



(707) 257-9530

**PLANNING COMMISSION STAFF REPORT
OCTOBER 4, 2018**

AGENDA ITEM 7.B. File No. PL18-0031 – **VISTA GROVE SUBDIVISION**

I. GENERAL INFORMATION

PROJECT SUMMARY: Tentative Map, Use Permit and Design Review Permit to subdivide a 4.9-acre site into 27 single family lots including home designs, of which 11 contain Accessory Dwelling Units

LOCATION OF PROPERTY: 4455 Linda Vista Avenue
APNs: 007-045-041 & -042

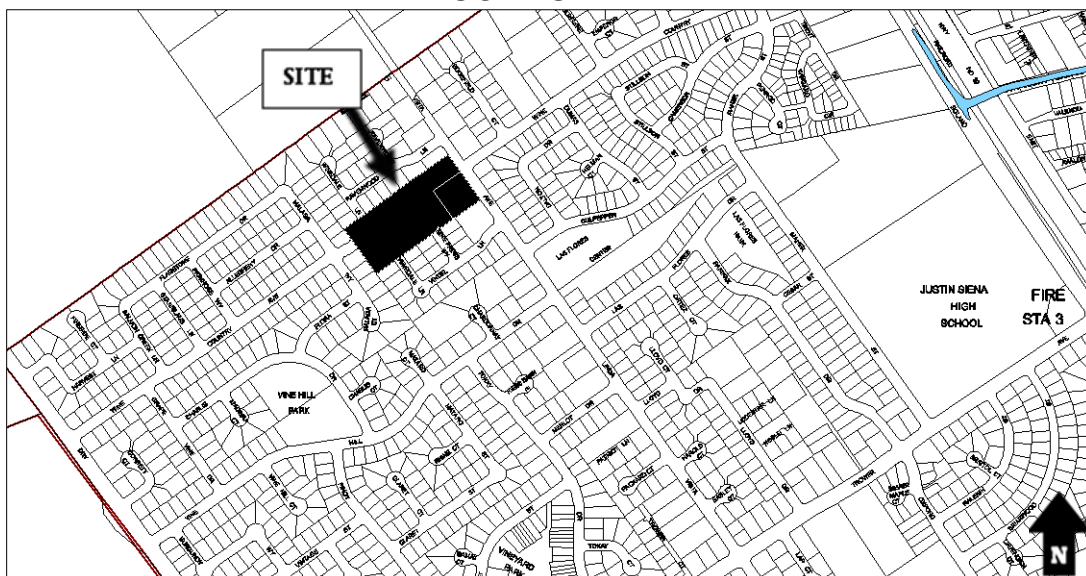
GENERAL PLAN: SFI-3, Single Family Infill (3 – 6 units/acre)

ZONING: RI-5, Single-Family Infill
AH, Affordable Housing Overlay District

APPLICANT: Catherine Okimoto
Harry J. Wojcik Trust
4455 Linda Vista Avenue
Napa, CA 94558
Phone: (707) 967-4152

STAFF PLANNER: Michael Allen, Associate Planner
Phone: (707) 257-9530

LOCATION MAP



II. PROJECT DESCRIPTION

The Applicant, Catherine Okimoto, requests approval of a Tentative Map and Design Review Permit to subdivide 2 parcels totaling 4.9 acres into 27 single-family lots and a Use Permit authorizing use of flag lot development standards for Lots 22 and 23. The proposed lots range in size from 5,000 square feet (0.11 acres) to 8,300 square feet (0.18 acres) and will be accessed off an extension of Winedale Lane, Wine Press Way, and Wine Country Avenue. Six different house plans are proposed ranging in size from 1,556 square feet to 3,031 square feet in a combination of one-story and two-story designs. Eleven (11) of the proposed houses will include either an attached Accessory Dwelling Unit (ADU) or a Junior Accessory Dwelling Unit¹ (JADU). The existing single-family house will be demolished. The project would complete the through-connections for Wine Country Avenue and Winedale Lane and provide a cul-de-sac at the terminus of Wine Press Way.

