximity to the transit center, the amendment would allow for denser residential development in conjunction with commercial or retail uses.

ATTACHMENT 2

Section 2. Pursuant to Section 65863 of the California Government Code, the City may permit the reduction of residential density only upon written findings supported by substantial evidence of both of the following (1) The reduction is consistent with the adopted general plan, including the housing element and (2) The remaining sites identified in the housing element are adequate to accommodate the jurisdictions' share of the regional housing need pursuant to Section 65584.

The City Council hereby finds that:

- (1) *The reduction is consistent with the adopted general plan including the housing element*

The parcel is designated as Traditional Residential Infill (TRI-190) and has been undeveloped and operating as construction staging and special event parking. The property has been encumbered by public infrastructure, including a 30-foot wide NSD easement on the east side and relocation of the railroad tracks on the west side. These encumbrances, along with the property's location in the flood plain, make it unlikely that this property would be redeveloped with housing.

- (2) *The remaining sites identified in the housing element are adequate to accommodate the jurisdictions' share of the regional housing need pursuant to Section 65584.*

The Housing Element identifies 51 sites with development potential that will accommodate the City's fair share of the regional housing need. The subject parcel is not identified in the Housing Element as a potential housing development site and its re-designation for commercial uses will not impair the supply of land needed for accommodating the City's fair share of the regional housing need.

Section 3. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Napa at a public meeting of said City Council held on the 21st day of March, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____

Dorothy Roberts
City Clerk

Approved as to form:

Michael W. Barrett
City Attorney

EXHIBIT "A1"

EXISTING GENERAL PLAN DESIGNATION



