



Community Development Department – Planning Division
1600 First Street + P.O. Box 660
Napa, CA 94559-0660

(707) 257-9530

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

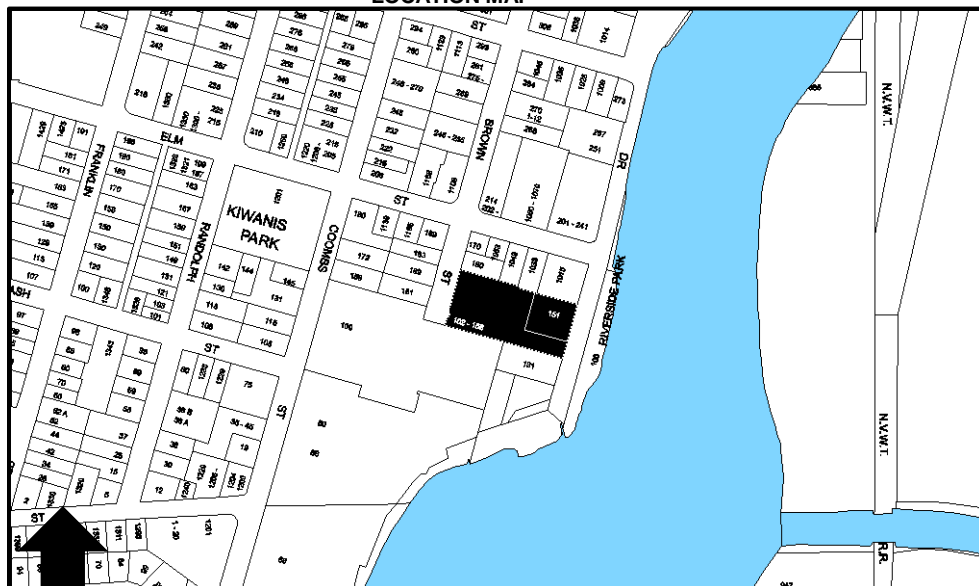
GENERAL PLAN: (proposed) MFR-157, Multi-Family Residential
(existing) TRI-148, Traditional Residential Infill

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



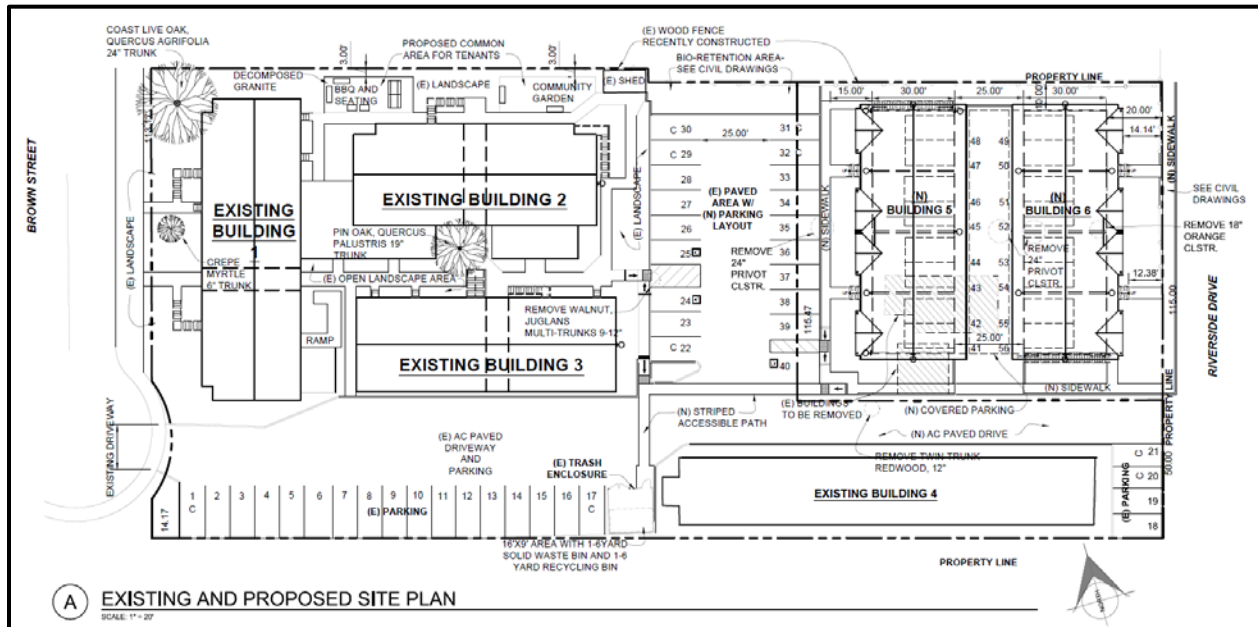
II. PROJECT HISTORY

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.



