

RESOLUTION R2018 __

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, APPROVING AN AMENDMENT TO THE GENERAL PLAN LAND USE DESIGNATION FOR PROPERTY LOCATED AT 151 RIVERSIDE DRIVE FROM "TRADITIONAL RESIDENTIAL INFILL" (TRI-148) TO "MULTIFAMILY RESIDENTIAL" (MFR-157)

WHEREAS, an application for a General Plan Amendment to redesignate the General Plan land use designation of property located at 151 Riverside Drive from TRI-148 (Traditional Residential Infill) to MFR-157 (Multifamily Residential) was submitted on June 3, 2015; and

WHEREAS, the Planning Commission of the City of Napa, State of California, held a noticed public hearing on February 16, 2017 and has recommended denial of the subject application; 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 any information provided during public meetings; and

WHEREAS, the City Council determined that the potential environmental effects of the actions authorized by this resolution were adequately examined by the Mitigated Negative Declaration that was adopted by the City Council on January 16, 2018.

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 1-11 of the Napa General Plan to re-designate the 0.35 acre property at 151 Riverside Drive from Traditional Residential Infill (TRI-148) to Multifamily Residential (MFR-157), as set forth in Exhibits "A1" & "A2" attached hereto and incorporated herein by reference. 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 hereby adopts the following findings as required by Napa General Plan Chapter 10, Paragraph A-1.4 in support of 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 General Plan Amendment is consistent with General Plan Land Use and Housing Element Goals as outlined below:

Land Use Element Policy LU-3.1 encourages 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 Development provides an efficient housing development that will provide housing for a variety of income levels on an underutilized parcel of land. The development will also assist the City in achieving its goals as provided in the Housing Element and the State Housing & Community Development (HCD) as part of Napa's regional fair share needs allocation (RHNA).

Land Use Policy LU-4.3 encourages 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. The Development includes 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 Development, the Applicant will enter into a new Affordable Housing Regulatory Agreement in which three units will be restricted to families with very-low incomes and eight units will be restricted to families with low-incomes.

Land Use Policy LU-4.4 encourages the use of density bonuses and other incentives to encourage development of housing affordable to low-income households. The Development has a project density of 40 units per acre which exceeds the 20 units per acre density as provided in the General Plan; however, General Plan Residential Development Policies allow for an increase in project density through density bonuses (consistent with the Housing Element, State Density Bonus Law, and City Supplemental Density Bonus) to facilitate the provision of affordable housing.

Housing Element Policy H1.1 promotes 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 Development provides an efficient housing development that will provide housing for a variety of income levels on an underutilized parcel of land. To the extent that infill parcels may be re-designated and rezoned to include additional housing units, particularly desired apartments for the community's workforce and units dedicated to affordable housing, within the context of the parcel's surroundings, staff believes this policy is achieved.

Housing Element Policy H1.2 encourages that the City 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 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. Although this particular site was not specifically identified in the City's Housing Element as a site needed to meet Napa's RHNA, it is located adjacent to an existing developed apartment project also owned by the Applicant and is within an area of the community where there is a mix of apartments and single family homes.

Housing Element Policy H1.4 encourages that the City make every effort to approve well-designed projects at the mid to high range of General Plan densities. The proposed General Plan Amendment will enable expansion of the existing apartment complex. The proposed density achieves this policy direction.

Housing Element Policy H1.7 encourages that the City recognize 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 Development has a project density of 40 units per acre which the General Plan Residential Development Policies allow for an increase in project density through density bonuses (consistent with the Housing Element, State Density Bonus Law, and City Supplemental Density Bonus) to facilitate the provision of affordable housing. The proposed 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 and eight units to families in the low-income level.

Housing Element Policy H2.1 encourages that the City shall continue to support and encourage new affordable housing projects. The Development includes providing three units that will be affordable for very low income households and eight units that will be affordable for 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 this policy.

Housing Element Policy H2.2 encourages an increased mix of various types of housing throughout the City to meet community housing needs, provide greater housing choices, and improve transportation choices. The Development will provide a housing type that is currently in demand to satisfy community housing needs and exists generally in this neighborhood including immediately to the west on a parcel that is also owned by the Applicant.

