



Community Development Department – Planning Division  
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## PLANNING COMMISSION STAFF REPORT FEBRUARY 16, 2017

### AGENDA ITEM #7.A. PL15-0102, **BRIDGEVIEW APARTMENTS**

#### I. GENERAL INFORMATION

**PROJECT SUMMARY:** Application for a General Plan Amendment, Rezoning and Design Review Permit for a 16-unit apartment expansion

**LOCATION OF PROJECT:** 122 Brown Street and 151 Riverside Drive  
APNs 005-131-038 & 039

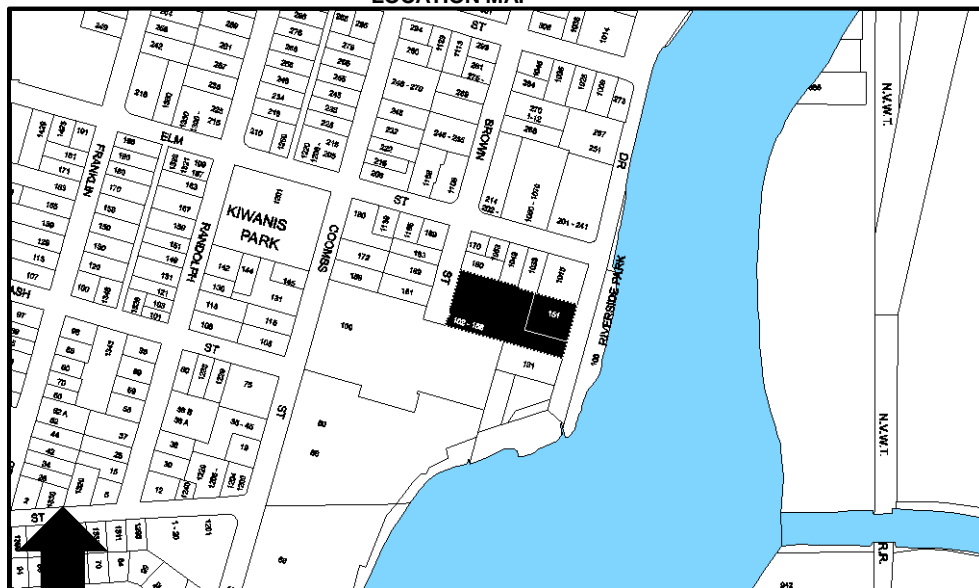
**GENERAL PLAN:** (proposed) MFR-157, Multi-Family Residential  
(existing) TRI-148, Traditional Residential Infill

**ZONING:** (proposed) RM, Multi Family Residential; :FP, Floodplain Management Overlay  
(existing) RT-5, Traditional Residential; :FP, Floodplain Management Overlay

**APPLICANT:** Stephen R. Cuddy Phone: 707-324-4420  
855 Bordeaux Way, #250  
Napa, CA 94558

**STAFF PLANNER:** Michael Walker, Senior Planner Phone: 707-257-9350

LOCATION MAP



## II. PROJECT HISTORY

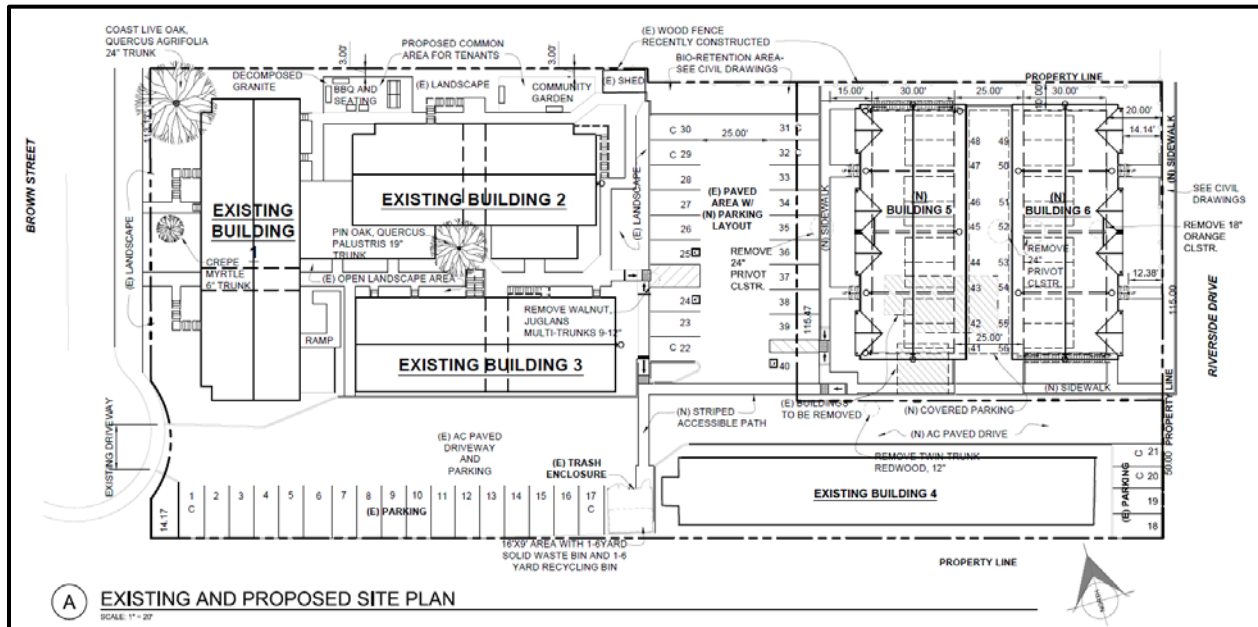
This request came before the Planning Commission at their October 20, 2016 meeting. During the public hearing, the Commission expressed concerns with the project and requested that the applicant provide additional information and return to the Commission for consideration. An outline of the Commission's concerns and how the applicant has responded are provided below.

- Provide an aerial perspective – The applicant has provided an aerial perspective of the surrounding properties as viewed from the east. The new buildings are shown to scale on the aerial to provide a sense of the massing of the project.
- Colors – The Commission expressed concerns about the new buildings matching the color of the existing apartments. The applicant has proposed Khaki Brown and Chestnut Brown lap siding with Navajo Beige trim colors for the new buildings. The applicant has also indicated that the existing buildings will be repainted to match the new buildings in the future.
- Parking – The Commission expressed concerns about the reduction in parking. The applicant is requesting that the Commission accept the reduction in parking as proposed in compliance with allowances in the State Housing Law for affordable housing projects.
- Adjacent property concerns – The Commission asked for additional building massing information in relation to concerns from the property owner to the north regarding solar panels. The aerial perspective provides clarity that the height of the proposed buildings should not affect the adjacent property owner's solar panels.
- Common Area/BBQ concerns – A resident of Bridgeview Apartments expressed concerns about the location of the proposed common area and barbeque pits in relation to Building 2. The applicant has relocated the barbeque pits away from the existing building.
- Color Landscape Plans – The applicant has provided a color landscape plan that better reflects the level of landscape and green areas being provided for the project.

## III. PROJECT DESCRIPTION

This application requests approval to authorize the construction of a 16 unit apartment development on a 0.35 acre site located at 151 Riverside Drive. The proposed development will be adjacent to and an extension of an existing 41 unit apartment community, Bridgeview Apartments, located at 122 Brown Street. The proposed development will consist of two residential buildings (buildings 5 and 6 on the site plan, see Figure 1) with eight units each. The proposed buildings will be 32 feet tall, two story walk-ups with garage parking on the ground floor for all of the units. The proposed development will consist of all one bedroom units. The developer intends to merge the two lots upon completion of the proposed buildings. The project provides 21 new on-site parking spaces, for a total of 56 within a combination of garages and surface parking stalls. Common area amenities will include a barbeque and seating area and a community garden.

Figure 1 – Site Plan



All existing structures on the site at 151 Riverside Drive will be removed. The residential structure was listed on the City's Historic Resources Inventory as a Listed Resource. The applicant and an independent consultant hired by the City both submitted historical analyses of the property confirming that the structure did not meet eligibility criteria for historic designation. A Certificate of Appropriateness authorizing the building demolition was approved by the Cultural Heritage Commission at their October 13, 2016 meeting.

The main vehicle access will be from a new driveway off of Riverside Drive and the existing driveway off of Brown Street. A new sidewalk will be provided along Riverside Drive.

The Applicant is requesting a density bonus to allow a combined project density of 40 units an acre and will be providing 3 units that will be made available to very low income level households. Consistent with affordable housing provisions, the Applicant requests approval of two concessions: (1) an encroachment of up to eight feet into the front setback along Riverside Drive for two new stairwells; and (2) a parking reduction of 1 space for each living unit for the combined property. The proposed on-site parking is consistent with the parking standard of the State Density Bonus Law.

### III. PROJECT CONTEXT

The 1.4 acre combined project site is comprised of one property zoned for multi-family development (RM) and one property zoned for single-family development (RT-5). The properties are developed as follows:

**151 Riverside Drive (RT-5)** – This 0.35 acre property is developed with an approximately 600 square foot single family residence and detached garage. The property is moderately flat and contains several trees and shrubs typical of a residential property.

122 Brown Street (RM) – This 1.1 acre property is developed with 41 apartment units. Development of the property includes four multifamily buildings, surface parking, and vegetation limited to grasses and landscaping around the existing buildings.

The project site is bordered by single-family residences on properties zoned for multifamily uses to the west, single family homes to the north, public open space to the east along the Napa River, and light industrial uses zoned for mixed-use to the south.

#### **IV. ACTIONS REQUESTED**

Applications for action/recommendation by the Planning Commission:

1. General Plan Amendment and Rezoning to allow for the property located at 151 Riverside Drive to be developed with multifamily housing; and
2. Design Review Permit approval of the site layout and building plans which include two eight-unit buildings and a density bonus to allow for a combined project density of 40 units an acre with the following concessions as authorized by the State Density Bonus Law (California Government Code Title 7, Division 1, Chapter 4.3, Sections 65915, *et seq.*) and Napa Municipal Code Section 17.52.130 Density Bonus:
  - a) an encroachment of up to eight feet into the front setback along Riverside Drive for two stairwells; and
  - b) an on-site parking reduction of 1 space consistent with State Density Bonus Law.

#### **V. ANALYSIS**

##### **GENERAL PLAN**

The Applicant requests approval of a General Plan Amendment to change the Land Use Designation of the property located at 151 Riverside Drive from Traditional Residential Infill to Multifamily Residential. The General Plan designation for the property located at 122 Brown Street is MFR-157, Multi-Family Residential, which provides for attached single-family homes and multifamily units at a density range of 9 to 20 units per acre. Given the size of the site (1.1 acres), the General Plan requires development of 9 to 21 residential units. The property was originally developed with 20 units; however, the property was approved for an additional 21 units in 1983 as part of an agreement to provide 100% of the units for seniors, the disabled and families of low or moderate income.

The combined 57 unit development would have a project density of 40 units per acre which exceeds the maximum density; however, General Plan Residential Development Policy LU 4.4 allows for an increase in project density through density bonuses (consistent with the Housing Element and State Density Bonus Law) to facilitate the provision of affordable housing. The proposed density bonus provides for 9 additional housing units on the Riverside Drive parcel, a necessary increase in order to make the development of 3 very low income housing units feasible on this site.



Staff has also reviewed the project for consistency with all other applicable General Plan policies. In particular, the project complies with policies of the Land Use Element and Housing Element identified below.

## LAND USE ELEMENT

One of the fundamental goals of the Land Use Element is “[to] preserve and enhance the residential character of existing neighborhoods and provide for new residential development consistent with the city’s character and urban form.” To help achieve this goal, the Land Use Element includes a series of policies, three of which are listed below:

*LU-3.1 The City shall provide for the efficient development and redevelopment of land within the RUL in order to allow job and housing growth through the end of the planning period.*

The proposed 16 unit development provides an efficient housing development that will provide housing for a variety of income levels on an underutilized parcel of land.

*LU-4.2 The City shall encourage the development of housing for the elderly, disabled, and low-income households in every planning area with residential Pods, where the City determines the development is compatible with surrounding land uses and where site conditions and service capabilities permit. Sites considered especially appropriate for these uses are those accessible to transit, commercial, and medical services. Planned developments, condominiums, and mobile home parks are considered to have unique, self-contained development patterns that can be designed with little impact on the existing development pattern.*

The proposed 16 unit development is an expansion of an apartment project that had previously committed units to elderly, low income, and disabled families; however that provision has since expired. As part of the new development, three units will be restricted to families with very low incomes.

*LU-4.4 The City shall grant density bonuses and other incentives to encourage development of housing affordable to low-income households (as described in the Housing Element).*

The combined 57 unit development has a project density of 40 units per acre which exceeds the maximum density; however, General Plan Residential Development Policies allow for an increase in project density through density bonuses (consistent with the Housing Element and State Density Bonus Law) to facilitate the provision of affordable housing.

## HOUSING ELEMENT

One of the fundamental goals of the Housing Element is to ensure the development of “a variety of housing types and choices.” To help achieve this goal, the Housing Element includes a series of policies, eight of which are listed below:

*H-1.1 Efficient Use of Land. The City shall promote creative and efficient use of vacant and built on land within its RUL to help maintain the City's pre-eminent agricultural environment and open space.*

The proposed 16 unit development provides an efficient housing development that will provide housing for a variety of income levels on an underutilized parcel of land.

*H1.2 Provide Adequate Sites. The City shall maintain an adequate supply of land designated for all types of residential development to meet the quantified housing need of 835 City units and up to 57 County units for the state-mandated time frame of the Housing Element (2015 to January 2023). Within this total, the City shall maintain a sufficient supply of land zoned for multi-family housing to meet the quantitative housing need of 317 lower income and 151 moderate income housing units.*

The proposed 16 unit development is consistent with the above policy in that it provides housing units that will help meet the quantified housing needs for the City for both market rate and affordable housing units.

*H1.4 Efficient Use of Sites. The City shall make every effort to approve well-designed projects at the mid to high range of General Plan densities.*

The General Plan Amendment will enable a logical and well-designed expansion of the existing apartment complex. The proposed 16 unit development provides an efficient housing development that will provide housing for a variety of income levels on an underutilized parcel of land.

*H1.7 Density Bonuses. The City recognizes that density bonuses help achieve housing goals and shall promote their use consistent with the provisions of state law for qualifying lower and moderate income housing development (and child care facilities).*

The combined 57 unit development has a project density of 40 units per acre which exceeds the maximum density; however, General Plan Residential Development Policies allow for an increase in project density through density bonuses (consistent with the Housing Element and State Density Bonus Law) to facilitate the provision of affordable housing. The General Plan Amendment will allow for the expansion of the existing apartment complex and provide three deed-restricted units to families in the very-low income level.

*H-2.1 Support for Affordable Housing. The City shall continue to support and encourage new affordable housing projects.*

The proposed 16 unit expansion includes providing three units that will be affordable for very low income households in an area that has a variety of housing types and densities. A recommendation of support for the requested General Plan Amendment and Rezoning would advance the objective of this policy.

*H-2.2 Mix of Housing. The City shall encourage an increased mix of various types of housing throughout the City to meet community housing needs, provide greater housing choices, and improve transportation choices. In addition to single-family homes, housing choices and the mix of housing in the community should include such types as multi-family, mixed-use, affordable units, supportive housing, Single Room Occupancies (SRO), co-housing and similar types of housing that meet a wide variety of community housing needs.*

The combined 57 unit multifamily development will provide a housing type that is currently in demand to satisfy community housing needs.

*H-2.14 Retain Affordable Units Long-Term. The City shall assure that affordable housing provided through density bonuses, inclusionary programs and other incentives will stay low cost long-term consistent with State law.*

The Housing Division conditions of approval require the developer to enter into an agreement to construct 3 of the housing units to remain at affordable rental/sales price to very low income households for a period of 55 years.

*H-3.1 High Quality Design and Varied Housing Types. The City shall assure high quality, well designed housing that respects the surrounding neighborhood, and provides for a greater variety of housing options to meet community needs.*

The Housing Element also contains policies to encourage the efficient use of land and to make every effort to approve well-designed projects consistent with General Plan densities. In addition, the City has adopted Residential Design Guidelines to insure that new infill developments are compatible with existing neighborhoods, with which the Applicant has conformed in all respects, as analyzed in Design Review section of this Staff Report.

## B. ZONING

The existing Bridgeview Apartment property is located within the RM, Multi-Family Residential District, which provides opportunities for a mix of attached residential developments including medium- and higher-density multifamily apartments, single family attached units, group residential, live-work housing and larger residential care facilities. The proposed expansion is occurring on property currently zoned RT-5. The proposed rezoning to RM would support and implement the General Plan Amendment to MFR. Staff has reviewed the project for consistency with the development standards of the Multifamily Residential zoning district, and has found it to be consistent with all applicable standards, except for the standards in which a concession has been requested (see Table 1 below).

Table 1 – Multifamily Residential Development Standards

Standard	Code Requirement	Proposed
Front Setback	20 feet	12 feet

Side Yards	10 feet	10 feet
Rear Yard	15 feet	20 feet*
Height	35 feet	32 feet
Coverage	50%	37%*

\* Subject to change after future lot merger

State Housing Law 65915(p)(1) allows developers of affordable housing projects the ability to use the following parking requirements for multifamily residential development:

(16) 1 bedroom units (proposed) @ 1.00 space per unit = 16 spaces

(39) 1 bedroom units (existing) @ 1.00 space per unit = 39 spaces

(2) 2 bedroom units (existing) @ 2.00 spaces per unit = 4 spaces

EXISTING = 35 spaces

PROPOSED = 21 spaces

TOTAL = 56 spaces

The parking layout plan prepared for the development provides a total of 56 spaces, consisting of 16 garage spaces and 40 uncovered spaces, which is three spaces short of the City's parking space requirements identified above for the combined property. Although the combined property is three spaces short of the required parking, the Applicant is providing 21 new spaces which exceed the required parking for the 16 new units. As part of the new development, the Applicant is also redesigning and providing a more efficient parking layout for the existing 41 unit development.