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

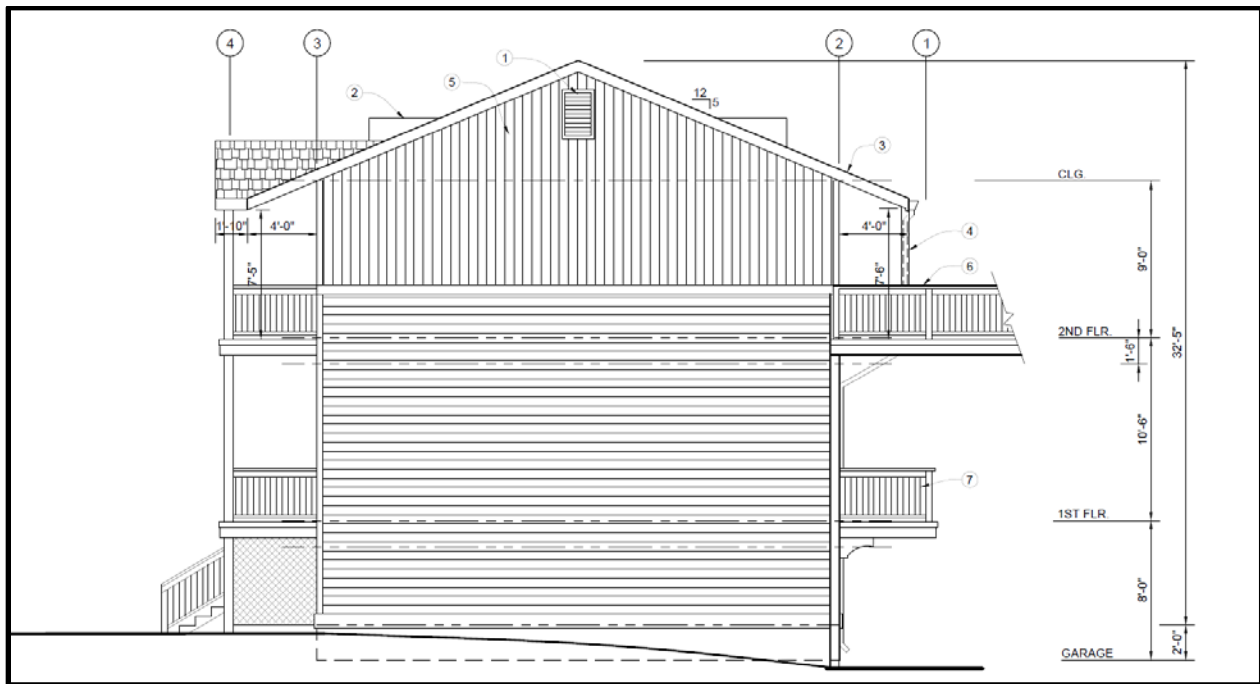


Figure 3 – Existing Building



- 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.*

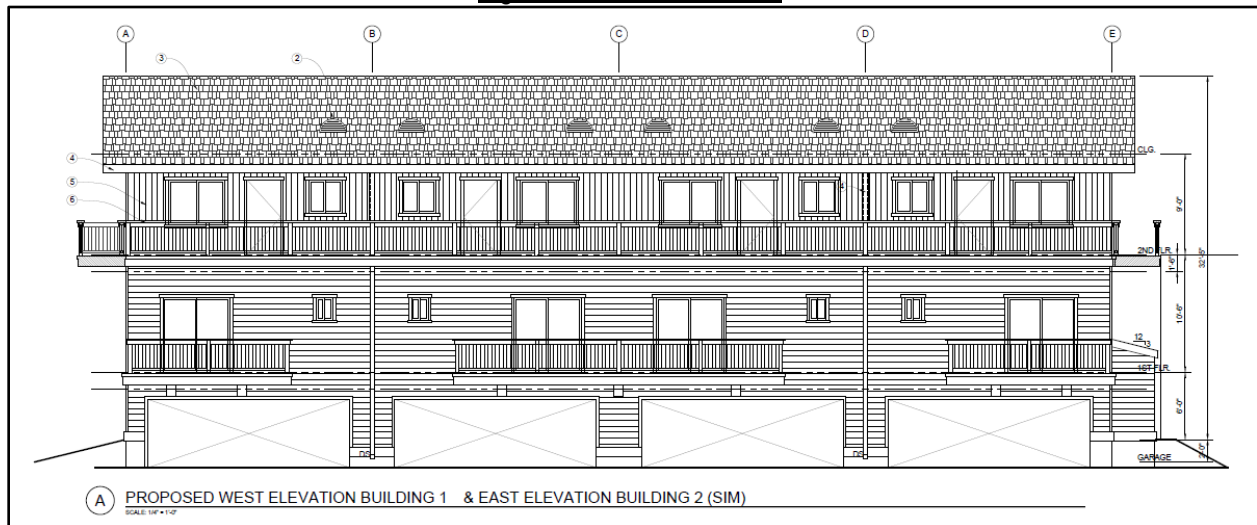
The residential buildings will be two-story walk-ups with attached tuck-under one car garages. Balconies and gables are proposed on each building to provide a varying roof height and building plane which serves to break up the perceived bulk of the buildings. The residential buildings have been designed 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



PLANNING COMMISSION REGULAR MEETING MINUTES

February 16, 2017

- 1. ROLL CALL:** Commissioners – Paul Kelley, Gordon Huether, Michael Murray, Alexander Myers, Beth Painter
ABSENT: None
STAFF: Community Development Department – Rick Tooker, Mike Walker, Karlo Felix, Mike Allen, Shuree Hansen
 City Attorney's Office – Peter Spoerl

2. PLEDGE OF ALLEGIANCE

3. AGENDA REVIEW AND SUPPLEMENTAL REPORTS

Commissioners Huether and Painter moved and seconded to move item 7.B. Penske Moving Truck Rental from Public Hearings to Consent Hearings.

AYES: Kelley, Huether, Murray, Myers, Painter
 NOES:
 ABSENT:
 ABSTAIN:

Vice-Chair Murray and Commissioner Huether moved and seconded to move item 6.A Ericson Accessory Dwelling Unit from Consent Hearings to Public Hearings.

AYES: Kelley, Huether, Murray, Myers, Painter
 NOES:
 ABSENT:
 ABSTAIN:

4. PUBLIC COMMENT

None

5. CONSENT CALENDAR

A. APPROVAL OF PLANNING COMMISSION MINUTES

Consideration of Planning Commission Regular Meeting Minutes for February 2, 2017.

Vice-Chair Murray and Commissioner Huether moved and seconded to approve the minutes as submitted.

AYES: Kelley, Huether, Murray, Myers