Housing Element Policy H2.14 encourages that the City assure that affordable housing provided through density bonuses, inclusionary programs and other incentives will stay low cost long-term consistent with State law. The Applicant

ATTACHMENT 2

will enter into a new Affordable Housing Regulatory Agreement to construct three of the housing units to remain at an affordable rental price to very-low income households and eight of the housing units to remain at an affordable rental price to low-income households for a period of 55 years.

Housing Element Policy H3.1 encourages high quality, well-designed housing that respects the surrounding neighborhood, and provide for a greater variety of housing options to meet community needs. The project proposes buildings with a combination of vertical and horizontal lapped siding and balconies similar to the existing multifamily buildings. The change in roof plane, building articulation, and massing provide traditional architectural forms.

Section 2. 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 16th day of January, 2018, 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 LAND USE DESIGNATION

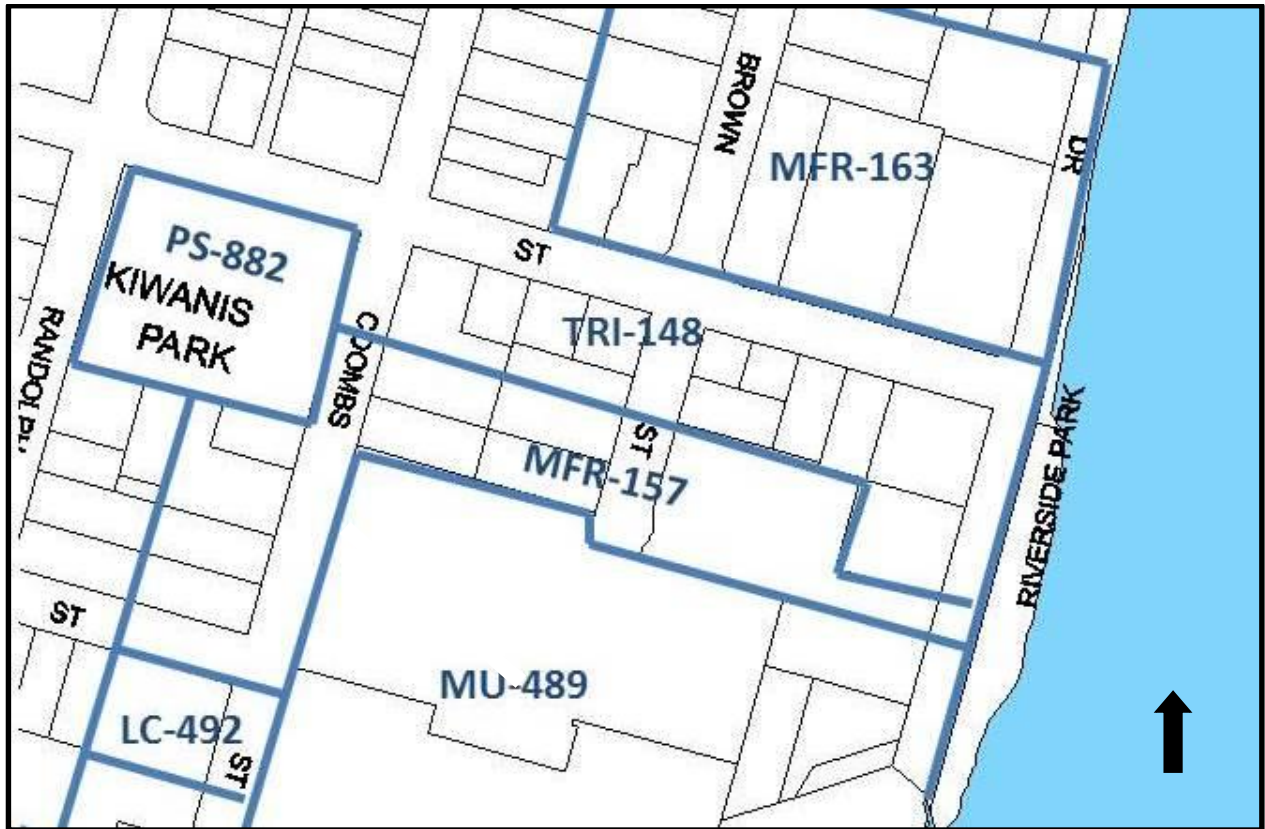


EXHIBIT "A2"

PROPOSED GENERAL PLAN LAND USE DESIGNATION