#### C. FLOODPLAIN MANAGEMENT

The site is also subject to the :FP-Floodplain Management Regulations, which require that the City's floodplain administrator review all on-site improvements. The proposed buildings have been elevated to meet flood requirements.

After review of the proposed plans and the Applicant's hydraulic analysis of the project, the Public Works Department has determined that the improvements are consistent with both the existing City policy and standards and with Federal floodplain criteria.

#### D. TRANSITIONAL STANDARDS

Pursuant to Subsection 17.08.040.D of the Zoning Ordinance, properties within the RM Zoning District that abut other residential districts are required to comply with transitional standards. These standards are only applicable to development along the northern property line which abuts developed properties within the RT-5 Zoning District. The bordering properties to the west and south of the project site are also designated multifamily residential and not subject to the transitional standards. The following is a listing of the standards followed by Staff's analysis of how the standards have been satisfied. The conceptual landscape design illustrates the proposed planting design and fence details for the development.

1. *Buildings two or more stories in height shall meet side yard requirements by setting the building in 10 feet from the side property line; the third story may be stepped back. Second or higher story decks shall not encroach into the side yard.*

Transitional standards only apply to development along the northern property line of the site which abuts the RT-5 Zoning District. The buildings adjacent to the northern property line are located 10 feet from the property line. A landscape buffer area is located between the buildings and the adjacent properties which will be a bio-retention area required to satisfy site absorption and drainage requirements.

2. *A landscaped buffer shall be incorporated into affected side and rear yard areas to address privacy concerns.*

A ten foot wide landscape strip is proposed along the northern property line which will be a bio-retention area. Plantings are limited in this area do to its use for site absorption and drainage requirements.

3. *Fencing or walls shall be required along abutting side and rear yards in materials and design compatible with the project.*

A new six foot tall wood board fence has been constructed along the northern property line.

4. *The above requirements may be waived or modified by the decision-making body if the abutting property is devoted to nonresidential use, if the location or design of existing development is such that the above requirements are not necessary to provide an appropriate transition, or if an alternative design provides a superior transition.*

A waiver or modification from these requirements is not requested by the Applicant. Staff believes that the proposed fencing and buffer along the perimeter of the project site satisfy the intent of the transitional standards.

#### **E. DENSITY BONUS**

In accordance with the California Government Code Section 65915, the Applicant has requested a density bonus to allow for a project density of 40 units an acre. In complying with the density bonus provisions, the Applicant will be providing 3 units that will be remain available to very low income level households for 55 years. Government Code Section 65915 provides that the local government shall grant one density bonus and provide the Applicant with incentives or concessions for the production of affordable housing units. Accordingly the Applicant has requested a concession to allow two stairwells to encroach up to eight feet into the front setback along Riverside Drive and a concession of a parking reduction of 3 spaces for the combined property; and use of the on-site parking ratio consistent with the State Density Bonus Law.

The developer will be required to construct the affordable units approved under this Section at the same time as the market-rate units. The right to a density bonus or any other concession, incentive, or waiver under this chapter cannot be transferred to another development. Additionally, the developer and/or property owner is required to

provide the city a yearly accounting of the total project units occupied and vacant, the total occupied and vacant units designated for lower income households or very low income households, and rents charged.

As noted above, the Applicant's project qualifies for concessions because the project will provide 3 affordable housing units for very low income households. The Applicant will be required to enter into a contract/agreement with the City of Napa Housing Authority to ensure the long term affordability of the units. The proposed project meets the requirements set forth in the Zoning Ordinance as an affordable housing project, and therefore Staff supports the requested concessions.

## F. DESIGN REVIEW

Section 17.62.050 of the Zoning Ordinance requires Design Review of tentative maps and new multifamily projects. Figure 2 on the following page illustrates site plan and building layout. The project will be accessed off a main driveway from Riverside Drive on the eastern side of the project site. An existing driveway is located along Brown Street on the western side of the project site. The proposed buildings are located adjacent to Riverside Drive. The development will consist of two new residential buildings with eight units each. The proposed buildings will be 32 feet tall, two story walk-ups with garage parking on the ground floor for all of the units. A reconfigured parking lot is located between the new buildings and existing buildings to the west.

The proposed exterior materials of the buildings include composite siding in horizontal lap siding and vertical configuration on the gables and composition shingle roofing to complement the existing multifamily buildings. Landscaping includes a combination of shade trees, ornamental trees, shrubs, and ground covers. The plans also include a community garden, garden paths, and bio-retention areas.

### Residential Design Guidelines Analysis

Based on the principles of the Residential Design Guidelines, the proposed multifamily development should be designed to reflect the scale, rhythm and street orientation of Napa's traditional neighborhoods. The design guidelines include the following principles to address project compatibility, followed by Staff's analysis of the Applicant's efforts to comply with each principle:

#### *Site Plan*

- a. Entry drives to multifamily housing developments should be designed to create a positive identity for the project. Landscape and site design should frame and distinguish entry drives. Site entries should distinguish themselves with added texture or use of contrasting materials.*

The development is served by an existing driveway off of Brown Street and a new driveway off of Riverside Drive. Due to the infill nature of this project, the ability to create landscaped entrances typical in larger multifamily developments is limited and is not in keeping with the existing development or surrounding area. The proposed buildings will be parallel to Riverside Drive and will serve as the identity to the project.

- b. Parking should be unobtrusive and not disrupt the quality of common spaces and pedestrian environments of multifamily development. Parking should be distributed throughout the site in discrete courts and garages.*

Resident parking is located throughout the development in a combination of garage and surface spaces. The location of the proposed parking spaces will not disrupt the quality of the common spaces within the development because the location of the garages places the majority of the parking spaces under the proposed buildings. A reconfigured parking lot between the new buildings and existing buildings will provide a more efficient design and will allow for greater delineation of landscape areas and common spaces.

- c. Services for multifamily development should not be visible from public areas. Trash bins, utility meters, transformers, and other service elements should be enclosed or otherwise concealed from view.*

The trash and recycling area for the development complies with the Solid Waste and Recycling Enclosure Standards. A condition of approval requires that a Waste Reduction and Recycling Plan be approved prior to issuance of any building permits. Any new utilities will be screened from view.

- d. Projects should be designed to integrate with adjacent development. Neighborhood and architectural design concepts should provide for a transition in scale.*

The project design places the new buildings parallel to Riverside Drive. The building locations and orientation will provide an appropriate transition between the proposed development and the existing uses. The proposed buildings will face Riverside Drive and the interior of the project. The buildings will “side” to the adjacent property to the north, designed with no windows to minimize privacy impacts. The design of the new buildings will complement the existing buildings in material and style (see Figures 2 and 3 below) by providing a combination of vertical and horizontal lapped siding and balconies. Per previous Commission recommendation, the new buildings will be of an earth tone color and the existing buildings will be repainted to match in the future.

Figure 2a – Proposed Front Elevation



Figure 2b – Proposed Side Elevation

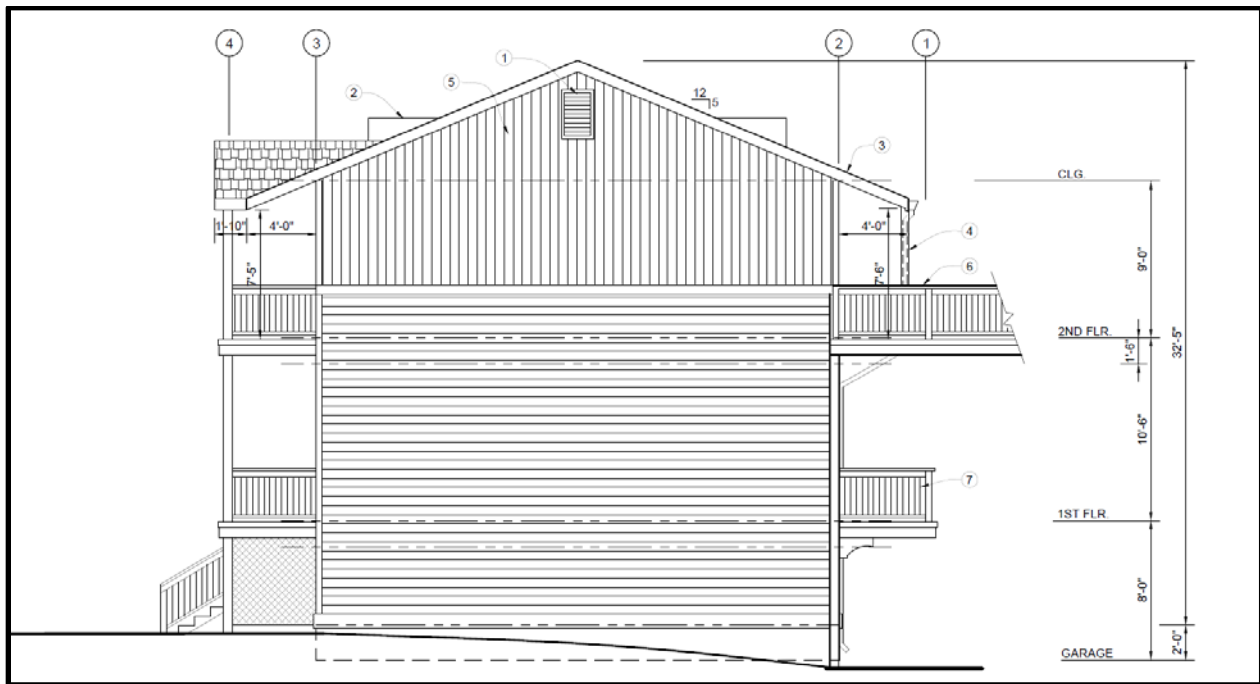


Figure 3 – Existing Building



- e. *Common open areas and parks provide gathering places, add livability and value: Encourage usable common open space in larger housing developments, considering higher heights, increased densities or decreased setbacks on some portions of the site as a tradeoff for providing such amenities.*



The new residential units are oriented facing onto landscape areas with garage parking access oriented between the buildings. The proposed development includes a community garden, barbeque and seating area on the north side of the existing apartment buildings and landscape areas which add livability and value to the proposed development and conforms with the useable open space requirements.

#### *Common Area*

- h. New multi-family projects should provide common spaces that are physically defined and socially integrated into the site plan as gathering places.*

The proposed common areas are located throughout the development. The design guidelines suggest that multifamily development provide both common and private open space for each unit consistent with development standards in the Zoning Ordinance. The proposed common spaces encourage social interaction through barbeque areas, seating areas, and a community garden. The site design includes entries that overlook landscape areas and first and second floor balconies.

#### *Architectural Design*

New multi-family projects should fit into the surrounding neighborhood, reflect local architectural traditions, and respond to Napa's climate.

- a. Architectural styles and features found in traditional Napa neighborhoods or in historic structures on or around the site should be reflected in the design of new housing. Multifamily projects should utilize a unifying theme and a common vocabulary of forms and architectural elements.*

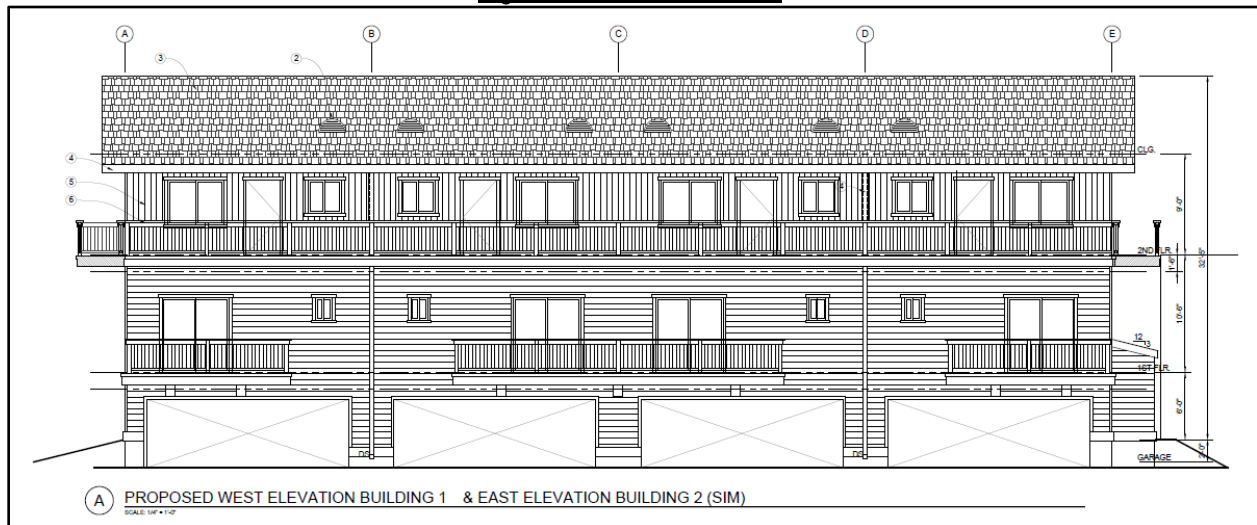
The residential buildings will be two-story walk-ups with attached tuck-under one car garages. Balconies and gables are proposed on each building to provide a varying roof height and building plane which serves to break up the perceived bulk of the buildings. The residential buildings have been designed with a common vocabulary of forms and architectural elements. All of the buildings will feature composite siding in either a vertical or lap siding application to complement the existing multifamily buildings. All of the proposed buildings feature window-trim detail and roof elements with composition roofing shingles. The units feature windows that are aligned with each other and other building elements to provide a harmonious appearance. The change in roof plane and building articulation/massing present interesting elevations that are not overly repetitive and provide traditional architectural forms. The new buildings will complement the existing multifamily buildings by providing a combination of vertical and horizontal lapped siding and balconies similar to the existing buildings.

- b. Building forms should use varying roof heights, setbacks and wall planes to break up the perceived bulk of buildings. Long, unbroken volumes and large, unarticulated wall and roof planes should not be permitted. Façades should have 3-dimensional elements, such as chimneys, balconies, bay windows or dormers, to break up large wall and roof surfaces. Every*

*façade should possess an overall design concept that is well composed and articulated, and of consistent quality.*

The design of the proposed development provides architectural features to develop a scale compatible with the existing multifamily buildings. Balconies and roof gables create a reduced sense of scale. The hierarchy of fenestration treatment, detailing, and exterior wall materials provides visual interest when seen from a distance or from a pedestrian level. Each elevation provides the same quality as the front elevation (see Figure 4) by continuing the lapped siding, window details, and balconies. The proposed palette of materials conveys an image of quality and durability.

Figure 4 – Rear Elevations



- c. *Upper floors of taller buildings should be incorporated into the design of roof “attic space”. Roof forms should reflect their context. While traditional sloping roofs, such as gable or hip roofs are generally preferred, there may be instances (such as adjacent to a traditional commercial district) where flat roofs may be allowed if screened from public view by continuous parapets or by pitched roofs.*

The proposed buildings incorporate a gabled roof design on the fronts of each of the buildings. Decorative gable roof vents have been added to provide visual relief to the roof plane.

- d. *In response to single-family context, smaller multifamily developments should strive to have the appearance of gracious single-family homes. Outbuildings, such as community buildings, management offices, club houses, or freestanding parking garages should incorporate design features, materials and colors of the residential buildings.*

The designs of the proposed buildings incorporate architectural features such as balconies and gabled roof designs to the fronts of the buildings to reduce building mass.

- e. *Stairways, fences, trash enclosures and other accessory elements should be designed as integral parts of the architecture. These should not be visible features at the ends of streets or driveways. Manufactured*

*components attached to the outside of buildings such as stairways and sheds should be prohibited.*

The proposed balconies and stairwells are in keeping with the compatibility of the existing multifamily buildings. The Applicant has requested a concession to allow the stairwells on Building 6 to encroach up to eight-feet into the front setback. Staff supports this request as the building placement and configuration are both necessary to facilitate the inclusion of affordable housing units. An improved trellis treatment should be detailed below the lower balconies and under the stairwells for the building facing Riverside Drive.

#### **G. HOUSING DIVISION COMMENTS**

The Housing Division recommends that the Planning Commission support and the City Council approve the Bridgeview Apartments application. Per the Housing Division conditions of approval (see Attachment 4), the Applicant will enter into an agreement to construct three (3) of the housing units at affordable rental/sales price to very low income households for a period of 55 years. The Housing Division supports this project, as it will provide the type of affordable housing which has been identified as a need in the Housing Element.

#### **VI. REQUIRED FINDINGS**

The Planning Commission's decision regarding this project is subject to the required findings in the General Plan relating to General Plan Amendments and established in NMC Section 17.62.080 relating to Zoning Ordinance amendments and Design Review. These findings are provided in the draft resolutions and ordinance attached to this Staff Report (Attachments 2, 3, and 4).

#### **VII ENVIRONMENTAL REVIEW**

An Initial Study was prepared for the project pursuant to the requirements of CEQA (see Attachment 5). The Initial Study identified certain impacts resulting from this project. Staff determined that with the inclusion of certain mitigation measures, the impacts of the project could be reduced to a level that is less than significant. Therefore, a Mitigated Negative Declaration has been prepared. Inclusion of these mitigation measures will ensure that the project does not have any adverse impacts on public health, safety and welfare. The posting period of the Negative Declaration is September 30, 2016 to October 20, 2016.

#### **VIII. PUBLIC NOTICE**

Notice of the public hearing was provided by US Postal Service on February 3, 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 3, 2017 and provided to people previously requesting notice on this matter, at the same time notice was provided to the newspaper for publication. Legal notice included a general explanation of the matter to be considered and any related permits, identification of the location of the property involved where site specific, a description of the date, time and place of the public hearing, the identity of the hearing body,

and a statement consistent with the Code of Civil Procedure regarding the time limit to commence any legal challenge and matters that may be raised by such challenge.