Public Works Consultant Larry Gosset described his review in detail and stated the City is simply giving up their interest in the easement other than maintaining the water main. Mr. Gosset mentioned Public Works is going to work with the Fire Department on the fire hydrant location.

Vice-Chair Murray and Commissioner Huether moved and seconded to adopt a resolution approving a Use Permit and an Administrative Permit for an accessory dwelling unit at 31 Camila Drive with the condition that prior to approval of a Building Permit, the Applicant shall identify the location of any easement(s) held by the property owner of 41 Camilla Drive (APN 041-123-001) over Regal Drive; and in coordination with the Public Works Department, locate publically maintained facilities such that their placement will not obstruct or in any way interfere with the use and enjoyment of the easement(s).

AYES: Kelley, Huether, Murray, Myers, Painter
 NOES:
 ABSENT:
 ABSTAIN:

B. OXBOW SCHOOL CAMPING - 530 THIRD STREET (File No. PL16-0180) Use Permit to authorize a temporary transient occupancy at the Oxbow School during the BottleRock Napa Valley music festival. The proposal includes the erection of 16 fabric tents on the lawn between the dormitories and the Napa River and the placement of one to two bathroom trailers. The project site is located on the north-side of Third Street between Bailey Street and Juarez Street; within the TRI-190, Traditional Residential Infill General Plan Designation; and within the RT-5 and PD-3, Traditional Residential Infill and Planned Development No. 3 Zoning Districts. (APN 006-144-011 and 006-143-010, -011) (Felix)

Commissioner Painter recused herself because she was not at the Planning Commission meeting of October 16th 2016 where this item was originally heard.