The 27-unit development proposes a total of 6 house plan models that range in size from 1,413 to 3,031 square feet, with three models having two different elevations. All models provide 3 bedrooms with the exception of the home on Lot 24 (Urban Cottage) which provides 2 bedrooms. Two models (Pino Bungalow and California Dreamer) are designed so that the third bedroom could be used as a Junior Accessory Dwelling Unit. Another model (Haystacks) includes a full Accessory Dwelling Unit in addition to the three bedrooms. Three of the models provide a one-story design that features a front porch element and recessed garages.

The project approvals requested as a part of this application include:

1. Design Review Permit authorizing the building designs and subdivision map layout including streets and sidewalks.
2. Use Permit to authorize the application of flag lot development standards.
3. Tentative Map to subdivide the properties into 27 single family lots.

III. PROJECT CONTEXT

The project site is comprised of two existing parcels totaling 4.9 acres and is located on the west side of Linda Vista Avenue and east of Malaga Way, between the eastern and western terminuses of Wine Country Avenue. The entire site is relatively flat with the 0.81-acre parcel containing a single-family residence with associated hardscape and landscape Improvements. The home would be demolished to accommodate the project. The 4.19-acre parcel is vacant and covered with ruderal grasses. It had contained a large grove of Eucalyptus trees which were removed prior to the application being received by the City. It should be noted that Eucalyptus trees are a non-native species and are not subject to the Tree Preservation Ordinance, therefore approval from the City was not required prior to their removal. The site is surrounded on all sides by residential development that had been constructed predominantly throughout the 1990's.

¹ A (JADU) differs from an (ADU) in that is not more than 500 square feet, contains an internal connection to the main home and has an efficiency kitchen instead of a full kitchen.

FIGURE 1 – PROPOSED SUBDIVISION



IV. ANALYSIS

A. GENERAL PLAN

The property is located within the SFI-3, Single Family Residential General Plan Designation, which provides for single-family residential development at densities from 3 to 6 units per acre. The 4.9-acre site provides a density range of 14 to 29 units. The 27 lot subdivision results in a density of 5.5 units per acre, which is consistent with the density range of this Designation. The project is also consistent with several policies and principles of the General Plan, including policies that encourage the creative and efficient use of vacant land along with providing an increased mix of various types of housing throughout the City to meet the community's housing needs. The following is an analysis of the consistency of the project proposal with the City's General Plan and applicable General Plan policies:

Housing Element Policy H1.1 encourages the efficient use of land, and Housing Element Policy H1.4 encourages approval of well-designed projects in the mid- to high-range of the General Plan density.

The proposed 27-lot infill development project has been designed to achieve a density that is above the mid-point of the density range for this property. The achieved density makes the most efficient use of the underutilized land, consistent with Policies H1.1 and H1.4.

Land Use Element Policy LU-4.5 encourages projects to be compatible with the surrounding neighborhood.

The area has a variety of lot sizes ranging from 5,000 square feet to 10,000 square feet and greater but the predominant lot size appears to be between 5,000 and 8,000 square feet. The proposed lots are compatible in size with those in the neighborhood. The proposed single-family use and homes reflect a contemporary interpretation of traditional building styles that have similarities to the architecture of the existing neighborhood and are compatible with existing residences in the area, consistent with this policy. The proposed single-family use, lot sizes, and density are consistent with the pattern of single family development in the area.

Transportation Element Goal T-1 seeks: “To provide for extension and improvement of the City’s roadway system to ensure the safe and efficient movement of people and goods.

The proposed subdivision connects two discontinuous streets (Wine Country Avenue and Winedale Lane) thereby extending and improving circulation for the residents in the project site’s vicinity. The intersection of Wine Country Avenue and Winedale Lane will be stop controlled on the Winedale Lane approaches. Additionally, the project is designed with bulb-outs identified as “chokers” along Wine Country Avenue to provide traffic calming for the residential neighborhood. These safety features involve a narrowing of a roadway near the center of the development which is intended to reduce traffic speeds thereby providing a safer environment.

Transportation Policy T-1.8 states, “The City shall connect (or require the connection of) discontinuous arterial or collector streets and improve circulation network continuity involving minor access streets and other high-volume streets...including Wine County Avenue west of Linda Vista Avenue.”

Wine Country Avenue is a discontinuous collector roadway that runs east-west from Byway East to Linda Vista Avenue and east of Malaga Way to Dry Creek Road. There is a gap in Wine Country Avenue between Linda Vista Avenue and east of Malaga Way. The project accomplishes Policy T-1.8 by constructing the discontinuous portion of Wine Country Avenue. Similarly, this new connection is consistent with Figure 3-2 of the General Plan which identifies desired future roadway improvements, including the completion of the missing segment of Wine Country Avenue west of Linda Vista Avenue.