**IX. STAFF RECOMMENDATION**

Staff recommends that the Planning Commission forward a recommendation that the City Council approve the requested General Plan Amendment, Rezoning, and Design Review Permit.

**X. REQUIRED 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 ordinance and forward a recommendation to the City Council to adopt:

1. A resolution adopting a Mitigated Negative Declaration for Bridgeview Apartments.
2. A resolution approving a General Plan Amendment for the project site.
3. An Ordinance approving a Zoning Amendment for the project site.
4. A resolution approving a Design Review Permit for Bridgeview Apartments.

**XI. DOCUMENTS ATTACHED**

1. Draft City Council Resolution adopting a Mitigated Negative Declaration for the Bridgeview Apartments project.
2. Draft City Council Resolution approving a General Plan Amendment for the project site.
3. Draft City Council Ordinance approving a Zoning Amendment for the project site.
4. Draft City Council Resolution approving a Design Review Permit for Bridgeview Apartments.
5. Initial Study and Mitigated Negative Declaration
6. Project Description, Site Plan, Architectural Plans, Preliminary Landscape Plan, and Related Design Documents.
7. Project Communications



**PARKING BREAKDOWN**

HANDICAP PARKING	=	3 STALLS
STANDARD PARKING	=	28 STALLS
COMPACT PARKING	=	9 STALLS
COVERED PARKING	=	16 STALLS
TOTAL =		<u>56 STALLS</u>





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PROJECT:

BRIDGEVIEW  
APARTMENTS  
ADDITION

122 BROWN STREET  
NAPA CA, 94559

EXISTING SITE PLAN  
CONTEXT BOARD

ARCHITECTS STAMP:

DATE: June 2, 2015

REVISION:

August 6, 2015

September 25, 2015

SHEET:

A1.0



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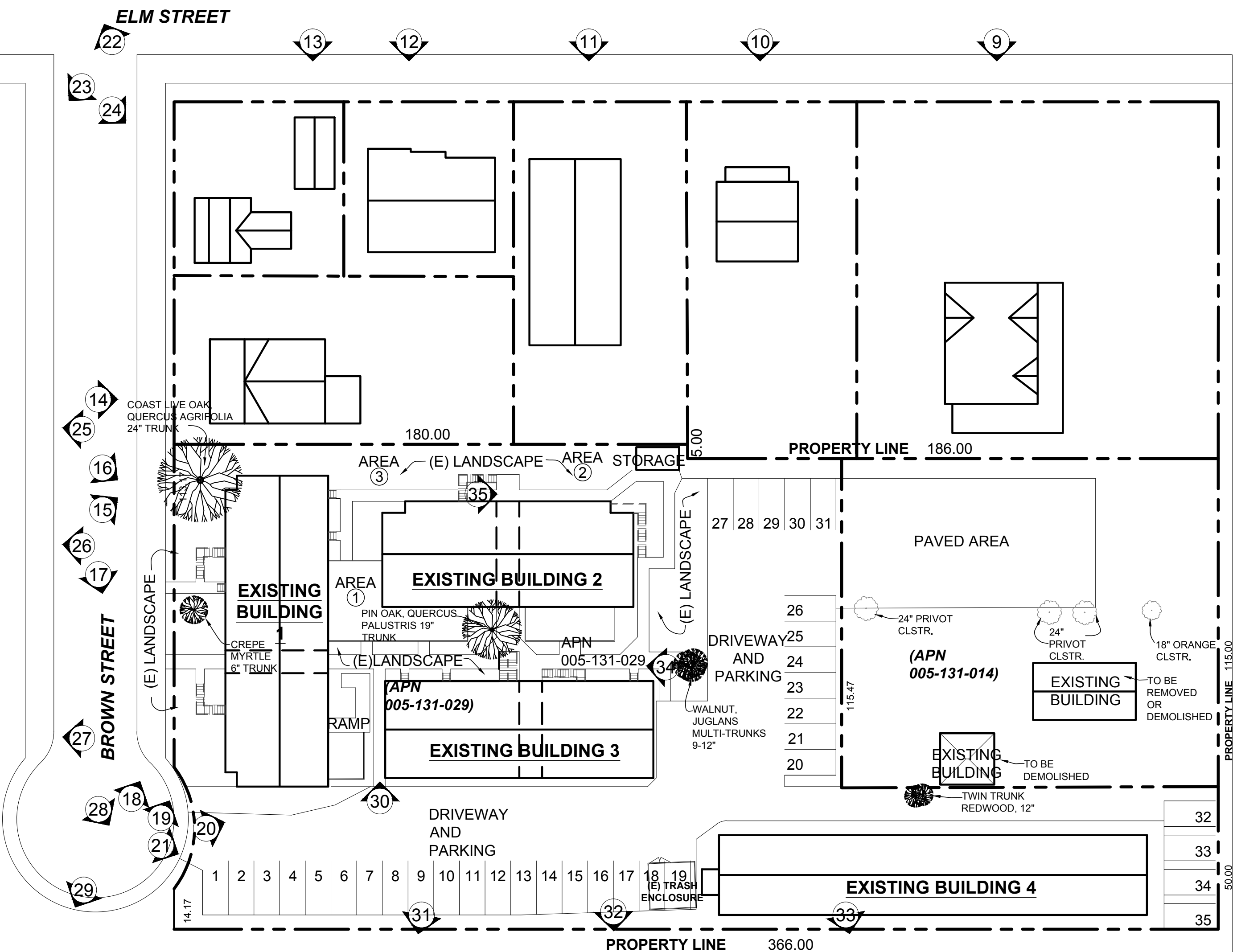
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OUTDOOR AREAS

- ① THIS EXISTING AREA IS BEING USED AS A SMALL COMMUNITY GARDEN
- ② THESE OPEN AREAS ARE CURRENTLY PLANTED WITH IVY AND COULD BECOME USEFUL OPEN SPACES FOR BENCHES, BARBEQUE, OR OTHER SOCIAL ACTIVITIES. SEE SITE PLAN
- ③

NAPA RIVER

RIVERSIDE DRIVE



A EXISTING SITE PLAN - context board

SCALE: 1" = 30'

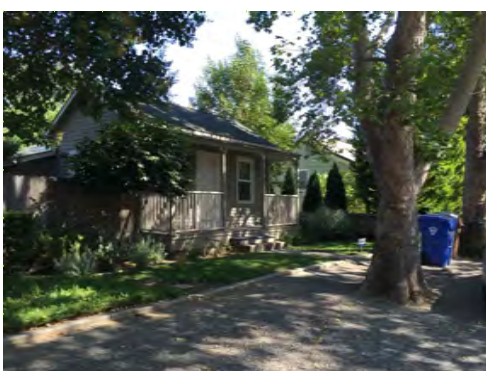
EXISTING PARKING  
PARKING = 35 STALLS



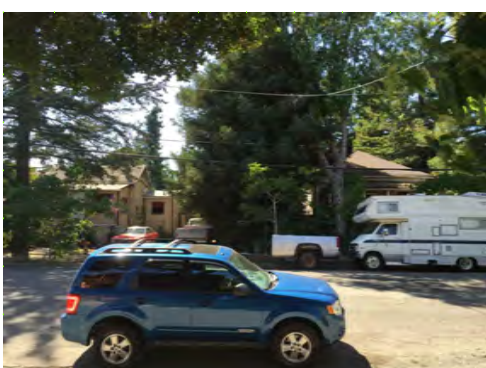
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23



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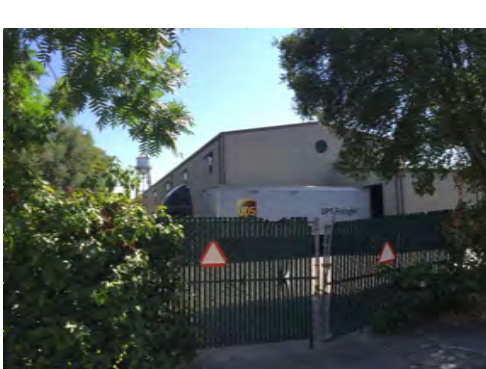
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19



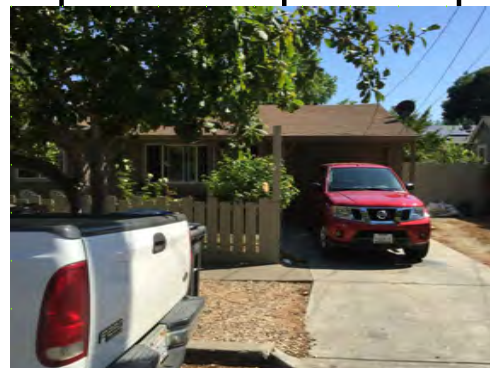
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21



13



12



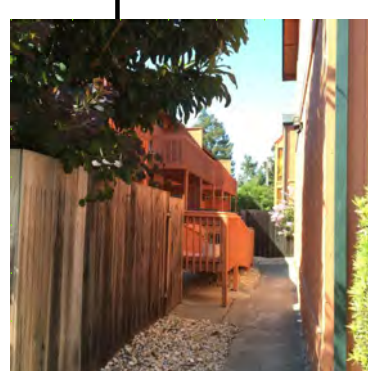
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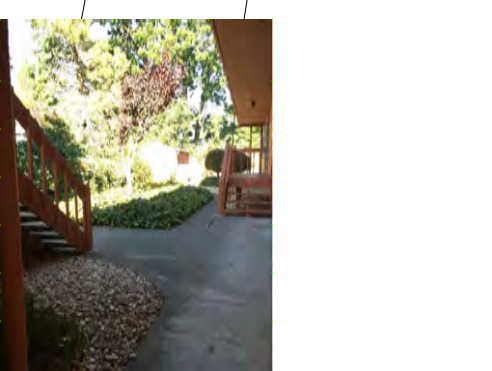
32



33



34



35





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PROJECT:

BRIDGEVIEW  
APARTMENTS  
ADDITION

122 BROWN STREET  
NAPA CA, 94559

EXISTING & PROPOSED  
SITE PLAN

ARCHITECTS STAMP:

DATE: June 2, 2015

REVISION:

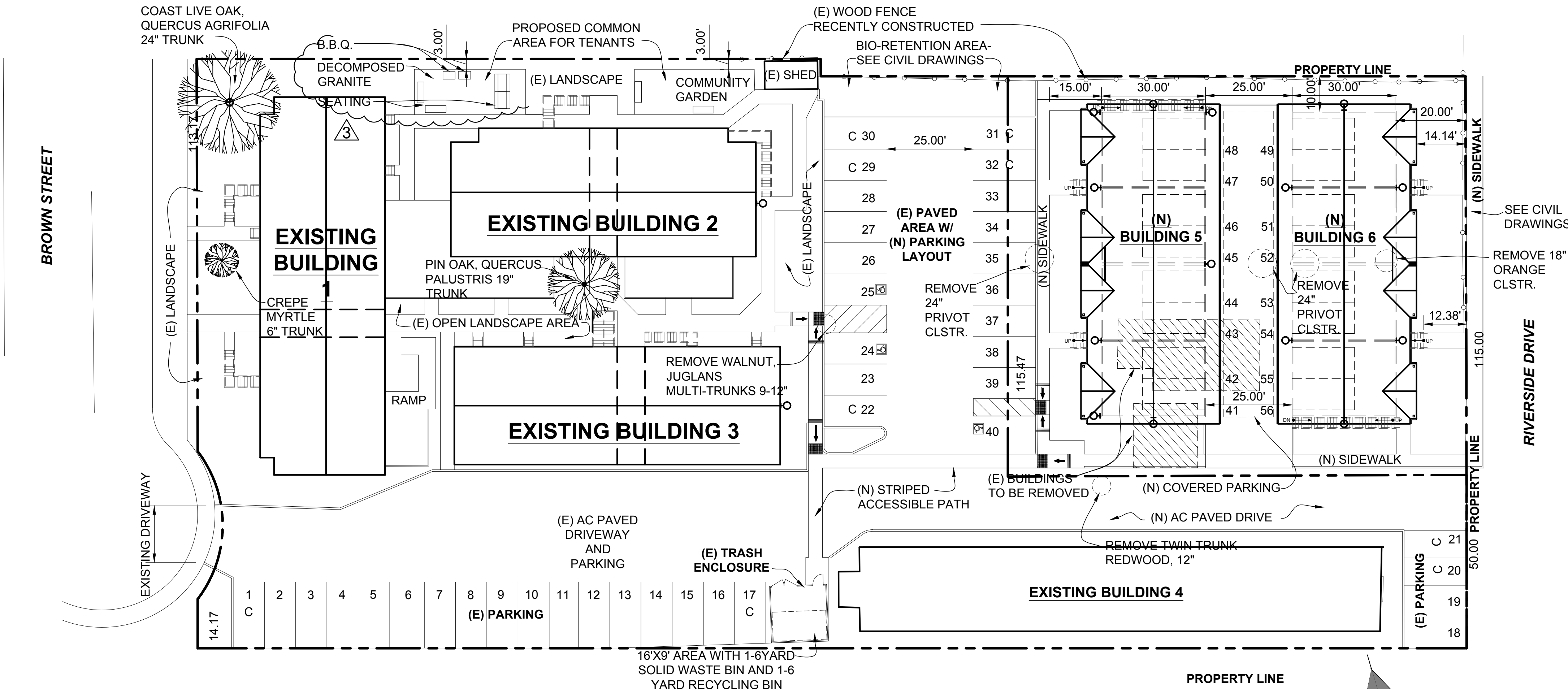
August 6, 2015

September 25, 2015

December 20, 2016

SHEET:

A1.1



## A EXISTING AND PROPOSED SITE PLAN

SCALE: 1" = 20'

**SITE APN #**  
EXISTING PROJECT APN # 005-131-029  
PROPOSED PROJECT APN# 005-131-014

**SIZE OF PROPERTY**  
EXISTING 45,875 S.F.  
PROPOSED 15,211 S.F.

TOTAL = 61,086 S.F.

**PARKING SPACES**  
EXISTING = 35 STALLS  
NEW = 21 STALLS  
TOTAL = 56 STALLS

**PARKING BREAKDOWN**  
HANDICAP PARKING = 3 STALLS  
STANDARD PARKING = 28 STALLS  
COMPACT PARKING = 9 STALLS  
COVERED PARKING = 16 STALLS  
TOTAL = 56 STALLS

**EXISTING UNITS \***  
BLDG 1 - 11 UNITS  
BLDG 2 - 9 UNITS  
BLDG 3 - 9 UNITS  
BLDG 4 - 12 UNITS  
= 41 UNITS

**NEW PROPOSAL UNITS \*\***  
BLDG 5 - 8 UNITS  
BLDG 6 - 8 UNITS  
= 16 UNITS

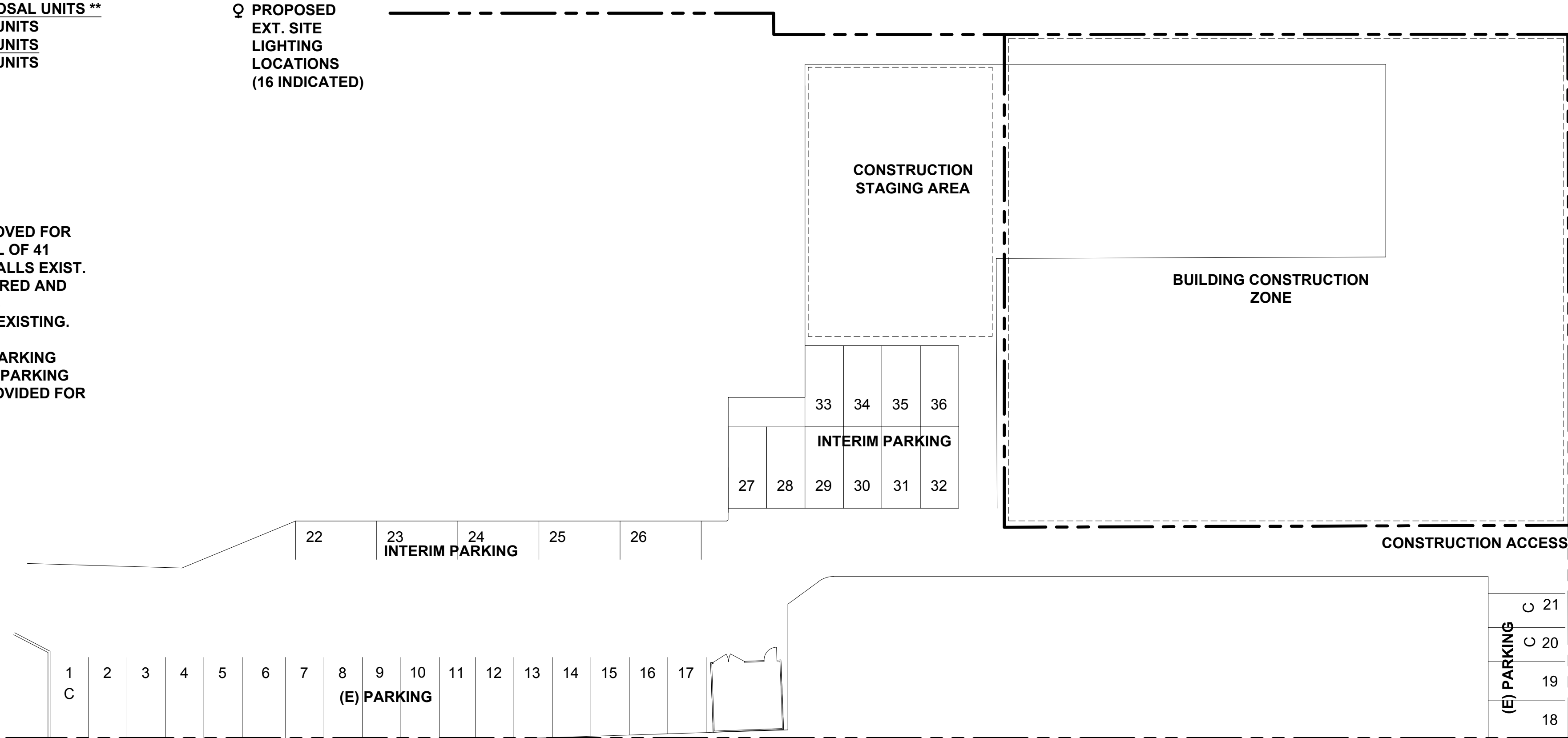
**PROPOSED EXT. SITE LIGHTING LOCATIONS (16 INDICATED)**

\* EXISTING UNITS PREVIOUSLY APPROVED FOR SENIOR APARTMENT LIVING. A TOTAL OF 41 EXISTING UNITS WITH 35 PARKING STALLS EXIST. THE SENIOR REQUIREMENT HAD EXPIRED AND EXISTING HOUSING "AS DESIGNED" IS GRANDFATHERED OR ACCEPTED AS EXISTING.