Vice-Chair Murray and Commissioner Huether moved and seconded to adopt a resolution approving Use Permit for a temporary transient occupancy at the Oxbow School at 530 Third Street.

AYES: Kelley, Huether, Murray, Myers
 NOES:
 ABSENT:
 RECUSE: Painter

7. PUBLIC HEARINGS/APPEALS

A. BRIDGEVIEW APARTMENTS – 122 BROWN STREET/151 RIVERSIDE DRIVE (File No. PL15-0102) Application for two new apartment buildings (eight units each) on a 0.35 acre property at 151 Riverside Drive. The proposed 1-bedroom apartments would be constructed in conjunction with the existing 41-unit apartment complex located next door at 122 Brown Street. The two parcels would be merged to create a 1.4 acre site. The property at 151 Riverside Drive requires a General Plan Amendment and Rezoning in order to develop at the

requested density. The design of the new buildings will match the design of the existing buildings. (APNs 005-131-038 & 039) (Walker).

Commissioner Myers recused himself because he was not at the Planning Commission meeting of October 16th 2016 when this item was originally heard and he left the room.

Senior Planner Walker presented the Staff Report.

Vice-Chair Murray asked if there were any proposed street improvement plans on Riverside Drive and what bonuses the Applicant is receiving for the three low income housing units. Senior Planner Walker responded.

Commissioners provided disclosures.

Chair Kelley invited the Applicant to speak.

Stephen Cuddy introduced himself and described the proposed project. He described the process his team went through to come before the Commission and reported on Mr. Dwares' intentions on painting the rest of the apartment complex.

Commissioner Huether asked why the Applicant is proposing only three low income units. Mr. Cuddy responded.

Vice-Chair Murray asked for clarification regarding the staircase on the north side, proposed landscaping and privacy screening. Mr. Cuddy responded.

Commissioner Painter suggested the Applicant bring one of the buildings more to the south side of the property to create a buffer between the complex and the home to the north.

Commissioner discussions ensued.

The Commission discussed the following aspects of the project:

- Drainage
- Landscape - trees
- Privacy issues - green wall
- Potentially moving the buildings back 10 more feet
- Potential impacts to the neighborhood
- Providing additional low income units
- Proposed staircase and bridge locations

Mindi Wyman with Wyman Property Management stated there is a full time property manager onsite.

Vice-Chair Murray asked for the rules given to the tenants regarding, parking, noise, etc. Ms. Wyman responded.

Commissioner Huether asked where the on-site manager lives. Ms. Wyman responded.

Chair Kelley opened Public Comment.

Jay Jacobson, 1 First Street, stated he appreciates the work that the advocates for affordable housing have done. Mr. Jacobson reported that he sits on the board for Napa County Landmarks and his comments included the historic neighborhood, affordable housing, density and finding a balance between creating housing for Napa while respecting the current residents in the neighborhood.

Dennis Bertolucci, 1627 Meek Avenue, reported on multi-unit housing being built in single family residential areas. He stated when this happens homeowners move out and start renting their homes and stop maintaining their properties. Mr. Bertolucci commented on the Applicant's intention to pack the maximum amount of people in a little area.

Chris Wonderlick commented on the high density and expressed concerns that it will only supply three low income units. Mr. Wonderlick posed the question whether the three units are important enough to allow that kind of density in that area.

Lynn Wood, property owner to the north of the project, commented that the proposed project is very upsetting. Ms. Wood stated that for the sake of three low income units the Applicant is going to double the density. Her concerns included parking, riverside drive needing improvements, her property value, and project size.

Bridgeview Resident, Renee, stated there is not much difference between what was originally proposed and what is being proposed now. She presented to the Commission photos of the parking on Riverside Drive. Her concerns included parking, emergency services, space, and safety.

Grania Lindberg with the Napa Housing Coalition stated she has mixed feelings about the project. Ms. Lindberg stated the Coalition appreciates the three affordable units, however, this is a very dense project. Her concerns included parking and the proximity to the neighbor to the north.

