



**Community Development Department – Planning Division**  
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**Napa, CA 94559-0660**

**(707) 257-9530**

**PLANNING COMMISSION STAFF REPORT**  
**March 2, 2017**

**AGENDA ITEM# 7.A. PL16-0128 THIRD STREET GPA AND REZONE**

**I. GENERAL INFORMATION**

**PROJECT SUMMARY:** General Plan and Zoning Amendment of property located on the north side of Third Street east of Soscol Avenue to Mixed Use.

**LOCATION OF PROPERTY:** 750 Third Street  
APNs: 006-132-001, 002, & 006

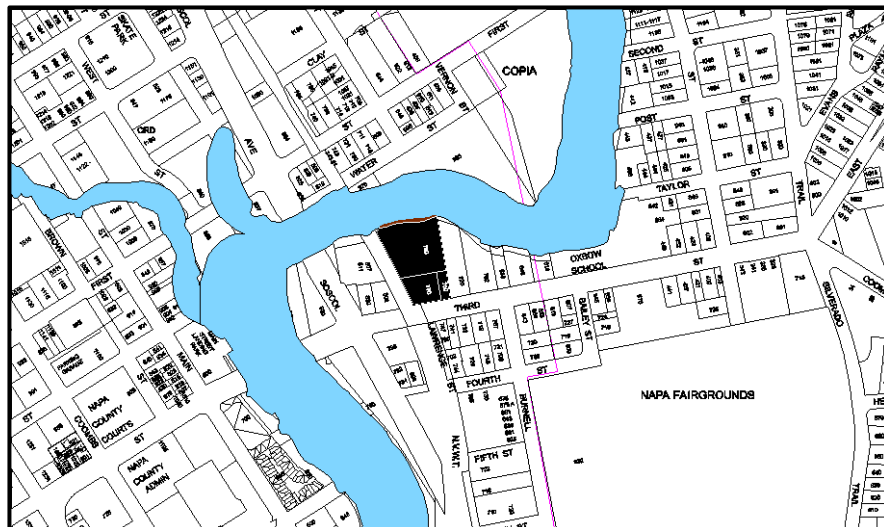
**GENERAL PLAN:** Existing: TRI-190; Traditional Residential Infill  
Proposed: MU-532; Mixed Use

**ZONING:** Existing: RT-5; Traditional Residential, :FP; Flood Plain Overlay, :SC Soscol Corridor Overlay  
Proposed: MU-G; Gateway Mixed Use, FP; Flood Plain Overlay, :SC Soscol Corridor Overlay

**APPLICANT/ PROPERTY OWNER:** City of Napa  
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Napa, CA 94559  
Phone: 707-257-9530

**STAFF PLANNER:** Michael Walker, Senior Planner  
Phone: 707-257-9530

**LOCATION MAP**



**II. PROJECT DESCRIPTION/CONTEXT**

The City requests approval of a General Plan and Zoning Amendment to re-designate the land use for three parcels at 750 Third Street from Traditional Residential Infill (TRI-190) to Mixed Use (MU-532) and to rezone the parcels from Traditional Residential (RT-5) to Gateway Mixed Use (MU-G) to facilitate the construction of a paved parking lot. No parking lot design has been proposed as part of the project.

The subject property is comprised of three parcels (1.6 acres) that have been covered with gravel and have been used in recent years for construction staging and special event parking. The lot is mostly flat and with no vegetation. The subject property is bordered by the Napa River on the north, residential uses on adjacent properties to the south and east, and railroad tracks to the west.

Most of the property is anticipated to be remapped out of the floodway with the upcoming LOMR, which takes the property one step closer to be a viable development opportunity. The City would like to retain the property until the proposed floodwall construction is more certain. In the interim, the City would like to construct a paved parking lot which will improve the current condition, reduce nuisance issues, and serve local businesses and the public. It will also help reduce on-street parking impacts for the adjacent neighborhoods.

**III. ANALYSIS****A. General Plan Amendment**

The City's request is to amend the General Plan land use map to re-designate the parcels identified as 750 Third Street from Traditional Residential Infill (TRI-190) to Mixed Use (MU-532). The property is undeveloped and most recently used as construction staging and special event parking.