\*\* NEW ONE BEDROOM UNITS OVER PARKING PROPOSED. 16 UNITS X 1 SPACE = 16 PARKING STALLS PLUS 5 PARKING STALLS PROVIDED FOR GUESTS.

## B INTERIM PARKING PLAN

SCALE: 1" = 20'





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APARTMENTS  
ADDITION  
  
122 BROWN STREET  
NAPA CA, 94559

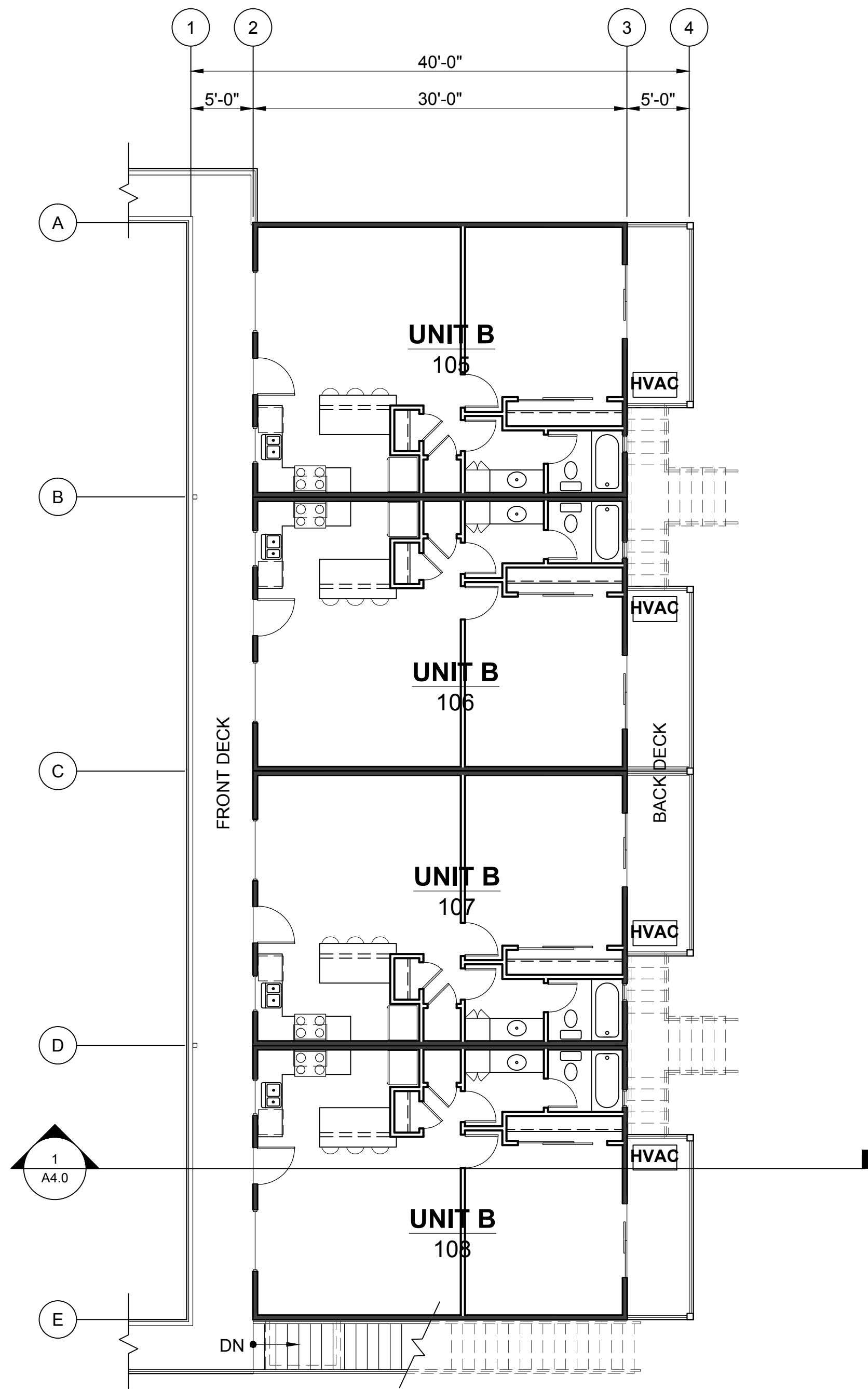
GARAGE FLOOR  
FIRST FLOOR  
SECOND FLOOR  
  
BUILDING ONE

ARCHITECTS STAMP:

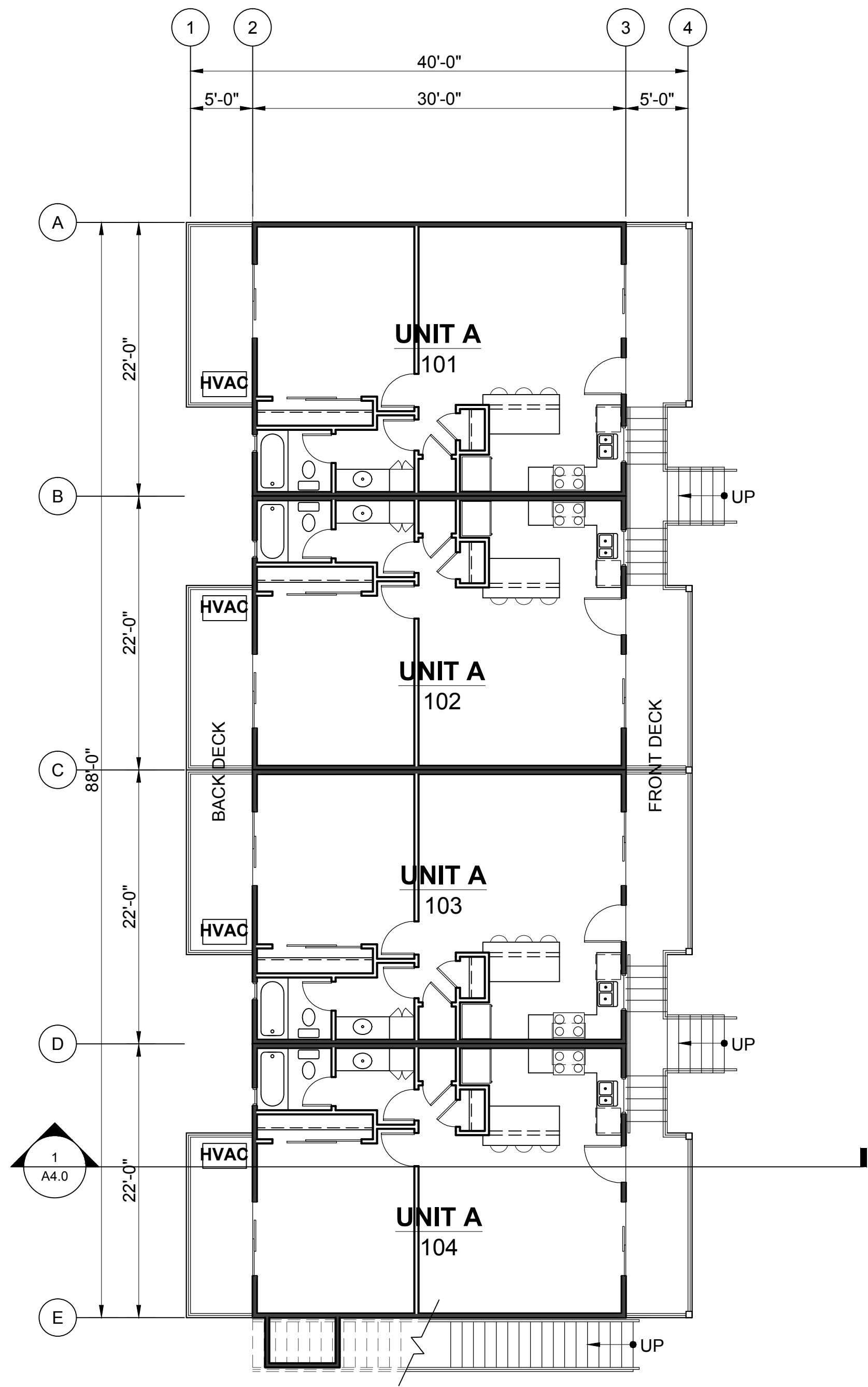
DATE: June 2, 2015  
REVISION:  
August 6, 2015  
September 25, 2015

SHEET:

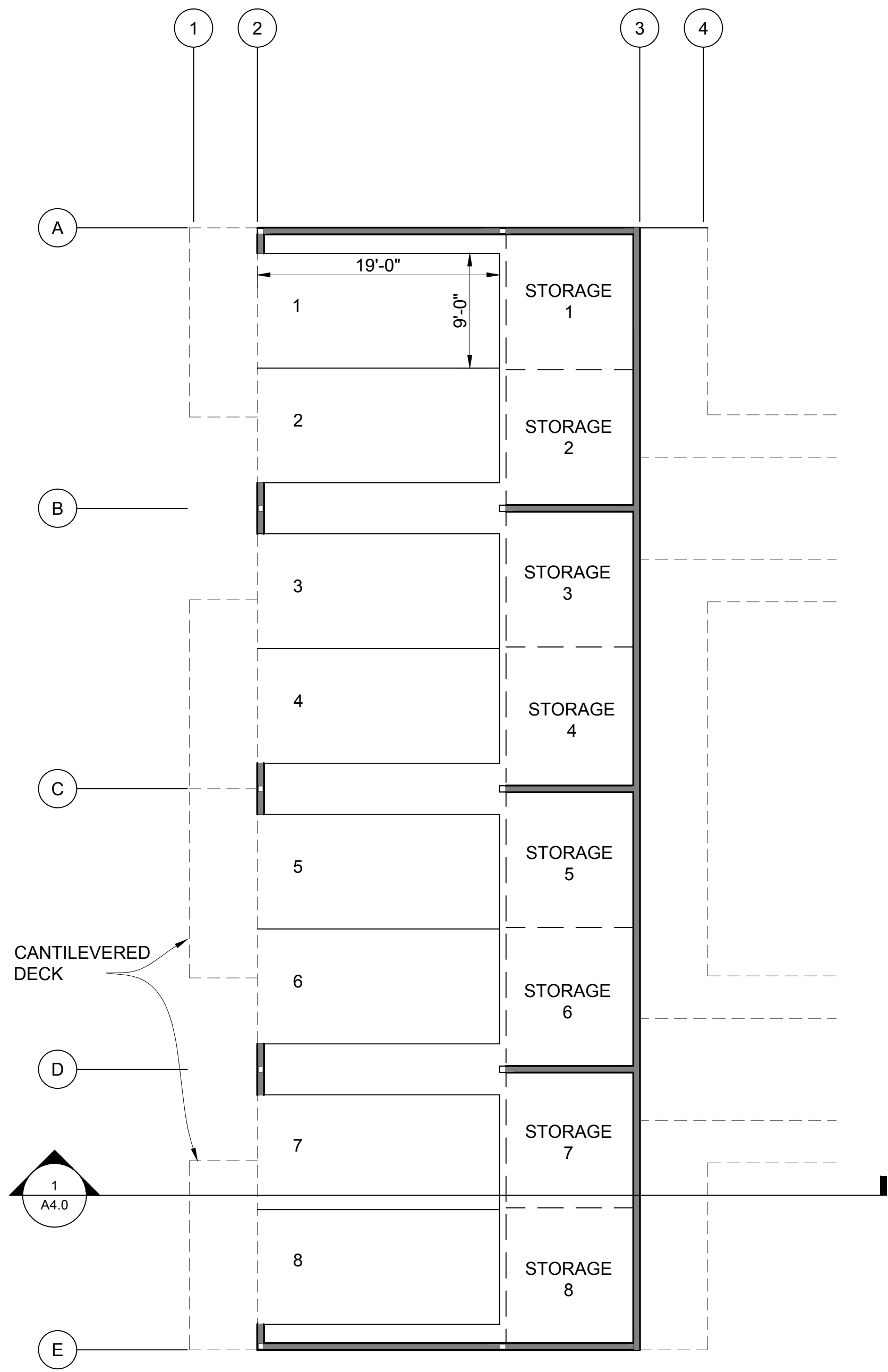
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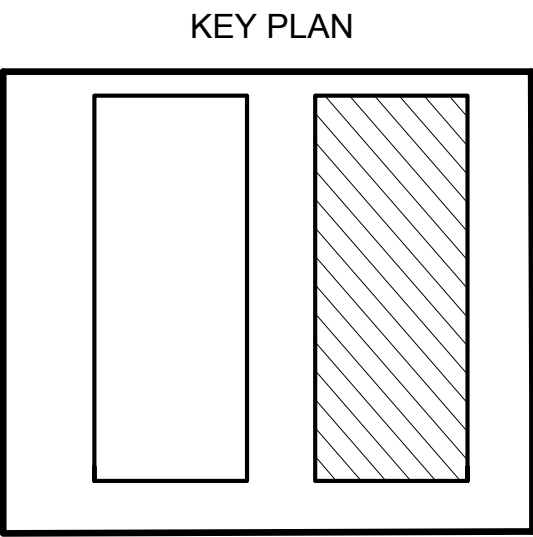
**C SECOND FLOOR - BUILDING ONE**  
SCALE: 1/8" = 1'-0"  
BUILDING ONE AREA 2,640 S.F.  
FRONT DECK AREA 516 S.F.  
BACK DECK AREA 316 S.F.



**B FIRST FLOOR - BUILDING ONE**  
SCALE: 1/8" = 1'-0"  
BUILDING ONE AREA 2,640 S.F.  
FRONT DECK AREA 384 S.F.  
BACK DECK AREA 316 S.F.



**A GROUND FLOOR COVERED PARKING**  
SCALE: 1/8" = 1'-0"  
COVERED PARKING = 8 CARS  
STORAGE AREA = 8 X 106 S.F. = 848 S.F.







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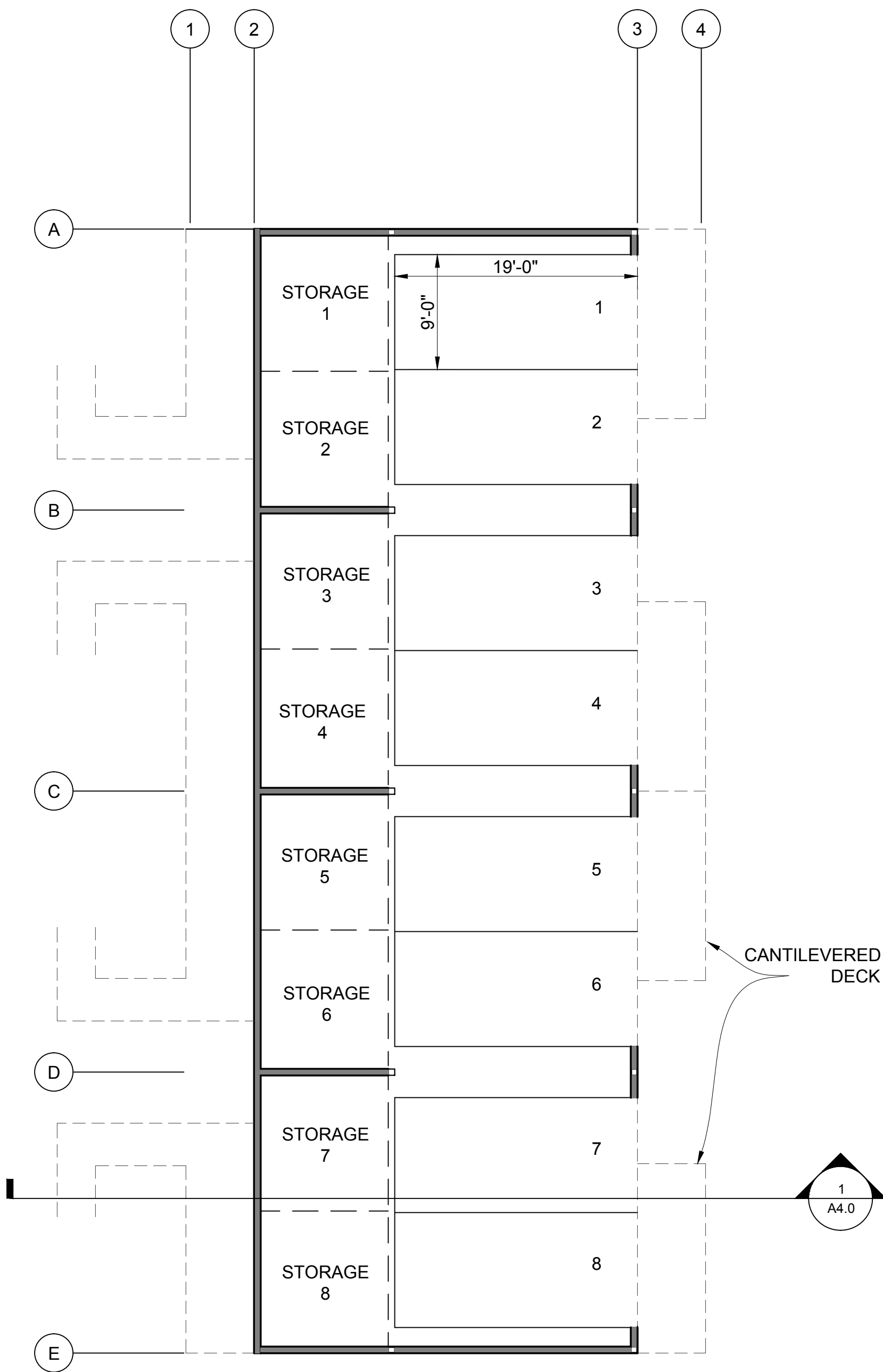
GARAGE FLOOR  
FIRST FLOOR  
SECOND FLOOR  
BUILDING TWO