Stephen Cuddy responded to the comments raised during Public Comment.

Chair Kelley closed Public Comment.

Chair Kelley commented the project design needs to be sensitive to the neighbor and the number of units needs to fit the site.

Commissioner discussions ensued.

The Commission discussed the following aspects of the project:

- Applicant should be sensitive to the neighbors; the neighbor to the north should have at least a 20 foot setback
- Suggested added greenery or an on-site park
- Relocation of the proposed stairs
- Project needs better architecture
- Potential traffic and safety issues

- Current complex is already high density

Commissioner Painter commented that this site is not a vacant property; there are already 40 units on the property. The starting baseline is already a really high density and the original 40 units had a portion dedicated to senior housing which has since expired. Commissioner Painter stated that the buildings to be moved at least 10 feet more to the south. She summarized be seeking fewer units, more respect for the surroundings and more amenities for the people living there.

Chair Kelley spoke about parking and echoed the comments made by his fellow Commissioners.

Community Development Director Tooker reported to the Commission their options in moving forward.

Stephen Cuddy responded to the comments made by the Commission.

Deputy City Attorney Spoerl reported on the density bonus and concessions the Applicant is entitled to.

Community Development Director Tooker reported on state law in regards to reduced parking and density requirements. He commented that this is a complex project with many issues to address.

Mr. Cuddy stated he believes Mr. Dwares does not have any interest in continuing the proposed project with the changes the Commission is recommending as it would result in a new project. At this stage the Applicant would prefer to move forward to Council even with a recommendation for denial.

Vice-Chair Murray and Commissioner Huether moved and seconded to forward a recommendation to the City Council denying the requested General Plan Amendment, Rezoning, and Design Review Permit.

AYES: Kelley, Huether, Murray, Painter

NOES:

ABSENT:

RECUSE: Myers

B. PENSKE MOVING TRUCK RENTAL - 237 SOSCOL AVE (File No. PL16-0012)

Application requesting a Use Permit to operate a moving truck rental company including associated fleet parking in the South Napa Market Place with the associated customer truck pick up area to be located north of the Home Depot Building in the commercial site's truck delivery area at 237 Soscol Avenue. The project site is comprised of two parcels that house the Home Depot which fronts on Kansas Drive and is located immediately east of the intersection of Kansas Avenue and Gasser Drive within the CC-533, Community Commercial General Plan Designation and the CC, Community Commercial Zoning District (APNs 046-693-006)(Allen).



CITY OF NAPA

955 School Street
Napa, CA 94559
www.cityofnapa.org

MEETING MINUTES - Draft

CITY COUNCIL

Jill Techel, Mayor
Juliana Inman, Vice Mayor
Doris Gentry, Councilmember
Peter Mott, Councilmember
Scott Sedgley, Councilmember

Tuesday, April 18, 2017

3:30 PM

City Hall Council Chambers

3:30pm Afternoon Session

6:30pm Evening Session

1. CALL TO ORDER: 3:30 P.M.**1.A. Roll Call:**

Present: 5 - Councilmember Gentry, Councilmember Mott, Councilmember Sedgley, Vice Mayor Inman, and Mayor Techel

2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Roberts announced the following supplemental Items:

Item 6A:

PowerPoint presentation by city staff.

Item 14A:

PowerPoint presentation by city staff.

Email from Beverly Wiles Shotwell, Colgin Cellars, dated 4/18/17

Item 15A:

PowerPoint presentation by city staff.

Emails from:

Lynn Wood, dated 4/18/17

Joe Brasil, Coldwell Banker Brokers of the Valley, dated 4/18/17

Eve Howard, dated 4/18/17

3. SPECIAL PRESENTATIONS:**3.A. [735-2017](#) Fair Housing Napa Valley Month**

The Mayor and City Council read the proclamation.

Pablo Zatarian, Executive Director of Fair Housing Napa Valley, along with staff and members of the Board, accepted the proclamation and

should be a distinction between a City District and a National Historic Register District.

Mr. Walker reviewed timelines, and issues to be addressed such as materials, costs, and funding. He added when the resolution is brought back to formally adopt the program more information would be provided.