**Reduction of Residential Density**

Pursuant to Section 65683 of the California Government Code, the City shall 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.
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 parcels designated as Traditional Residential Infill (TRI-190) are 1.6 acres in size and allow a density of 3-7 units per acre. Therefore, the maximum number of units that could be developed on this property is 11 units. The property is currently covered with gravel and being used as special event parking and is adjacent to the Napa River to the north, single-family residences to the east and south, and adjacent to the railroad tracks to the west. 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, makes it unlikely that this property would be redeveloped with residential uses.

The parcels are not identified in the City's General Plan Housing Element as a site available to accommodate the City's fair share of the regional housing need. Therefore, their re-designation for commercial uses will not impair the supply of land needed for accommodating this need.

In order to support approval of the requested General Plan amendment, the Planning Commission must find that the proposed amendment is in the public interest and that the application is internally consistent with other goals, policies and programs of the General Plan. The Commission may find that this request could be in the public interest and consistent with the General Plan for the following reasons:

- The parcels designated as Traditional Residential Infill (TRI-190) have 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, makes it unlikely that this property would be redeveloped with housing.
- It is also noteworthy that these parcels are not identified in the City's General Plan Housing Element as a site that could potentially accommodate the City's fair share of the regional housing need and its re-designation for commercial uses will not impair the supply of land needed for accommodating this need.

