

ORDINANCE O2018 ____

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, APPROVING AN AMENDMENT TO THE ZONING MAP ESTABLISHED UNDER NAPA MUNICIPAL CODE SECTION 17.04.050, REZONING PROPERTY LOCATED AT 151 RIVERSIDE DRIVE FROM RT-5, TRADITIONAL RESIDENTIAL DISTRICT, TO RM, MULTIFAMILY RESIDENTIAL DISTRICT; AND DETERMINING THAT THE ACTIONS AUTHORIZED BY THIS ORDINANCE WERE ADEQUATELY ANALYZED BY PREVIOUS CEQA ACTION

WHEREAS, an application was submitted to rezone the property at 151 Riverside Drive from RT-5, Traditional Residential District to RM, Multifamily Residential 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 meeting of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

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

SECTION 1: The City Council hereby determines that the potential environmental effects of the actions authorized by this ordinance were adequately examined by the Mitigated Negative Declaration that was adopted by the City Council on January 16, 2018, pursuant to CEQA Guidelines Section 15162.

SECTION 2. The City Council hereby makes the following findings:

1. The proposed amendment is consistent in principle with the General Plan.

The proposed zoning amendment is consistent with the General Plan in that a concurrent General Plan amendment has also been adopted creating consistency in the proposed amendments. Such consistency is specifically demonstrated in the record, including but not limited to the analysis contained in the staff report and initial study. The General Plan land use designation for the subject properties would be amended to MFR-157; Multifamily Residential.

2. The public health, safety and general welfare are served by the adoption of the proposed amendment.

The proposed amendment is in the public interest, since it is consistent with the principles of the General Plan such as locating appropriate land uses within the boundaries and urban limits of the City of Napa, which land uses are complementary to the mix of uses within the city; and, because they are appropriate to their surroundings. The proposed amendment also advances General Plan policies related to the supply of housing and provision of affordable housing units. The subject properties are developed and operating as commercial uses.

3. If a rezoning to a district with a larger minimum lot size is proposed, effectively reducing the planned residential density, the City shall also find that the remaining sites in the Housing Element are adequate to accommodate the jurisdiction's share of the regional housing need pursuant to California Government Code section 65584; or if not, that it has identified sufficient additional, adequate and available sites with an equal or greater residential density in the jurisdiction so that there is no net loss of residential unit capacity.

The project does not increase a minimum lot size. The project proposes to replace one single family residence with 16 multifamily homes.

SECTION 3: Amendment. The boundaries of the Districts of the Zoning Map established under Section 17.04.040(A) of the Napa Municipal Code are hereby amended pursuant to Chapter 17.66 of such Code to re-designate the property at 151 Riverside Drive to RM, Multifamily Residential Zoning District as shown in Exhibits "A1 & A2" attached hereto and made a part hereof. Exhibit "A1" reflects the Zoning Districts as they exist prior to the effective date of this ordinance, and Exhibit "A2" reflects the Amended Zoning Districts, as they will be after the effective date of this ordinance.

SECTION 4: Severability. If any section, sub-section, subdivision, paragraph, clause or phrase in this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, sub-section, subdivision, paragraph, sentence, clause or phrase of this Ordinance, irrespective of the fact that any one or more sections, sub-sections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 5: Effective Date. This Ordinance shall become effective thirty (30) days following adoption.

City of Napa, a municipal corporation

MAYOR: _____

ATTEST: _____

ATTACHMENT 3

CITY CLERK OF THE CITY OF NAPA

STATE OF CALIFORNIA }
COUNTY OF NAPA } SS:
CITY OF NAPA }

I, Dorothy Roberts, City Clerk of the City of Napa, do hereby certify that the foregoing Ordinance had its first reading and was introduced during the regular meeting of the City Council on the 16th day of January 16, 2018, and had its second reading and was adopted and passed during the regular meeting of the City Council on the ____ day of _____, 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 ZONING MAP

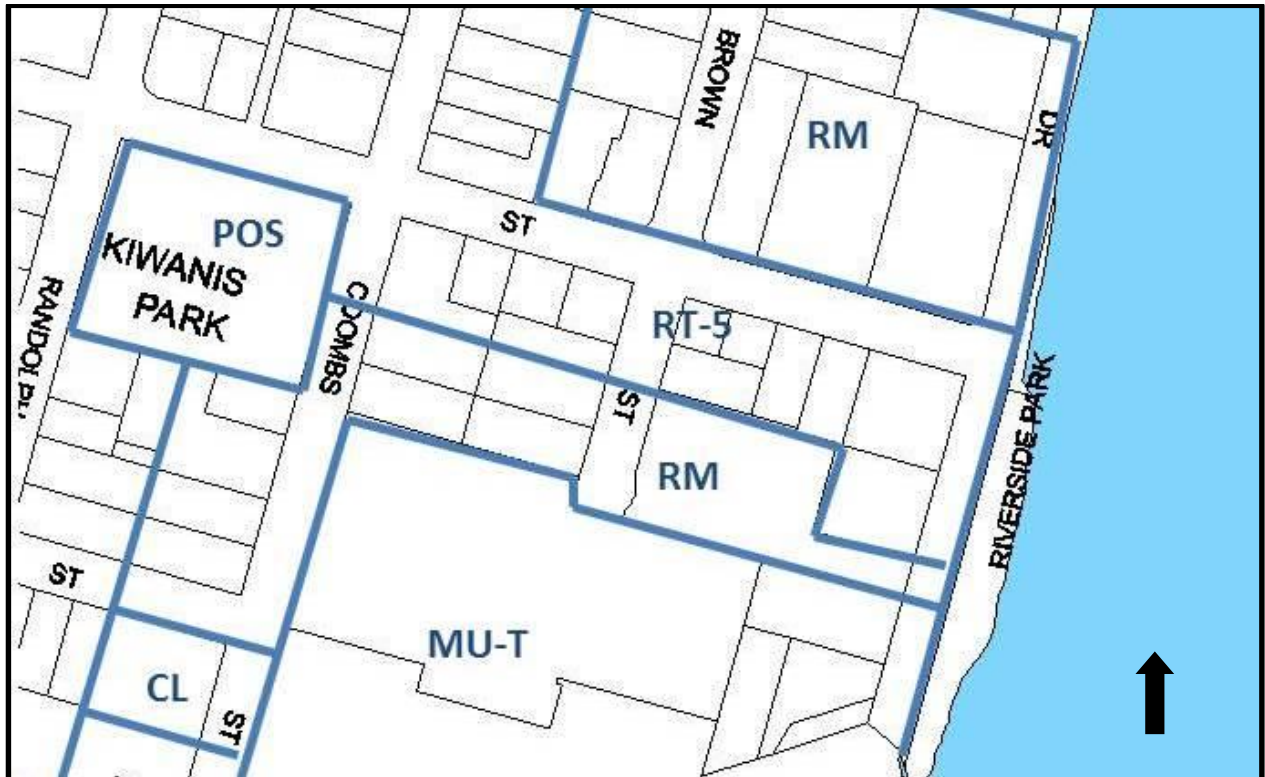


EXHIBIT "A2"
PROPOSED ZONING MAP