Mayor Techel cautioned that while the city historical districts were extremely important and interesting, that the City should be careful and thoughtful about assuring that the landmarks are appropriately placed. She stated it was important to assure the residents are familiar with the program.

Councilmember Sedgley stated when the item comes back it should have specific timelines for Council to review.

A motion was made by Councilmember Gentry, seconded by Vice Mayor Inman, that the Receive a report on the Historic District Signage design theme and provide direction to staff to be incorporated into a resolution for future decision. Friendly amendment to start with Calistoga District. YES. The motion carried by the following vote:

Aye: 5 - Techel, Sedgley, Inman, Mott, and Gentry

15. PUBLIC HEARINGS/APPEALS:

- 15.A.** [841-2017](#) General Plan Amendment, Rezoning, and Design Review Permit for a 16-unit apartment expansion on property located at 151 Riverside Drive on the west side of Riverside Drive south of Elm Street.

Indexes: General Plan

Michael Walker, Senior Planner, provided the staff report by explaining the location of the property, the previous Planning Commission Hearings, the requested entitlements including a General Plan and Zoning Amendment.

Rick Tooker, Community Development Director, stated there was an existing city agreement on the property, executed in 1983, which detailed the requirements of senior and affordable housing. He stated that the Planning Commission, in their previous review, were concerning about parking and scale, and whether the City was getting enough affordable housing by only adding three new affordable housing units, which, Mr. Tooker noted, satisfies the requirements of the contract previously mentioned.

City Council provided applicable disclosures.

Mayor Techel called for the applicant to speak.

Steve Cuddy, on behalf of the applicant, came forward to explain the project. He stated the proposal has been known since 2014; the emphasis is on housing, but since 2014, the project has evolved into something much nicer and changes were made as a result of comments heard at the Planning Commission.

Peter Dwares, Partner with the LLC, further discussed the project and the way that complex has kept the rents down .

Ernie Schlobaum, Napa County Landmarks stated the symbolic importance of the house on riverside and asked that the house be saved from demolition or moving to another site.

Mr. Dwares responded that plans were to have the structure moved.

John Salmon, resident, spoke in favor of the project.

Lin Wood, Elm Street resident, spoke in opposition to the project citing changes to the zoning and density.

Bill Wood, Elm Street resident, spoke in opposition to the project, stating there is not sufficient parking.

Angela, Riverside Drive resident, spoke in opposition citing parking and rezoning issues, stating only three units was not a sufficient reason for the issues addressed.

Tom Url, resident of Redwood Road, stated the project was well designed and meets the needs of seniors and workforce housing.

There were no other requests to speak. Mayor Techel invited the applicant to come forward to address any comments previously stated.

Mr. Cuddy came forward to comment on the parking issues.

A motion was made by Councilmember Mott, seconded by Councilmember Sedgley, to close the public hearing. The motion was unanimously carried.

Council discussion and questions ensued regarding parking standards, onsite management, flood evacuation plan, the General Plan change two years before an entire General Plan would need to be amended. Councilmember Inman stated the entire zone should be

reviewed before the General Plan was changed.

Councilmember Sedgley stated the City has made affordable housing a commitment and commented positively on the design of the building.

Mayor Techel asked about the timeline, and affirmed that if Council approves a General Plan amendment before updating the General Plan, it's important that the project move forward.

My Dwyer came forward and addressed Mayor Techel's questions about the timeline.

Discussion continued. Councilmember Mott stated he could not move forward with a General Plan change at this time.

A motion was made by Councilmember Gentry, seconded by Councilmember Sedgley, for staff to return with the General Plan amendment and zoning and design review permit and to have staff look at memorializing the 22 units of section 8. The motion carried by the following vote:

Aye: 3 - Techel, Sedgley, and Gentry

No: 2 - Inman, and Mott

16. COMMENTS BY COUNCIL OR CITY MANAGER:

Vice Mayor Inman stated she had a conversation with an SEIU representative about supporting a resolution on workers rights. Mayor Techel commented on the timelines.

Councilmember Sedgley asked when the City would be discussing the City Hall project. It was agreed to have the City Manager respond to Council on anticipated timelines.

Councilmember Mott announced the upcoming Earth Day.

17. ADJOURNMENT: 8:15 PM

Dorothy Roberts, City Clerk