Figure 2 – Existing General Plan Land Use Designations

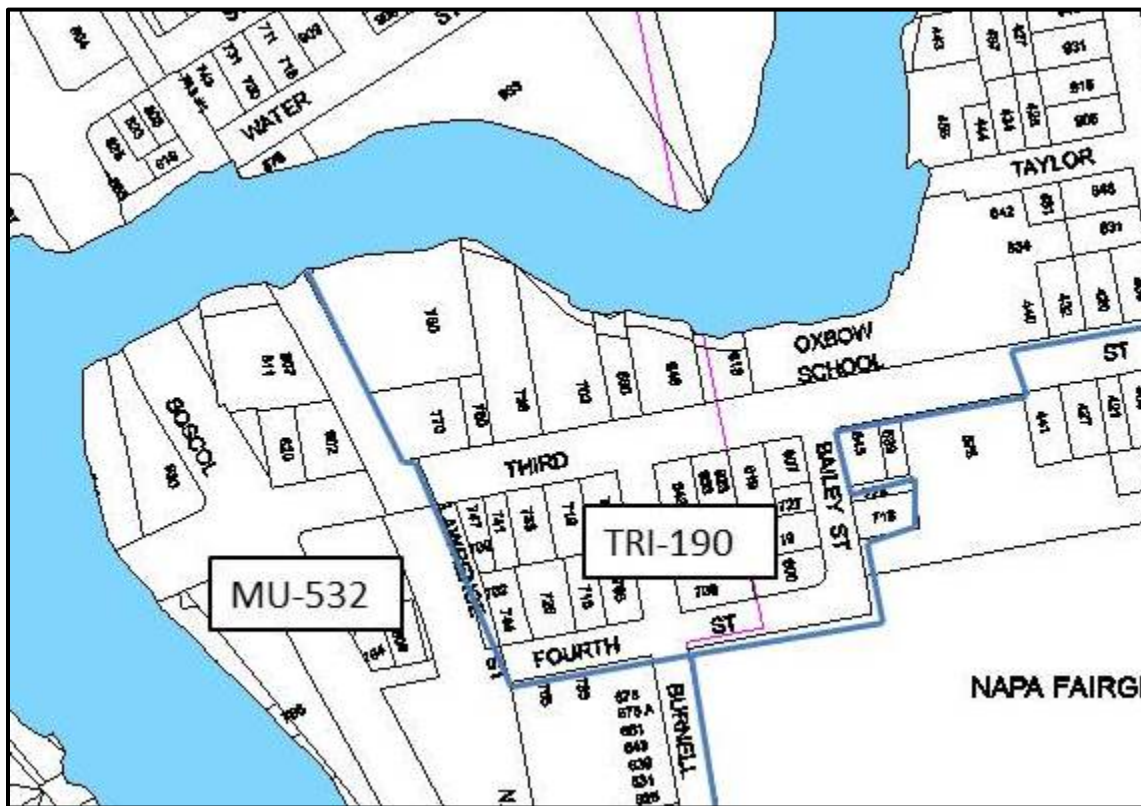
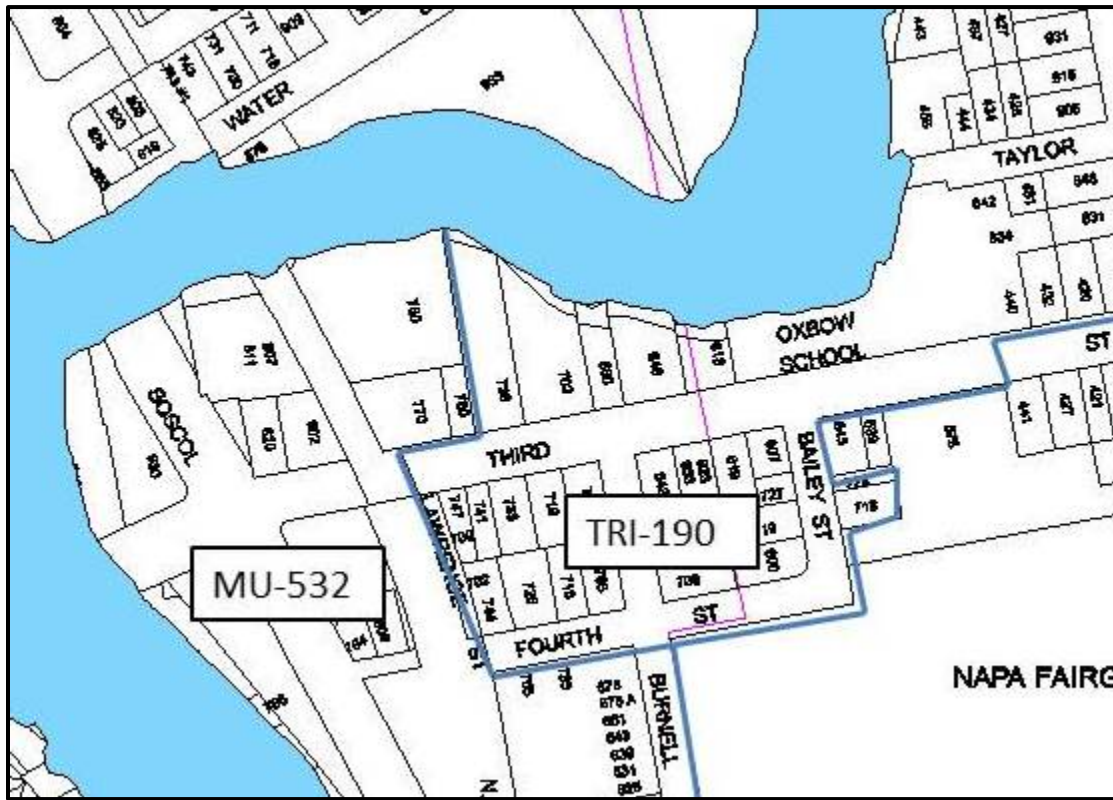


Figure 3 – Proposed General Plan Land Use Designations



The proposed General Plan 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.

#### B. Zoning Amendment

Consistent with the General Plan analysis above, the City is requesting a Zoning Amendment to the parcels zoned Traditional Residential (RT-5) to Gateway Mixed Use (MU-G). In accordance with the specific purposes of the Gateway Mixed Use zoning district, rezoning would implement the goal of "an integrated development pattern and mix of commercial and residential uses with strong transportation connections within the area, to the river and to the rest of the city."