B. ZONING

The project site is located within the Single-Family Infill (RI-5) district. The RI district implements the single-family residential category of the General Plan for areas that develop into a single-family detached unit pattern. RI areas typically include post war tract subdivisions which usually have uniform platting patterns, setbacks and building types. This district provides opportunities for low density detached single-family homes. The RI-5 Zoning District provides for residential development with a minimum lot size of 5,000 square feet. The subdivision proposes lot sizes that range from 5,000 square feet (0.11 acres) to 8,300 square feet (0.19 acres). All the proposed lots in the subdivision are consistent with and meet or exceed the minimum lot size requirement for the RI-5 Zoning designation. As summarized in Table 1 on the following page, the proposed development complies with the RI-5 property development standards:

TABLE 1 – RI-5 PROPERTY DEVELOPMENT STANDARDS

Criteria	Lot Area (square feet)	House Model	Height (feet)	Front Setback (feet)	Side Setback * (feet)	Side Yard (feet)	Rear Yard (feet)	Lot Coverage %
Standard	5,000 min		30 max.	20 min.	15 min.	5 / 10	20 min.	45% max.
Lot 1	7,167	California Dreamer	18.5	20	*25.6	10	20	31
Lot 2	5,549	Haystack	21.5	20	*15.8	5	20	34
Lot 3	5,170	Haystack	21.5	20		5/10	20	36
Lot 4	5,170	Napa NV	24	20		5/10	33.5	34
Lot 5	5,170	Haystack	21.5	20		5/10	20	36
Lot 6	5,170	Haystack	21.5	20		5/10	20	36
Lot 7	5,170	Napa NV	24	20		5/10	33.5	34
Lot 8	5,170	Haystack	21.5	20		5/10	20	36
Lot 9	5,162	Haystack	21.5	20		5/10	20	36
Lot 10	5,073	Napa NV	24	20		5/10	25	33
Lot 11	5,017	Napa NV	24	20	*16	5	20	34
Lot 12	6,631	Napa NV	24	20	*20	5	32.5	26
Lot 13	5,268	Cal. Dreamer	18.5	20		5/10	21	34
Lot 14	5,894	Pinot Bungalow	17.5	20		5/10	29	41
Lot 15	5,092	Cal. Dreamer	18.5	20		5/10	22.5	43
Lot 16	5,144	Cal. Dreamer	18.5	20		5/10	20	41
Lot 17	6,257	Pinot Bungalow	17.5	20	*15	5	26	38
Lot 18	8,300	Pinot Bungalow	17.5	30	*15	5	20	30
Lot 19	5,540	Pinot Bungalow	17.5	20		5/10	24	44
Lot 20	5,000	Cal. Dreamer	18.5	20		5/10	20	44
Lot 21	6,076	Napa NV	24	20		9/17	20	29
Lot 22	5,570	Napa Farmer	28	n/a**		5/21	24	30
Lot 23	5,307	Napa Farmer	28	n/a**		5/21	21	32
Lot 24	5,609	Urban Cottage	21	20	10 ²	5/10	20	38
Lot 25	5,002	Napa NV	24	20		5/11	28.5	35
Lot 26	5,017	Napa NV	24	20		5/10	30	35
Lot 27	8,004	Cal. Dreamer	18.5	20		5/25	21	27

* A corner lot has a street side setback; **Flag Lot (flag lots do not have front setbacks)

² Lot No. 24 is a “through or double frontage lot” which means it is sandwiched between two streets and is not a corner lot. This 10 foot setback is called a “back-on treatment” consistent with NMC17.52.170.D.

C. AFFORDABLE HOUSING OVERLAY

The project site is located within the Affordable Housing Overlay (AH) Zoning District. The purpose of the AH Overlay is to provide a greater degree of housing affordability on identified key sites than would otherwise be required of residential developments outside of the AH Overlay. Maximization of development opportunities on AH designated sites should be accomplished by providing well-designed projects at the upper end of density ranges. Low density Single Family Infill (RI) districts with the AH Overlay are required to meet the following requirements:

1. 40% of total units constructed on site shall include second dwelling units.
2. No development shall be age-restricted.
3. Development densities shall be no lower than 90% of the site's General Plan density range.
4. The development shall comply with each of the provisions of Chapter 15.94 (Affordable Housing Impact Fees).