ARCHITECTS STAMP:

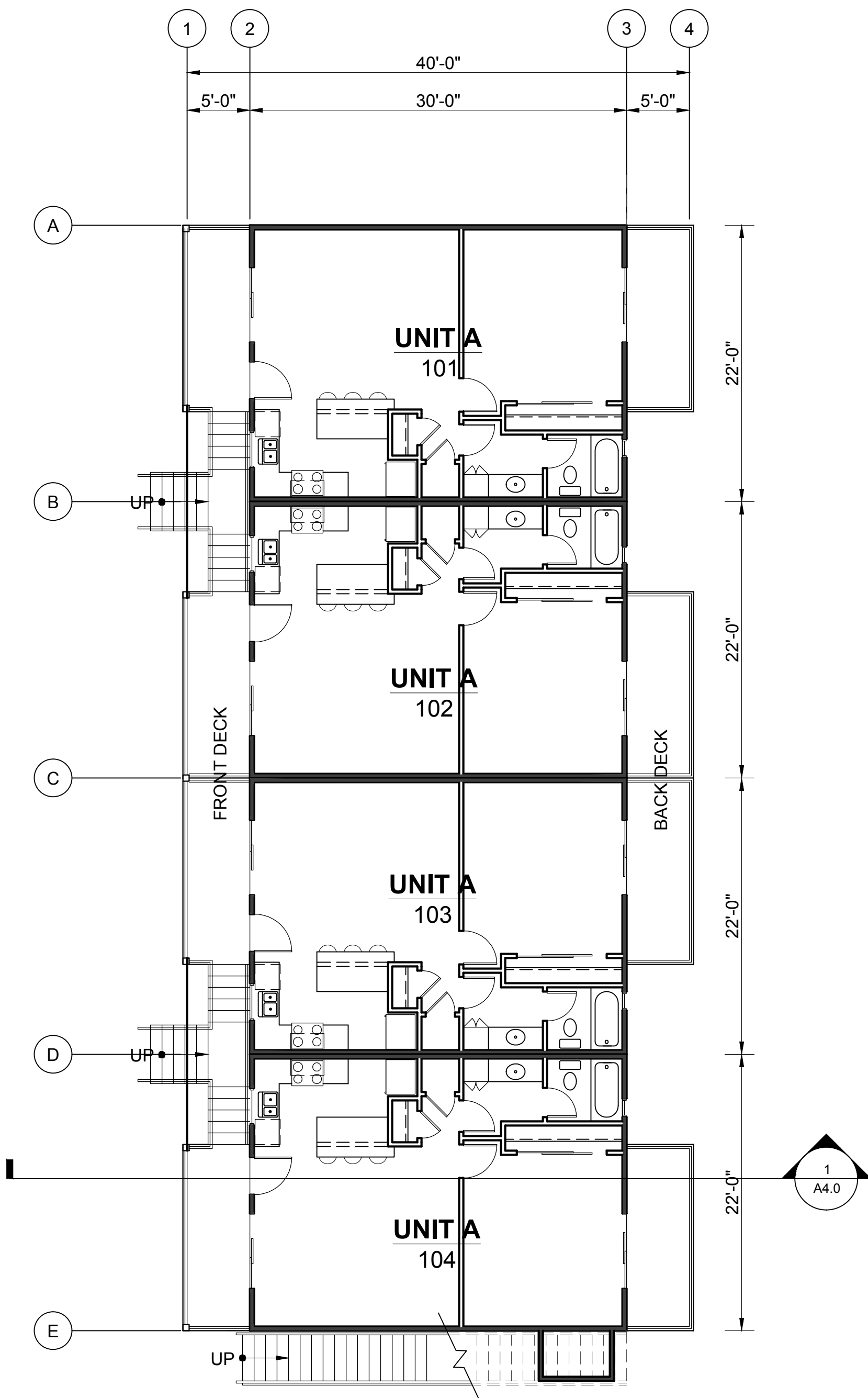
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August 6, 2015  
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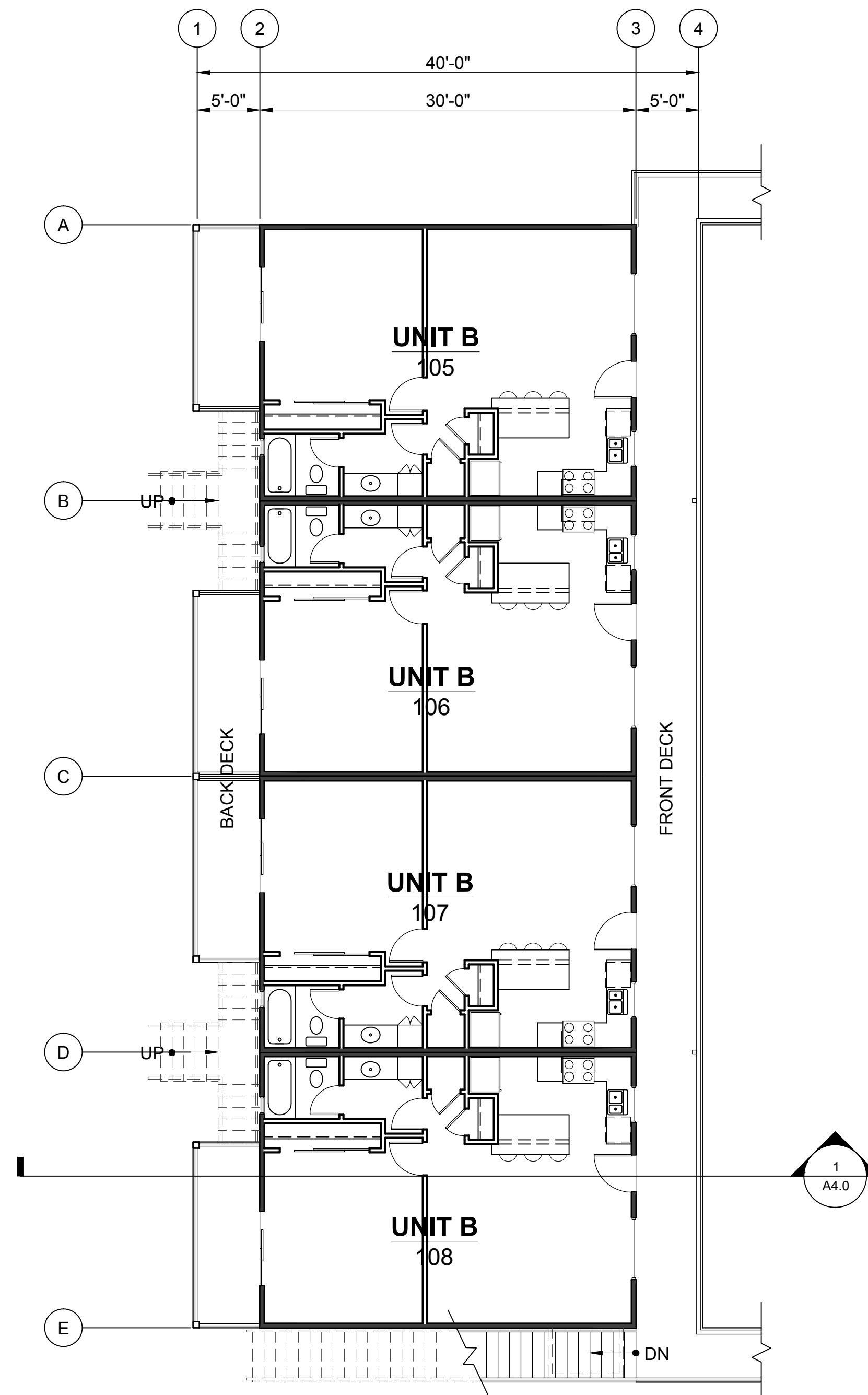
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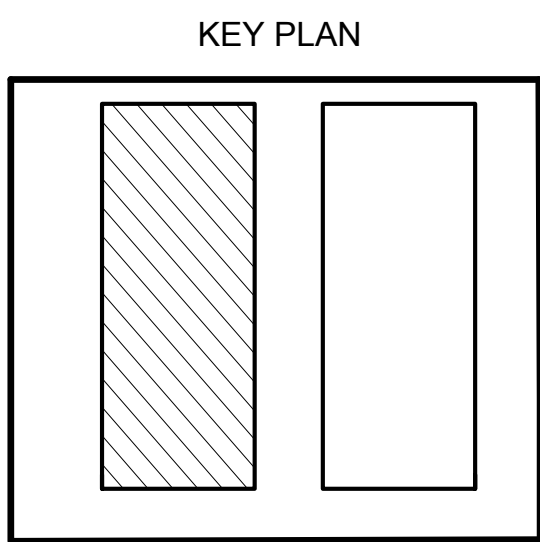
**A** GROUND FLOOR COVERED PARKING  
SCALE: 1/8" = 1'-0"  
COVERED PARKING = 8 CARS  
STORAGE AREA = 8 X 106 S.F.= 848 S.F.



**B** FIRST FLOOR - BUILDING TWO  
SCALE: 1/8" = 1'-0"  
BUILDING ONE AREA 2,640 S.F.  
FRONT DECK AREA 384 S.F.  
BACK DECK AREA 316 S.F.



**C** SECOND FLOOR - BUILDING TWO  
SCALE: 1/8" = 1'-0"  
BUILDING ONE AREA 2,640 S.F.  
FRONT DECK AREA 516 S.F.  
BACK DECK AREA 316 S.F.





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PROJECT:  
BRIDGEVIEW  
APARTMENTS  
ADDITION

122 BROWN STREET  
NAPA CA, 94559

ROOF PLAN  
BUILDING ONE & TWO

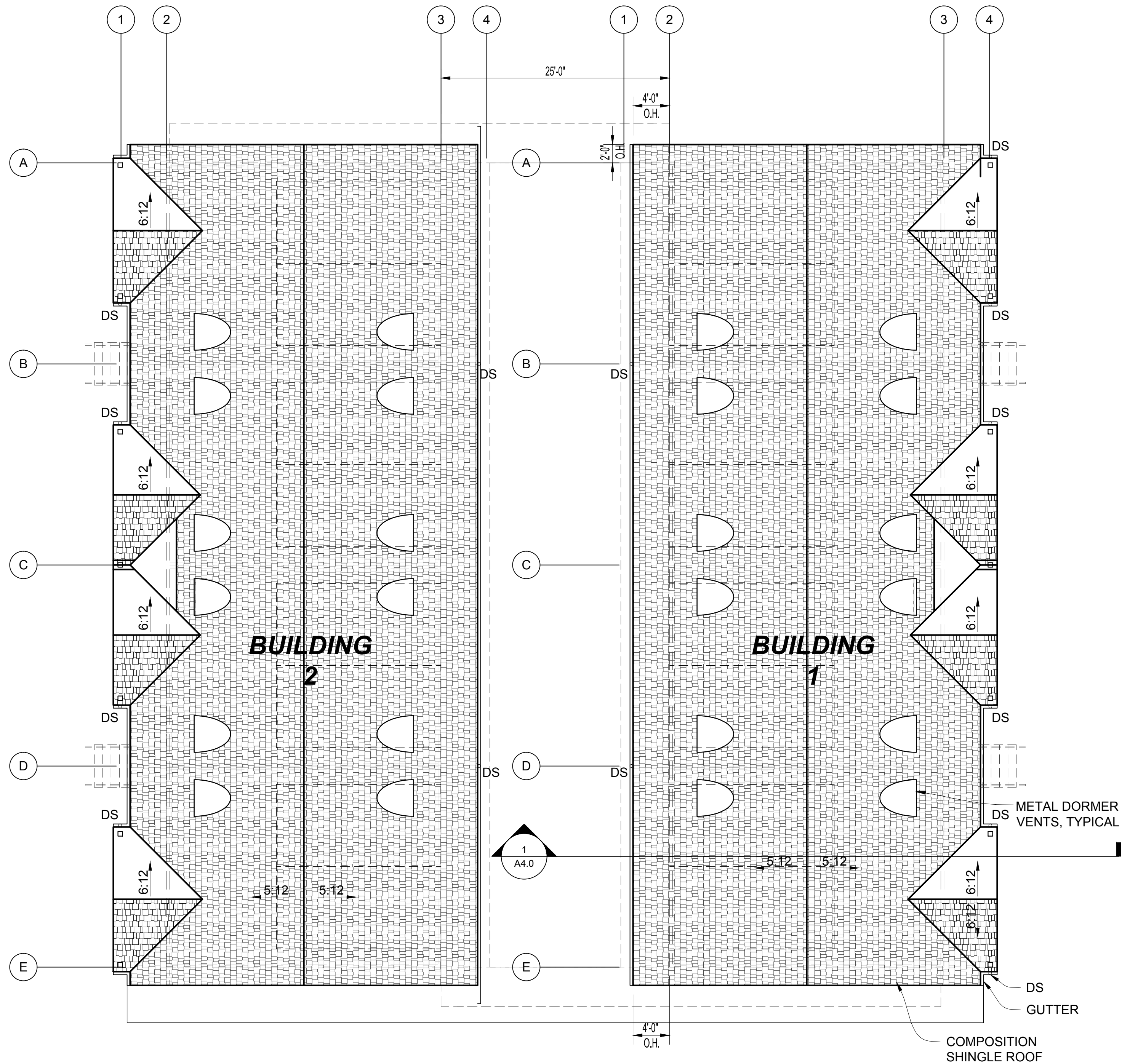
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DATE: June 2, 2015

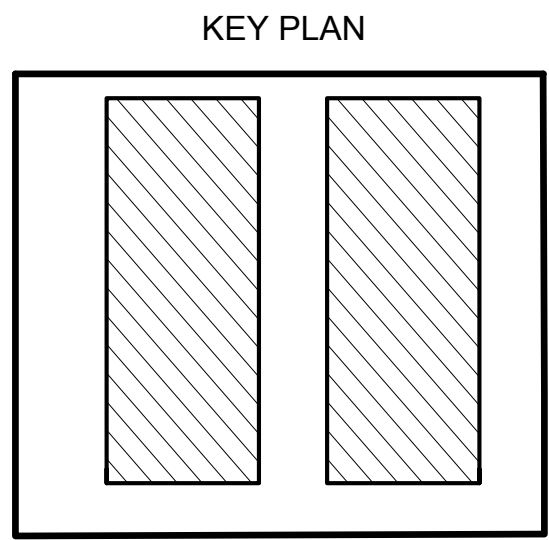
REVISION:  
August 6, 2015  
September 25, 2015

SHEET:

A2.1



**C** ROOF PLAN - BUILDING ONE AND TWO  
SCALE: 1/8" = 1'-0"





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PROJECT:  
  
BRIDGEVIEW  
APARTMENTS  
ADDITION  
  
122 BROWN STREET  
NAPA CA, 94559

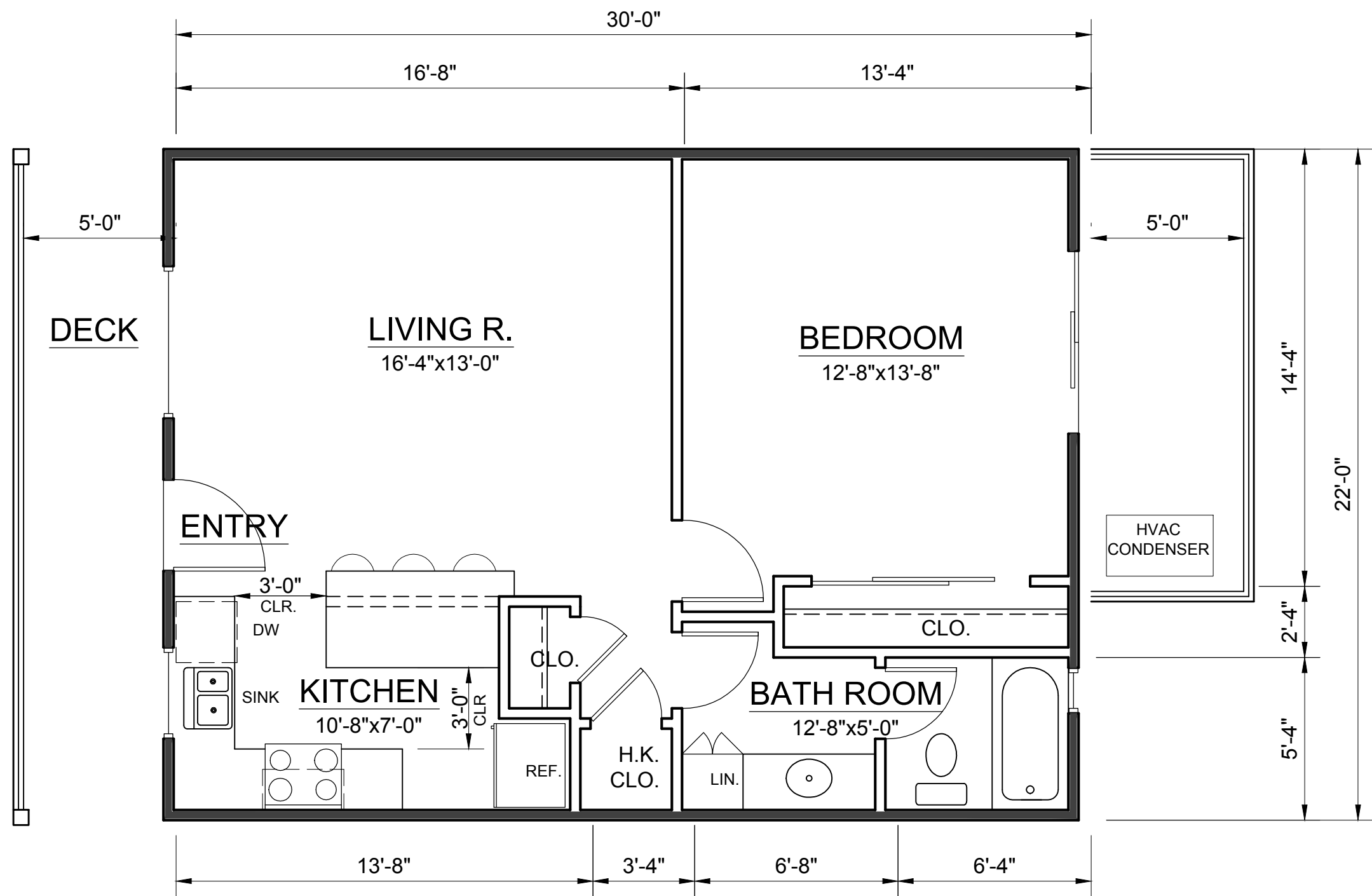
UNIT A & B  
1 BEDROOM UNIT

ARCHITECTS STAMP:

DATE: June 2, 2015  
REVISION:  
August 6, 2015  
September 25, 2015

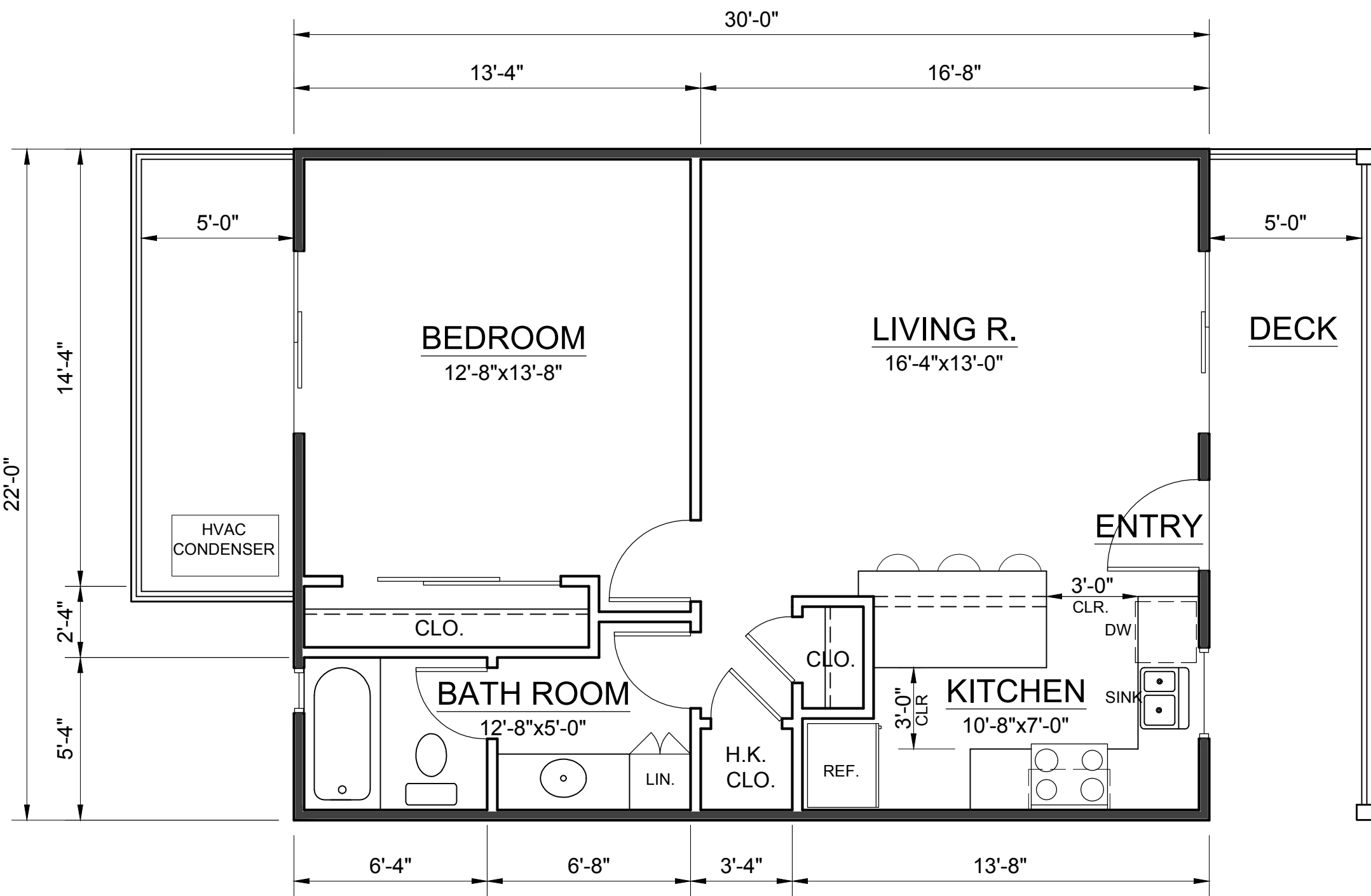
SHEET:

A2.2



**B** **PROPOSED UNIT 'B' FLOOR PLAN -BUILDING ONE SECOND FLOOR**  
SCALE: 1/4" = 1'-0"  
PROTOTYPE 1 BEDROOM UNIT

UNIT 'B' 660 S.F.  
UNIT 'B' DECK 79 S.F.



**A** **PROPOSED UNIT 'A' FLOOR PLAN -BUILDING ONE FIRST FLOOR**  
SCALE: 1/4" = 1'-0"  
PROTOTYPE 1 BEDROOM UNIT

UNIT 'A' 660 S.F.  
UNIT 'A' DECK 79 S.F.





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PROJECT:

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APARTMENTS  
ADDITION

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NAPA CA, 94559

PROPOSED EXTERIOR  
ELEVATIONS

ARCHITECTS STAMP:

DATE: June 2, 2015

REVISION:

August 6, 2015

September 25, 2015

SHEET:

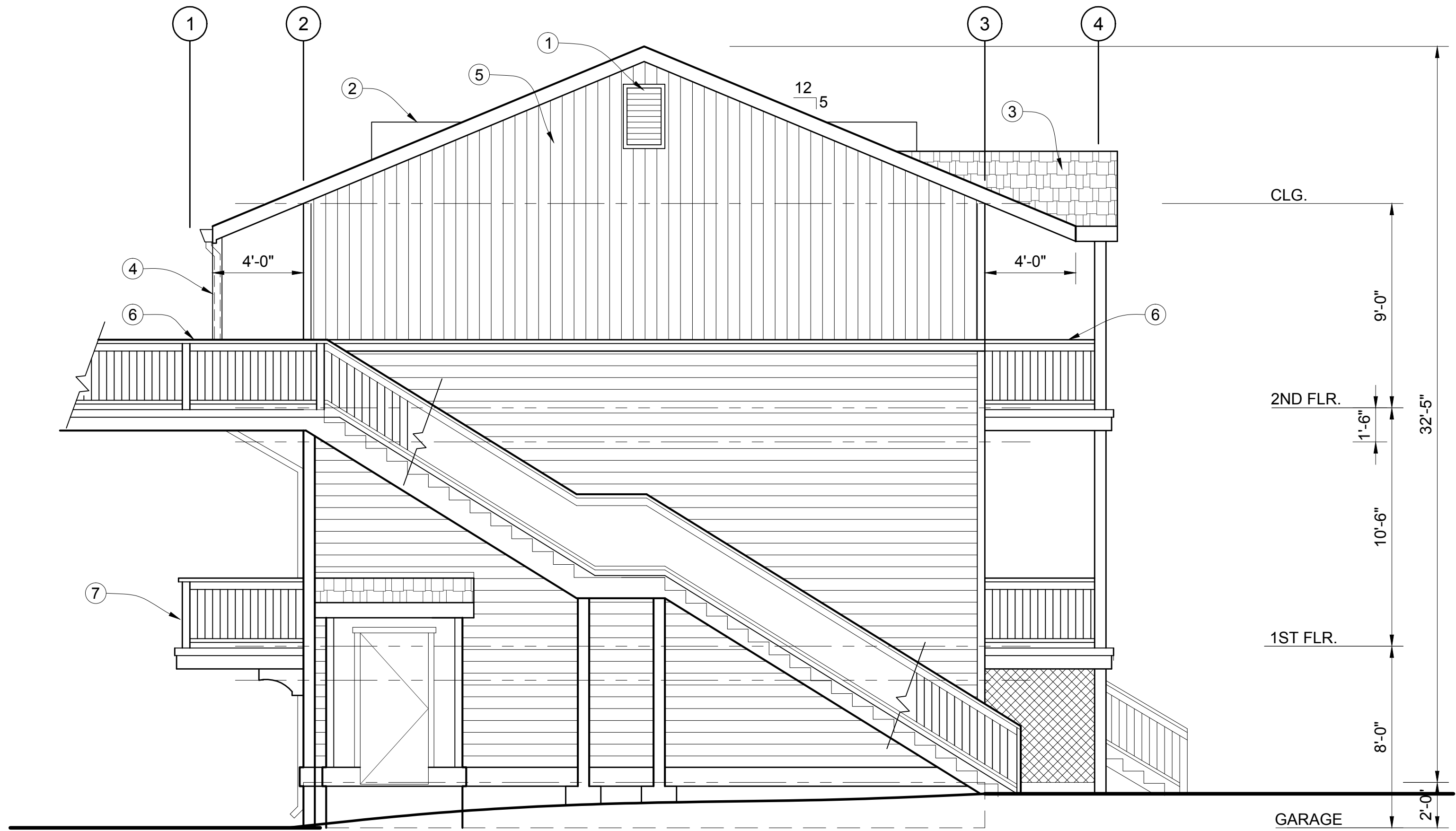
A3.0



**A** PROPOSED EAST ELEVATION BUILDING 1 & WEST ELEVATION BUILDING 2 (SIM)  
SCALE: 1/4" = 1'-0"

**KEY NOTES**

- 1 GABLE ROOF VENT
- 2 METAL DORMER VENTS, TYP.
- 3 COMPOSITION SHINGLE ROOFING, TYP
- 4 GUTTER AND DOWNSPOUT- IN FURRED WOOD COLUMN
- 5 COMPOSITE SIDING, TYP
- 6 WOOD AND METAL RAILING
- 7 CANTILEVERED DECK
- 8 RECESSED LATTICE @ SIDING  
(SCREENING @ PARKING TO HIDE CARS)



**B** PROPOSED SOUTH ELEVATION BUILDING 1 & NORTH ELEVATION BUILDING 2 (SIM)  
SCALE: 1/4" = 1'-0"



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APARTMENTS  
ADDITION

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PROPOSED EXTERIOR  
ELEVATIONS

ARCHITECTS STAMP:

DATE: June 2, 2015

REVISION:

August 6, 2015

September 25, 2015

SHEET:

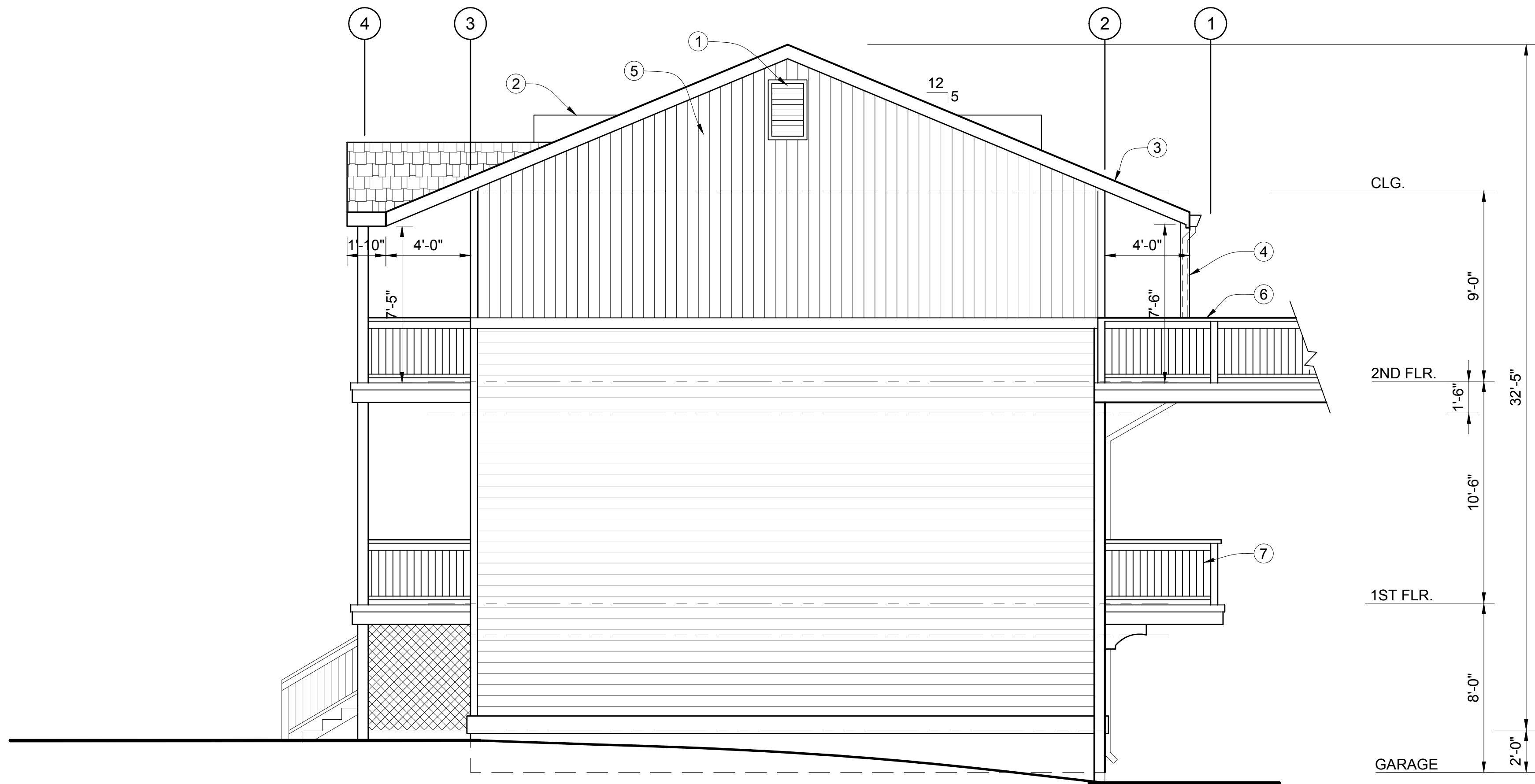
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**A** PROPOSED WEST ELEVATION BUILDING 1 & EAST ELEVATION BUILDING 2 (SIM)  
SCALE: 1/4" = 1'-0"

**KEY NOTES**

- 1 GABLE ROOF VENT
- 2 METAL DORMER VENTS, TYP.
- 3 COMPOSITION SHINGLE ROOFING, TYP
- 4 GUTTER AND DOWNSPOUT- IN FURRED WOOD COLUMN
- 5 COMPOSITE SIDING, TYP
- 6 WOOD AND METAL RAILING
- 7 CANTILEVERED DECK
- 8 RECESSED LATTICE @ SIDING  
(SCREENING @ PARKING TO HIDE CARS)



**B** PROPOSED NORTH ELEVATION BUILDING 1 & SOUTH ELEVATION BUILDING 2 (SIM)  
SCALE: 1/4" = 1'-0"



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PROJECT:

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APARTMENTS  
ADDITION

122 BROWN STREET  
NAPA CA, 94559

PROPOSED BUILDING  
SECTION

ARCHITECTS STAMP:

DATE: June 2, 2015

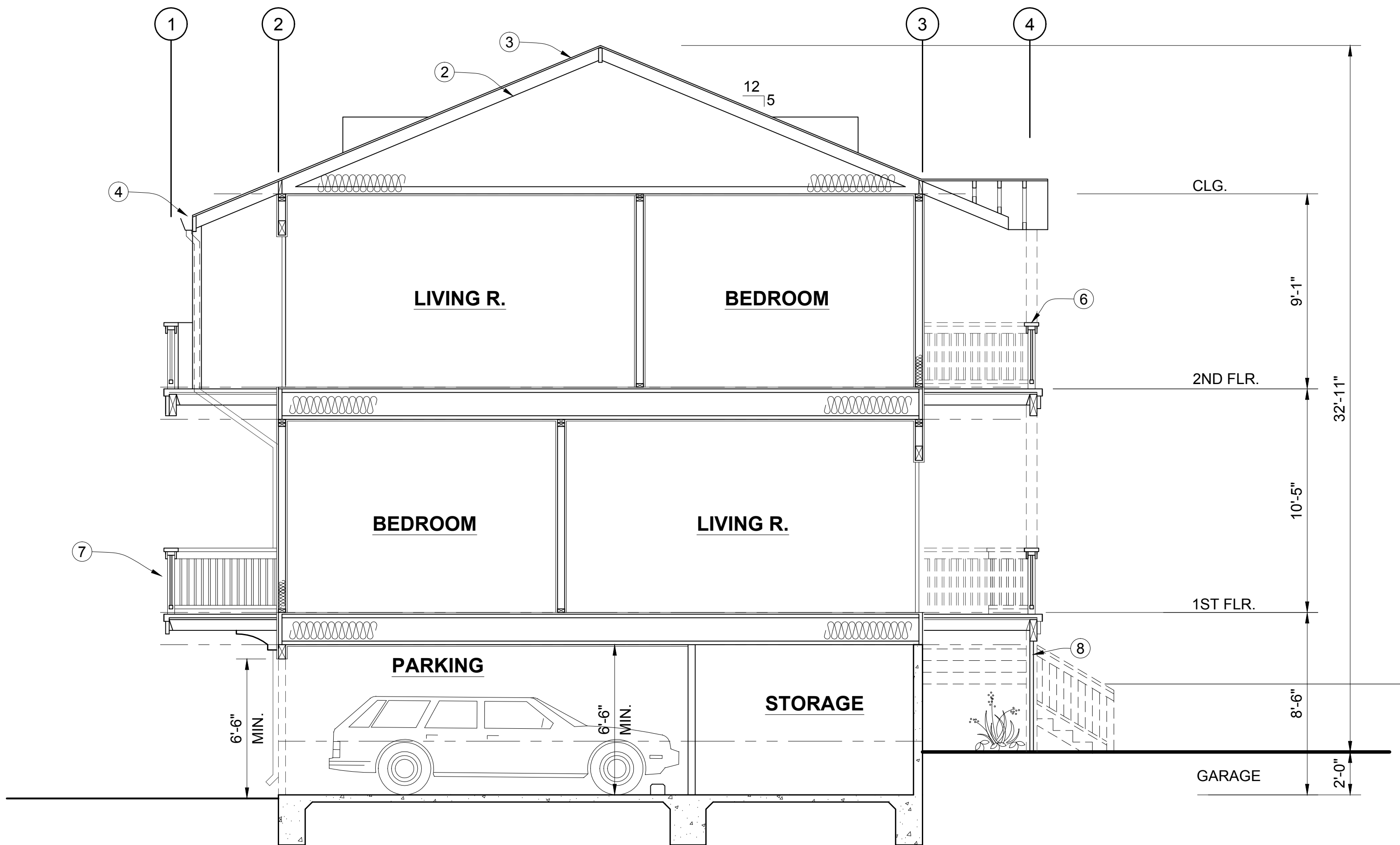
REVISION:

August 6, 2015

September 25, 2015

SHEET:

A4.0



1 PROPOSED SECTION (BUILDING 1)  
SCALE: 1/4" = 1'-0"

KEY NOTES

- 1 GABLE ROOF VENT
- 2 PREFABRICATED TRUSS @ 24" O.C.
- 3 COMPOSITION SHINGLE ROOFING, TYP
- 4 GUTTER AND DOWNSPOUT
- 5 SIDING, TYP
- 6 WOOD AND METAL RAILING
- 7 CANTILEVERED DECK
- 8 RECESSED LATTICE @ SIDING  
(SCREENING @ PARKING TO HIDE CARS)





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PROJECT:

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APARTMENTS  
ADDITION

122 BROWN STREET  
NAPA CA, 94559

MATERIALS BOARD

ARCHITECTS STAMP:

DATE: June 2, 2015

REVISION:

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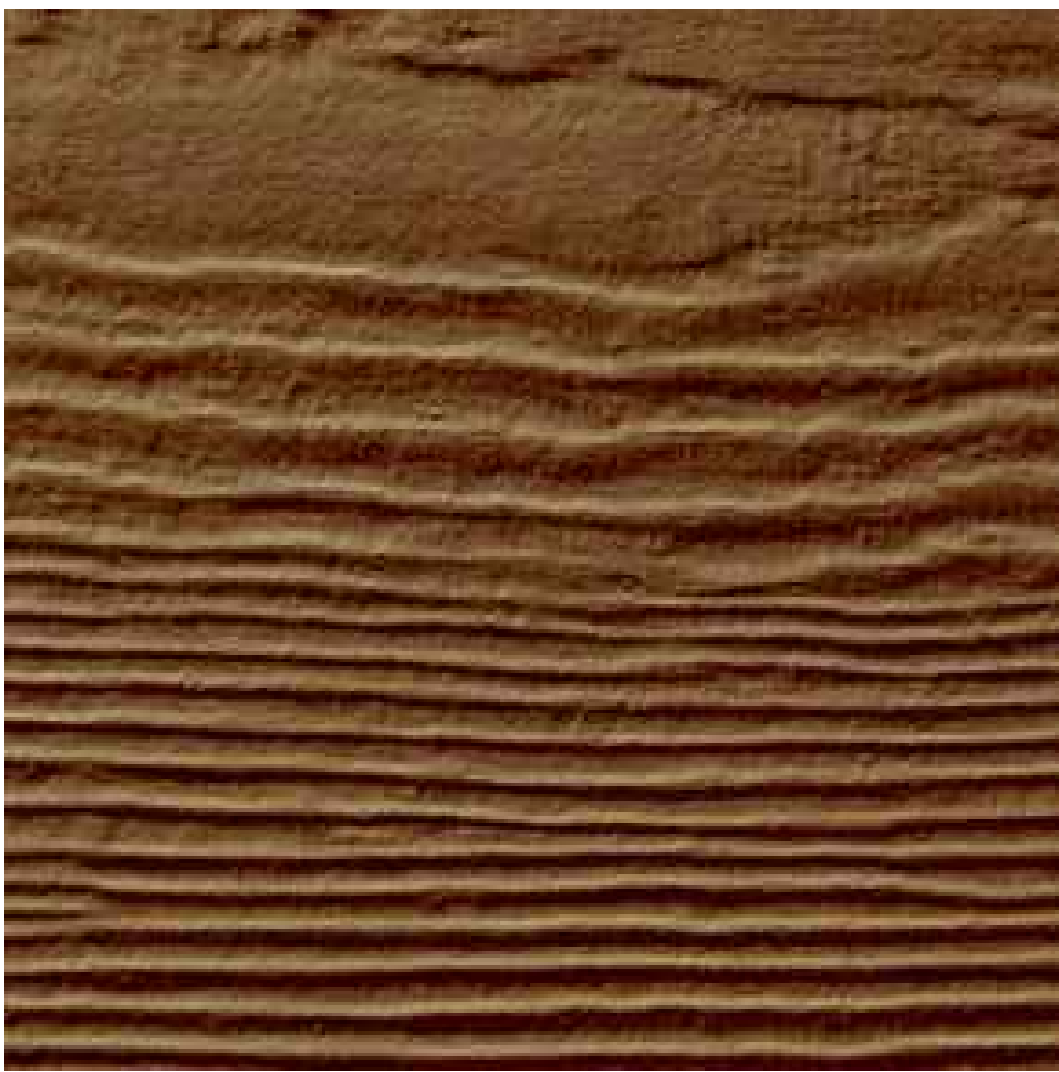
September 25, 2015

3 December 20, 2016.

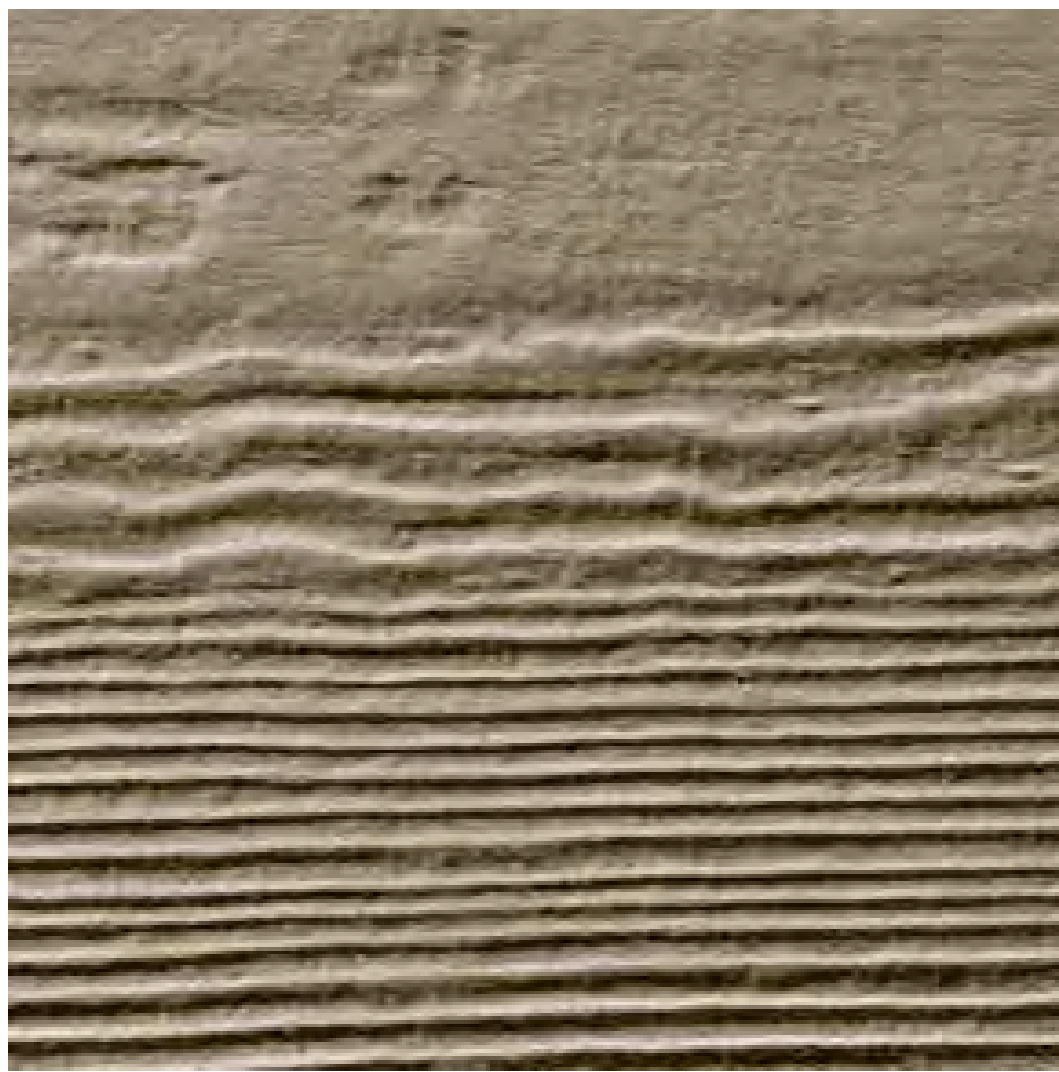
SHEET:



CERTANTEED ARCHITECTURAL GRADE COMPOSITION ROOF SHINGLES - PATRIOT PRAIRIE WOOD



CHESTNUT BROWN  
JAMES HARDIE HARDIEPLANK LAP SIDING - SELECT CEDARMILL WITH BAKED-ON COLORPLUS TECHNOLOGY



KHAKI BROWN  
JAMES HARDIE HARDIEPLANK LAP SIDING - SELECT CEDARMILL WITH BAKED-ON COLORPLUS TECHNOLOGY



NAVAJO BEIGE TRIM COLOR  
FOR DOWNSPOUTS, RAILINGS, STAIRCASES, AND TRIM

3



MASONITE FIBERGLASS ENTRY DOOR  
-BELLEVILLE MAHOGANY 6 PANEL



MILGARD VINYL SLIDING DOOR -MONTECITO SERIES  
PREMIUM EXTERIOR FRAME IN TWEED (INTERIOR WHITE)

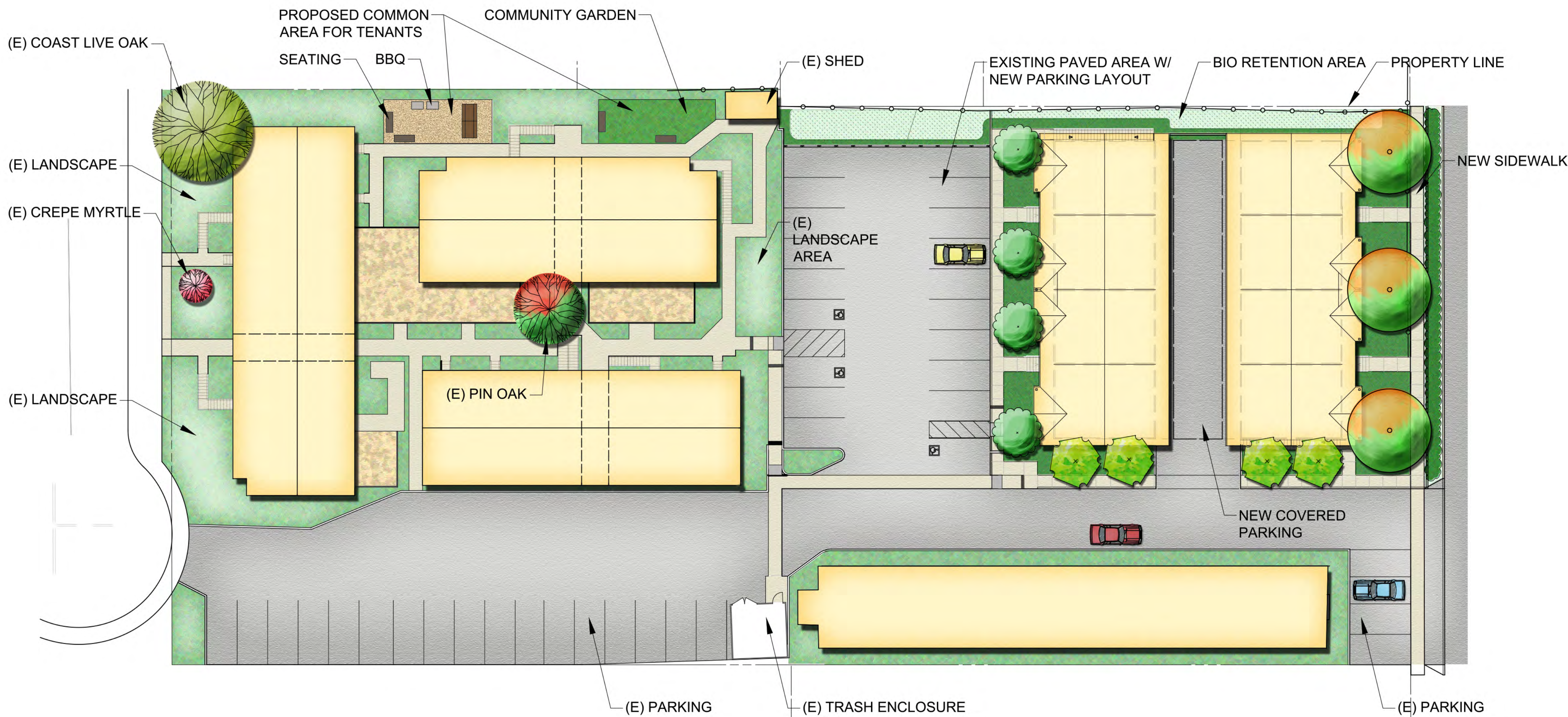


MILGARD VINYL HORIZONTAL SLIDING WINDOW -MONTECITO SERIES  
PREMIUM EXTERIOR FRAME IN TWEED (INTERIOR WHITE)



TWEED COLOR  
FOR EXTERIOR DOOR AND WINDOW FRAMES

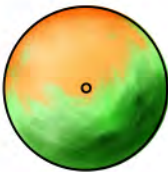




## TREE & GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	SIZE	QNTY
--------	----------------	-------------	---------------------	------	------

### STREET TREE



ZELKOVA SERRATA

SAWLEAF ZELKOVA

MODERATE

24" BOX

3

### TOTAL

24" BOX = 3 TOTAL TREES

### ACCENT TREES



HYMENOSPORUM FLAVUM

SWEET SHADE

MODERATE

15 GAL

4



TRISTANIA CONFERTA

BRISBANE BOX

MODERATE

15 GAL

4

### TOTALS

15 GAL = 8 TOTAL TREES

### BIO-RETENTION AREA



BIOFILTRATION SOD (NO MOW) -  
FILTRATION BLEND OF NATIVE GRASSES APPROPRIATE  
FOR BASMAA ZONE 2 CONDITIONS:  
NASELLA PULCHRA  
FESTUCA RUBRA  
HORDEUM CALIFORNICUM  
HORDEUM BRACHYANTHERUM

PURPLE NEEDLEGRASS  
MOLATE FESCUE  
CALIFORNIA BARLEY  
MEADOW BARLEY

AVAILABLE THROUGH DELTA  
BLUEGRASS COMPANY  
(800)637-8873

SOD

## IRRIGATION NOTES

1. THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE MANDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (AB 1881).
2. THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
3. THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, AND POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS.
4. PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES.
5. ALL AB1881 DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.

## PLANTING NOTES

1. THE PLANTING DESIGN FOR THE SITE SHALL BE DROUGHT TOLERANT AND CONSIST OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND ORNAMENTAL PLANTING.
2. PROPOSED TREE LOCATIONS ARE BASED ON STANDARD JOINT TRENCH LOCATIONS. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED BUT FINAL TREE COUNT WILL REMAIN THE SAME.
3. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.