Figure 4 – Existing Zoning District Map

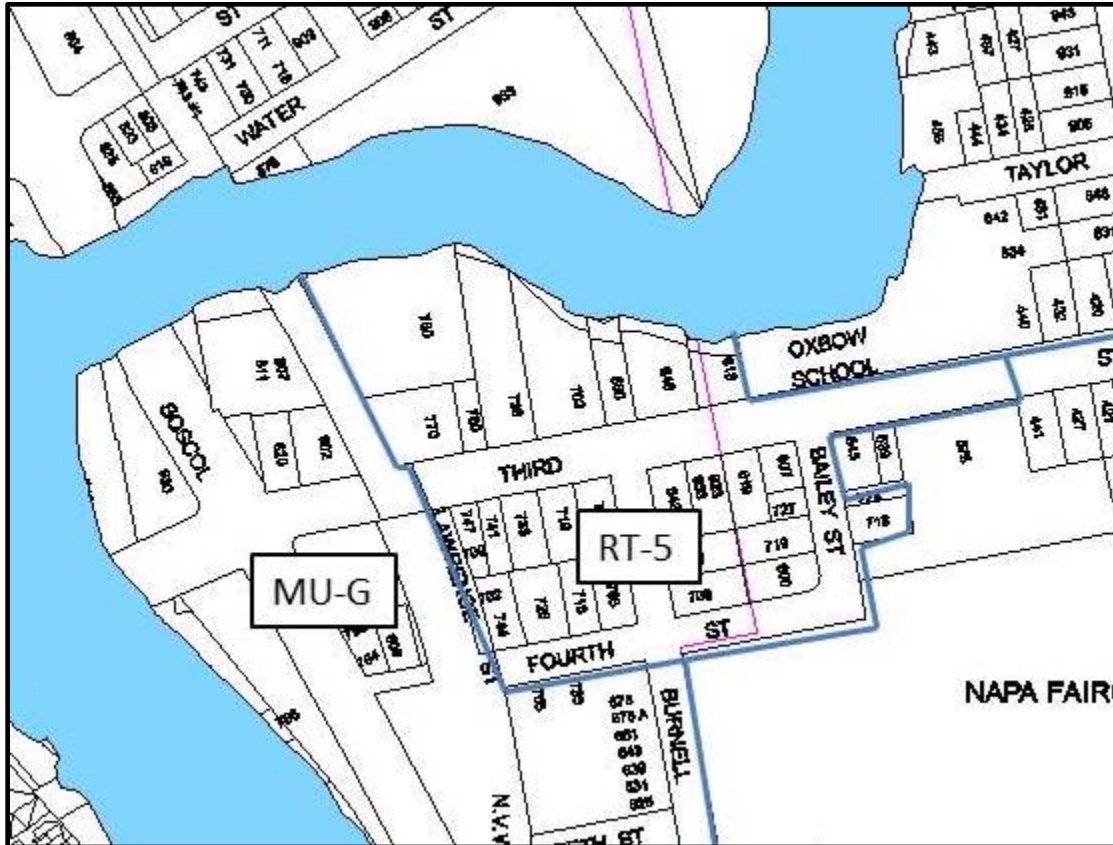
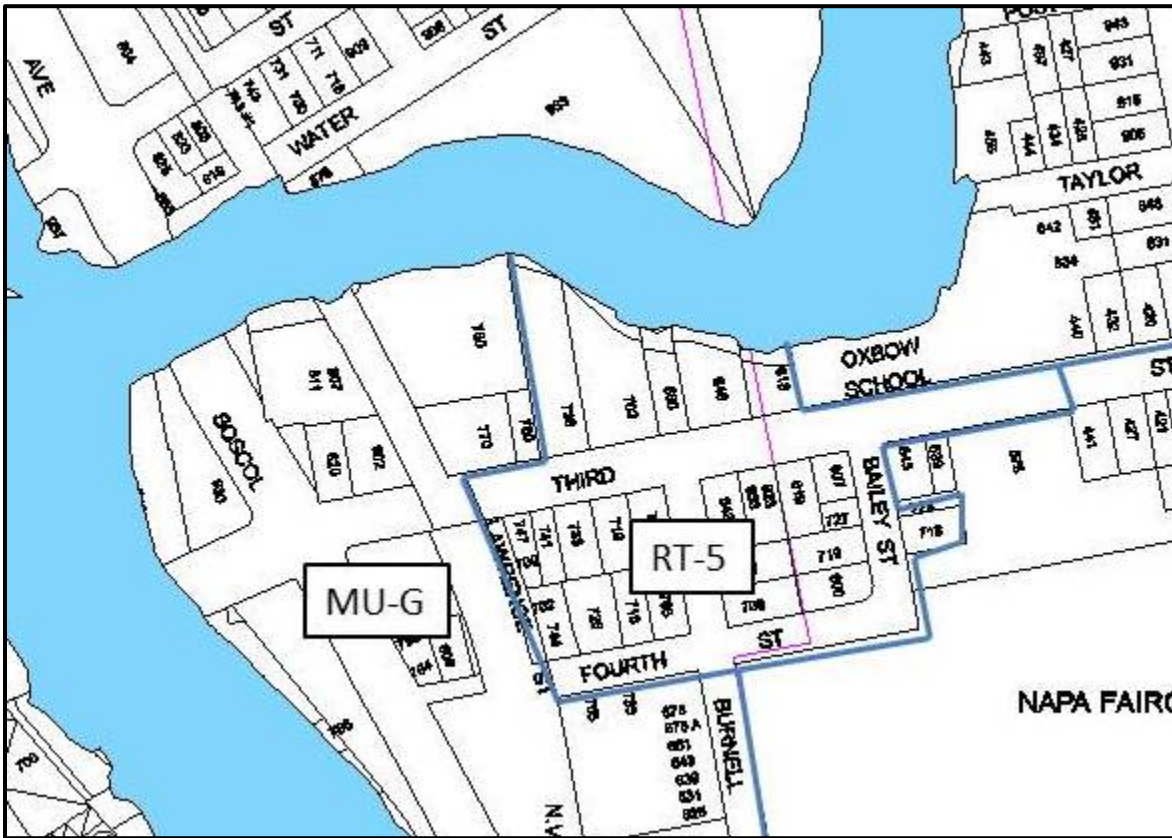