The project provides 11 homes that have either an Accessory Dwelling Unit (ADU or a Junior Accessory Dwelling (JADU) unit which represents 40.7% of the total units. Although the project will provide 11 ADU's, 4 additional homes (California Dreamer) will have one room plumbed for easy conversion to a JADU by the future homeowner. The development does not contain an age restriction and the 27 units represents approximately 94% of the density range. The project will also comply with the appropriate affordable housing impact fees per Chapter 15.94 of the Napa Municipal Code. Therefore, the project meets the AH requirements.

D. FLAG LOT USE PERMIT

NMC Section 17.52.190 establishes property development standards which allow for variations to the standards of the base district and provide additional requirements to ensure adequate parking and access to a flag lot. A flag lot is a lot that does not front on a street and is located behind a standard lot with access from a driveway (the "flag stem"). A Use Permit is required for application of the flag lot standards which require the provision of an additional on-site parking space to accommodate the parking space normally located on the street. Additionally, driveways are required to be designed to allow for forward entry onto the street.

Lots No. 22 and No. 23 are flag lots of sufficient size and configuration to allow for guest parking. Sufficient back-up space has been considered to allow for forward entry onto the private driveway to Wine Country Avenue for both lots. It has been determined that adequate space for emergency vehicle access is provided by the private driveway. The proposed flag lots are consistent with the Zoning Ordinance and the Flag Lot Development standards.

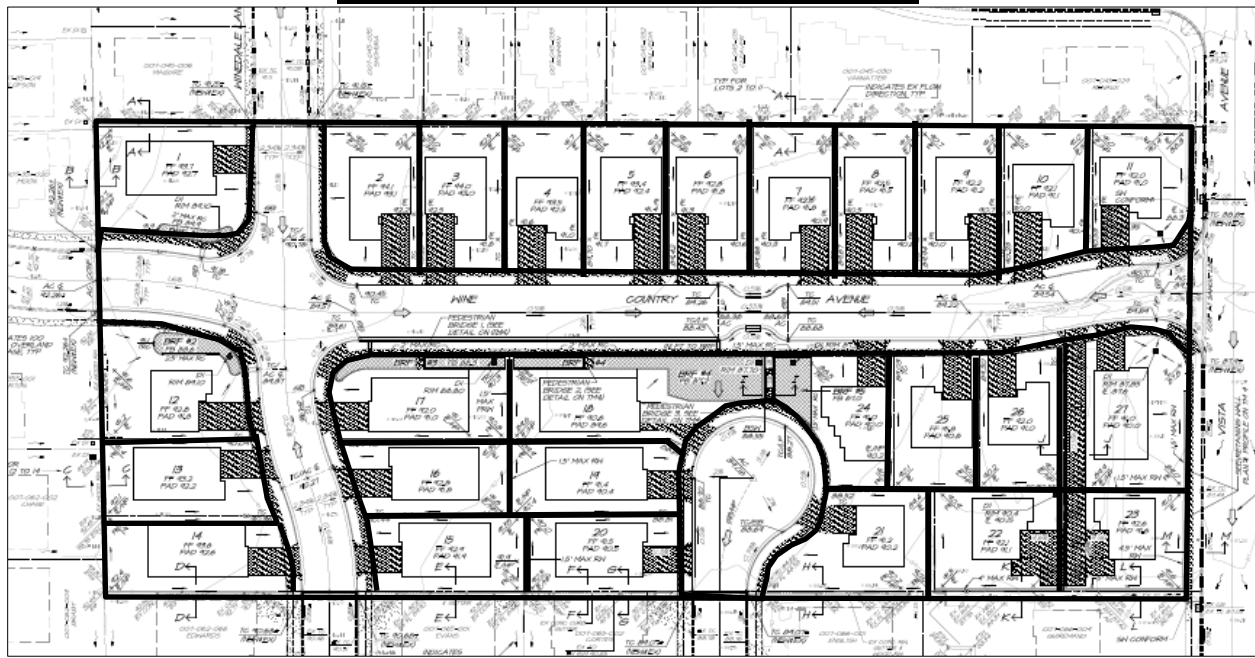
E. SUBDIVISION DESIGN REVIEW

NMC Section 17.62.050 requires design review by the Planning Commission and City Council for Tentative Maps. There are three design principles that are evaluated through the Design Review Permit process, two of which are focused on home design. For review of the subdivision's design, Staff analyzed the following principle applicable to site design:

Site Planning: New single-family housing and subdivisions should result in residential design and site planning that supports overall neighborhood design objectives and context.