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331 FILBERT STREET  
SAN FRANCISCO, CALIFORNIA 34133

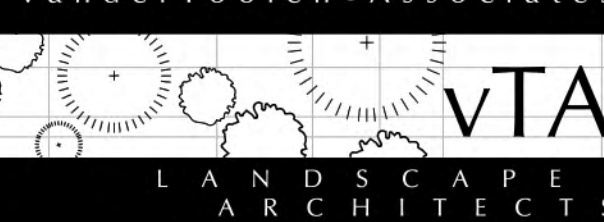
Overall Site Plan

BRIDGEVIEW APARTMENTS ADDITION

Napa, California

Conceptual Design

vanderToolen Associates



www.vanderToolen.com

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Suite 240  
Napa, CA 94558  
tel: 707.224.2299  
fax: 707.224.6821

Walnut Creek  
700 Ygnacio Valley Rd., Suite 100  
Walnut Creek, CA 94596  
tel: 925.274.1305

0' 10' 20' 40' 80'

Scale: 1" = 20'-0"

January 2017



NORTH

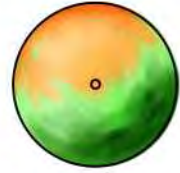


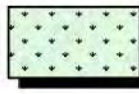
L-1

Project No. 01415





**TREE & GROUNDCOVER LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	SIZE	QNTY
<b>STREET TREE</b>					
	ZELKOVA SERRATA	SAWLEAF ZELKOVA	MODERATE	24" BOX	3
<b>TOTAL</b>					24" BOX = 3 TOTAL TREES
<b>ACCENT TREES</b>					
	HYMENOSPORUM FLAVUM	SWEET SHADE	MODERATE	15 GAL	4
	TRISTANIA CONFERTA	BRISBANE BOX	MODERATE	15 GAL	4
<b>TOTALS</b>					15 GAL = 8 TOTAL TREES
<b>BIO-RETENTION AREA</b>					
	BIOFILTRATION SOD (NO MOW) - FILTRATION BLEND OF NATIVE GRASSES APPROPRIATE FOR BASMAA ZONE 2 CONDITIONS: NASELLA PULCHRA FESTUCA RUBRA HORDEUM CALIFORNICUM HORDEUM BRACHYANTHERUM		PURPLE NEEDLEGRASS MOLATE FESCUE CALIFORNIA BARLEY MEADOW BARLEY		SOD
			AVAILABLE THROUGH DELTA BLUEGRASS COMPANY (800)637-8873		

**IRRIGATION NOTES**

1. THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE MANDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (AB 1881).
2. THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
3. THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, AND POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS.
4. PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES.
5. ALL AB1881 DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.

**PLANTING NOTES**

1. THE PLANTING DESIGN FOR THE SITE SHALL BE DROUGHT TOLERANT AND CONSIST OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND ORNAMENTAL PLANTING.
2. PROPOSED TREE LOCATIONS ARE BASED ON STANDARD JOINT TRENCH LOCATIONS. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED BUT FINAL TREE COUNT WILL REMAIN THE SAME.
3. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.

PETER DWARES  
331 FILBERT STREET  
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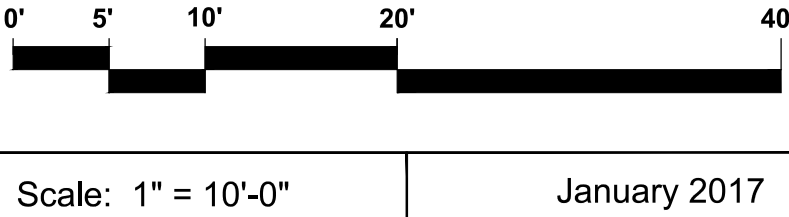
Enlargement of  
Proposed Additions

BRIDGEVIEW APARTMENTS ADDITION  
Napa, California

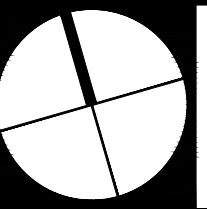
Conceptual Design



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Napa, CA 94558  
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January 2017









L-2

Project No. 01415





## PLANT PALETTE

ABBR.	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	SIZE
BG	 CAMELIA J. 'ALBA PLENA' DODONEA V. 'PURPUREA' FATSIA JAPONICA	DOUBLE WHITE CAMELIA	MODERATE	5 GAL @ 5' O.C.
		HOPSEED BUSH	LOW	5 GAL @ 5' O.C.
		JAPANESE ARALIA	MODERATE	5 GAL @ 5' O.C.
FP	 AUCUBA JAPONICA 'VARIEGATA' GREVILLEA 'NOELLII' RHAPHIOLEPIS I. 'CLARA	GOLD-DUST PLANT	MODERATE	5 GAL @ 4' O.C.
		GREVILLEA	LOW	5 GAL @ 4' O.C.
		CLARA INDIA HAWTHORN	LOW	5 GAL @ 4' O.C.
CS	 LOROPETALUM CHINENSE 'RAZZLEBERRI' NEPHROLEPIS CORDIFOLIA PITTOSPORUM T. 'WHEELER'S DWARF'	FRINGE FLOWER	LOW	5 GAL @ 3' O.C.
		SOUTHERN SWORD FERN	MODERATE	5 GAL @ 3' O.C.
		MOCK ORANGE	LOW	5 GAL @ 3' O.C.
AC1	 DIETES BICOLOR HEUCHERA M. 'GREEN SPICE' LANTANA MONTEVIDENSIS	FORTNIGHT LILY	LOW	1 GAL @ 30" O.C.
		CORAL BELLS	LOW	1 GAL @ 30" O.C.
		LANTANA	LOW	1 GAL @ 30" O.C.
AC2	 NANDINA D. 'NANA PURPUREA' PHORMIUM T. 'JACK SPRATT' SCAEVOLA 'MAUVE CLUSTERS'	DWARF HEAVENLY BAMBOO	LOW	1 GAL @ 2' O.C.
		NEW ZEALAND FLAX	LOW	1 GAL @ 2' O.C.
		FAN FLOWER	LOW	1 GAL @ 2' O.C.
BIO-RETENTION AREA				
	BIOFILTRATION SOD (NO MOW) - FILTRATION BLEND OF NATIVE GRASSES APPROPRIATE FOR BASMAA ZONE 2 CONDITIONS:		AVAILABLE THROUGH DELTA BLUEGRASS COMPANY (800)637-8873	
	NASELLA PULCHRA	PURPLE NEEDLEGRASS		
	FESTUCA RUBRA	MOLATE FESCUE		
	HORDEUM CALIFORNICUM	CALIFORNIA BARLEY		
	HORDEUM BRACHYANTHERUM	MEADOW BARLEY		

## SYMBOL LEGEND

SYMBOL	ABBR.	PURPOSE
	BG	BACKGROUND SHRUB (4' - 6' TALL)
	FP	FOUNDATION PLANT (3' - 5' TALL)
	CS	CONTRAST SHRUB (2' - 3' TALL)
	AC1	ACCENT PLANT (2' - 3' TALL)
	AC2	ACCENT PLANT (1' - 2' TALL)

## PLANTING NOTES

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- PROPOSED TREE LOCATIONS ARE BASED ON STANDARD JOINT TRENCH LOCATIONS. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED BUT FINAL TREE COUNT WILL REMAIN THE SAME.
- PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.

## IRRIGATION NOTES

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- ALL AB1881 DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.

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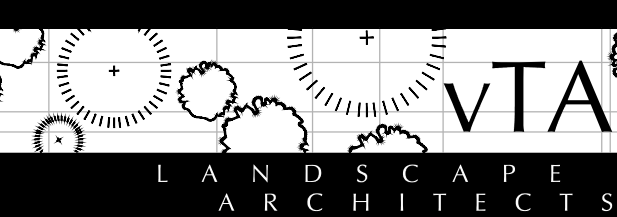
Preliminary  
Landscape Plan

BRIDGEVIEW APARTMENTS ADDITION

Napa, California

Conceptual Design

vanderToolen • Associates



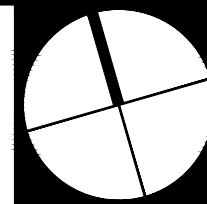
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fax: 707.224.6821

0' 5' 10' 20' 40'

Scale: 1" = 10'-0"


January 2017



L-3

Project No. 01415



TREE & GROUNDCOVER LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	SIZE	QNTY
<u>STREET TREE</u>					
	ZELKOVA SERRATA	SAWLEAF ZELKOVA	MODERATE	24" BOX	3
TOTAL				24" BOX = 3 TOTAL TREES	
<u>ACCENT TREES</u>					
	HYMENOSPORUM FLAVUM	SWEET SHADE	MODERATE	15 GAL	4
	TRISTANIA CONFERTA	BRISBANE BOX	MODERATE	15 GAL	4
TOTALS				15 GAL = 8 TOTAL TREES	
<u>BIO-RETENTION AREA</u>					
	BIOFILTRATION SOD (NO MOW) - FILTRATION BLEND OF NATIVE GRASSES APPROPRIATE FOR BASMAA ZONE 2 CONDITIONS: NASELLA PULCHRA FESTUCA RUBRA HORDEUM CALIFORNICUM HORDEUM BRACHYANTHERUM		AVAILABLE THROUGH DELTA BLUEGRASS COMPANY (800)637-8873		SOD
	PURPLE NEEDLEGRASS MOLATE FESCUE CALIFORNIA BARLEY MEADOW BARLEY				

## TREES



HYMENOSPORUM FLAVUM



TRISTANIA CONFERTA



ZELKOVA SERRATA

## FOUNDATION PLANTS



AUCUBA JAPONICA 'VARIEGATA'



GREVILLEA 'NOELLII'



RHAPHIOLEPIS I. 'CLARA'

## BACKGROUND SHRUBS



CAMELIA J. 'ALBA PLENA'



DODONEA V. 'PURPUREA'



FATSIA JAPONICA

## CONTRAST SHRUBS



LOROPETALUM C. 'RAZZLEBERRY'



NEPHROLEPIS CORDIFOLIA



PITTOSPORUM T. 'WHEELER'S DWARF'

## PLANT PALETTE

ABBR.	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	SIZE
BG				
	CAMELIA J. 'ALBA PLENA'	DOUBLE WHITE CAMELIA	MODERATE	5 GAL @ 5" O.C.
	DODONEA V. 'PURPUREA'	HOPSEED BUSH	LOW	5 GAL @ 5" O.C.
	FATSIA JAPONICA	JAPANESE ARALIA	MODERATE	5 GAL @ 5" O.C.
FP				
	AUCUBA JAPONICA 'VARIEGATA'	GOLD-DUST PLANT	MODERATE	5 GAL @ 4" O.C.
	GREVILLEA 'NOELLII'	GREVILLEA	LOW	5 GAL @ 4" O.C.
	RHAPHIOLEPIS I. 'CLARA'	CLARA INDIA HAWTHORN	LOW	5 GAL @ 4" O.C.
CS				
	LOROPETALUM CHINENSE 'RAZZLEBERRY'	FRINGE FLOWER	LOW	5 GAL @ 3" O.C.
	NEPHROLEPIS CORDIFOLIA	SOUTHERN SWORD FERN	MODERATE	5 GAL @ 3" O.C.
	PITTOSPORUM T. 'WHEELER'S DWARF'	MOCK ORANGE	LOW	5 GAL @ 3" O.C.
AC1				
	DIETES BICOLOR	FORTNIGHT LILY	LOW	1 GAL @ 30" O.C.
	HEUCHERA M. 'GREEN SPICE'	CORAL BELLS	LOW	1 GAL @ 30" O.C.
	LANTANA MONTEVIDENSIS	LANTANA	LOW	1 GAL @ 30" O.C.
AC2				
	NANDINA D. 'NANA PURPUREA'	DWARF HEAVENLY BAMBOO	LOW	1 GAL @ 2" O.C.
	PHORMIUM T. 'JACK SPRATT'	NEW ZEALAND FLAX	LOW	1 GAL @ 2" O.C.
	SCAEVOLA 'MAUVE CLUSTERS'	FAN FLOWER	LOW	1 GAL @ 2" O.C.
BIO-RETENTION AREA				
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				SOD

## ACCENT PLANTS



HEUCHERA M. 'GREEN SPICE'



LANTANA MONTEVIDENSIS

## ACCENT PLANTS



NANDINA D. 'NANA PURPUREA'



PHORMIUM T. 'JACK SPRATT'



SCAEVOLA 'MAUVE CLUSTERS'

## BIO-RETENTION AREA



BIOFILTRATION SOD - ZONE 2

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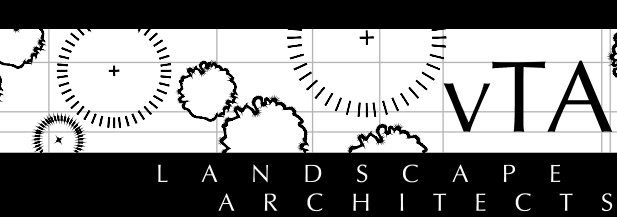
Plant Images

BRIDGEVIEW APARTMENTS ADDITION

Napa, California

Conceptual Design

vanderToolen • Associates



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January 2017

L-4

Project No. 01415





NAPA DESIGN PARTNERS, LLP

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331 Filbert Street  
San Francisco, CA 94133

PROJECT:

BRIDGEVIEW  
APARTMENTS  
ADDITION

122 BROWN STREET  
NAPA CA, 94559

PROPOSED EXTERIOR  
ELEVATIONS

ARCHITECTS STAMP:

DATE: June 2, 2015

REVISION:

August 6, 2015

September 25, 2015

SHEET:

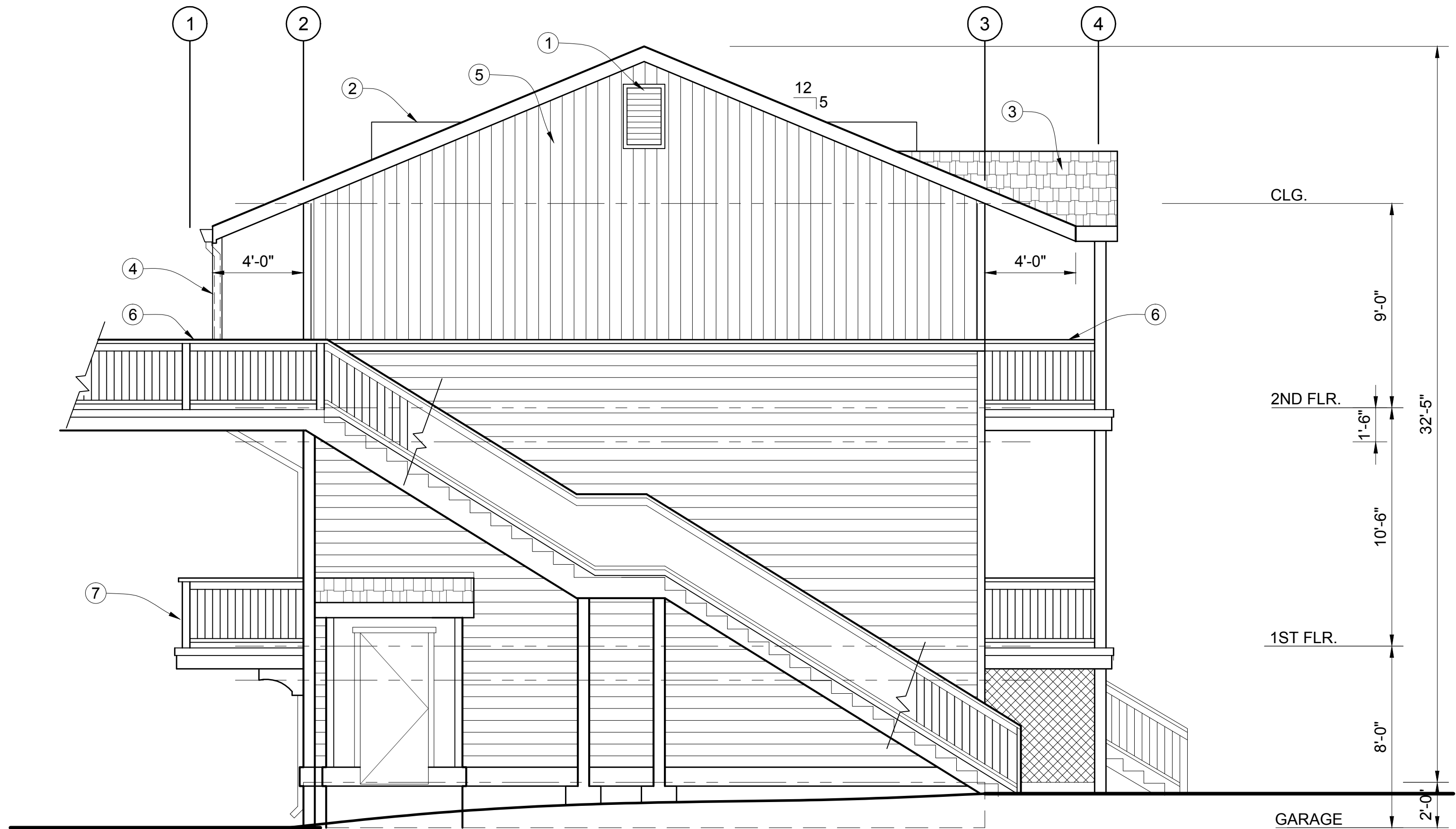
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**A** PROPOSED EAST ELEVATION BUILDING 1 & WEST ELEVATION BUILDING 2 (SIM)  
SCALE: 1/4" = 1'-0"

**KEY NOTES**

- 1 GABLE ROOF VENT
- 2 METAL DORMER VENTS, TYP.
- 3 COMPOSITION SHINGLE ROOFING, TYP
- 4 GUTTER AND DOWNSPOUT- IN FURRED WOOD COLUMN
- 5 COMPOSITE SIDING, TYP
- 6 WOOD AND METAL RAILING
- 7 CANTILEVERED DECK
- 8 RECESSED LATTICE @ SIDING  
(SCREENING @ PARKING TO HIDE CARS)



**B** PROPOSED SOUTH ELEVATION BUILDING 1 & NORTH ELEVATION BUILDING 2 (SIM)  
SCALE: 1/4" = 1'-0"



