Figure 5 – Proposed Zoning District Map





#### IV ENVIRONMENTAL REVIEW

An Initial Study has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). The Initial Study determined that the proposed project would not have a significant impact on the environment (see Attachment 4). A Negative Declaration has been prepared for adoption. The posting period of the proposed Negative Declaration was February 9 through March 2, 2017. No comments have been received as of the writing of this report.

#### V. PUBLIC NOTICE

A courtesy notice that an application was received was provided by US Postal Service on November 30, 2016 to all property owners within a 500-foot radius of the subject property. Notice of the public hearing was provided by US Postal Service on February 15, 2017 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 17, 2017 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.

#### VI. REQUIRED FINDINGS

The Planning Commission's recommendation on this application is subject to the required findings in the General Plan relating to general plan amendments and NMC 17.66.080

relating to zoning ordinance amendments. These findings are provided in the draft ordinance and resolution attached to this Staff Report.

**VII. STAFF RECOMMENDATION**

Staff recommends that the Planning Commission forward a recommendation that the City Council approve the requested General Plan and Zoning Amendments.

**VIII. ALTERNATIVES TO RECOMMENDATION**

1. Continue the application with direction for project modifications.
2. Direct staff to return to the Planning Commission with a resolution documenting findings from the record of the hearing to support denial of the proposed project.

**IX. RECOMMENDED ACTIONS**

Applications for final action by the City Council after recommendation from the Planning Commission:

Make the findings set forth in the attached draft resolutions and ordinances and forward a recommendation to the City Council to adopt:

1. A resolution adopting a Negative Declaration
2. A resolution approving a General Plan Amendment for the project site.
3. An ordinance authorizing a Zoning Amendment for the project site.

**X. DOCUMENTS ATTACHED**

1. Draft City Council Resolution adopting a Negative Declaration
2. Draft City Council Resolution amending the General Plan Land Use Designation
3. Draft City Council Ordinance amending the Zoning Map
4. Negative Declaration and Initial Study

Prepared by:

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