The Vista Grove Tentative Map consists of 27 single family residential lots that will take access from new extensions of Wine Country Avenue, Winedale Lane and Wine Press Way. The subdivision has been designed around the necessary alignment to complete missing street linkages that are identified to be completed in accordance with General Plan Goals and Policies. The proposed road system follows the existing termini of Wine Country Avenue, Winedale Lane and Wine Press Way. All proposed lots front on the new street extensions and cul-de-sac consistent with the surrounding neighborhood's development pattern (except for the two flag lots, Lots 22 & 23). Both flag lots have been designed consistent with the flag lot development standards (see Section IV.D. Flag Lot Use Permit). The existing neighborhood contains a variety of lot sizes ranging from 5,000 square feet to 10,000 square feet and greater, but the predominant lot size appears to be between 5,000 and 8,000 square feet. The proposed lots are compatible in size and configuration with those in the neighborhood.

FIGURE 2 – PROPOSED SUBDIVISION



The proposed development, as conditioned, is consistent with the design standards of the Subdivision Ordinance. Staff believes that the Planning Commission could find the

general design of the subdivision is the most appropriate for the size and shape of the project site and its relation to adjoining development and roadways.

F. ARCHITECTURAL DESIGN REVIEW

Chapter 17.62.050 of the Zoning Ordinance requires the submittal of house designs in conjunction with design review of the subdivision. Consistent with this requirement, the Applicant has submitted six home plans utilizing different styles of architecture to create a neighborhood with a village feel. According to the Applicant, the proposed architectural styles are a combination of "Urban Farmhouse" and "Contemporary Napa Cottage." The "Farmhouse" exterior offers a painted re-sawn wood applied in a board and batten pattern. The windows and doors have a "four light" pattern with surface mounted mullions for a true divided look. Proposed roof materials are dimensional composition shingle presented in a variety of complementary colors. Garage doors are proposed to include a barn door style with the convenience of sectional roll-up doors. The "Contemporary Napa Cottage" offers a stucco exterior with a sand foam float finish using medium grain sand for a rich velvety look with earth tone colors. Windows will complement the contemporary design with a three-light horizontal bar pattern to create a modern statement. Roof materials are proposed to be dimensional composition shingles with varied colors. Garage doors will be aluminum frames with frosted glass type panels in concert with the more contemporary styling of these homes.

FIGURE 3 – "HAYSTACK" HOUSE PLAN 1



FIGURE 4 – "HAYSTACK" HOUSE PLAN 2



FIGURE 5 – “PINO BUNGALOW” HOUSE PLAN 1



FIGURE 6 – “PINOT BUNGALOW” HOUSE PLAN 2

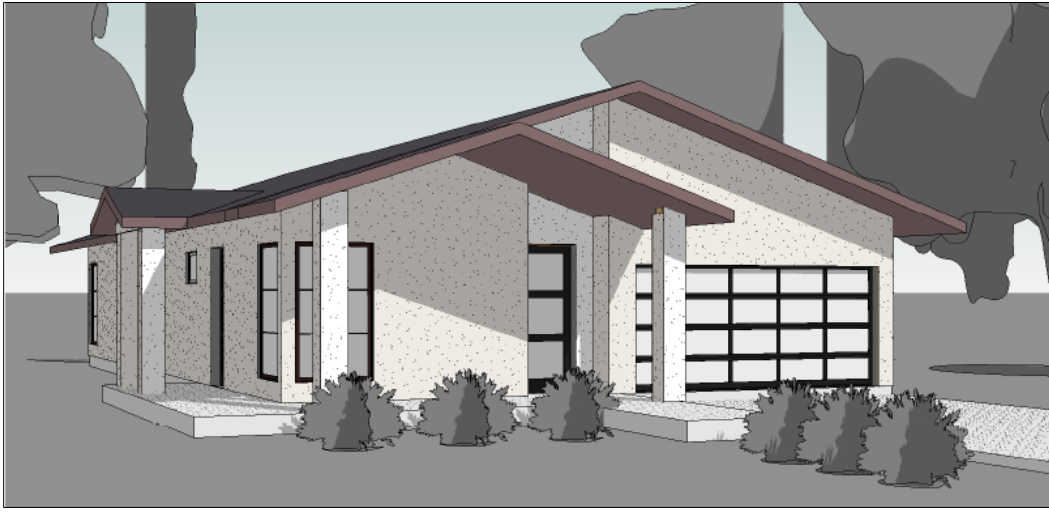


FIGURE 7 – “NAPA NV” HOUSE PLAN



FIGURE 8 – “CALIFORNIA DREAMER” HOUSE PLAN 1

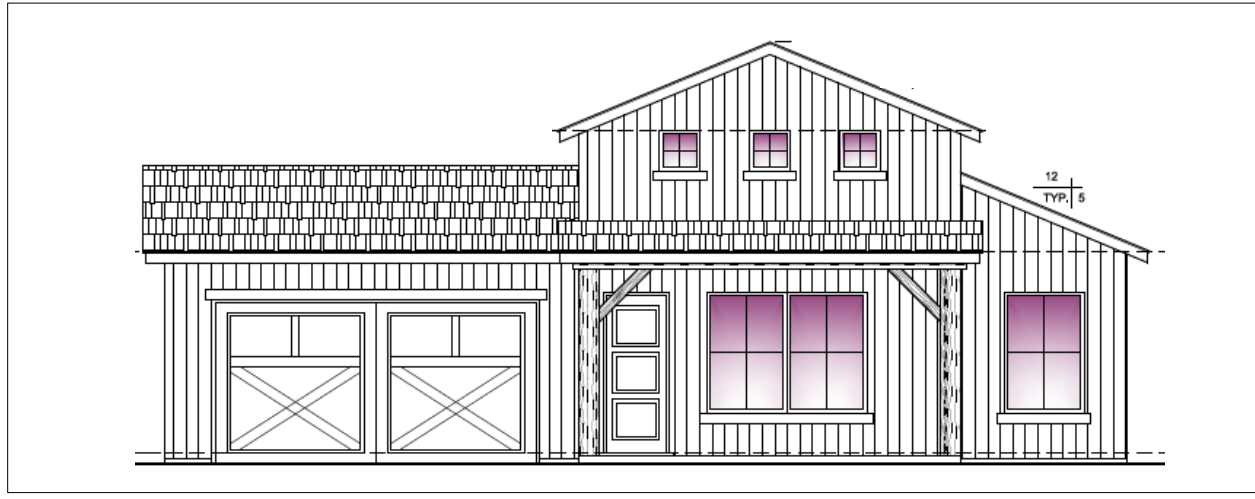


FIGURE 9 – “CALIFORNIA DREAMER” HOUSE PLAN 2 (Stucco Base)



FIGURE 10 – “NAPA FARMER” HOUSE PLAN



FIGURE 11 – “URBAN COTTAGE” HOUSE PLAN (Lot 24)

The Residential Design Guidelines set forth three design principles for single-family developments under the categories of (1) Site Planning, (2) Massing, Transitions and Architectural Design, and (3) Materials and Color. The following discussion addresses compatibility of the project under these three categories as applicable to the project.

Site Planning: *The Guidelines call for orientation of homes toward streets, minimizing the appearance of garages by setting them back a minimum of 5 feet from the front façade and limiting their width to 50 percent of the house width, and special treatment for corner lots so both exposed facades enhance the street with architectural style and details that are consistent on both exposed facades.*

With the exception of the two flag lots, all homes are oriented toward the new streets and cul-de-sac. The garages on some of the home models are set back 15 feet from the front façade while others are set back at least 6 feet from the front porch elements. None of the garages exceed 50 percent of the house width on any of the home models. The corner lot models do not have any particularly special treatments on the street facing side elevations. However, the unique fenestration pattern and siding materials (board and batten siding, sand foam float finish stucco) provide enhanced detail consistent with this guideline. To make the design more consistent with the preference in the Guidelines for four-sided architecture, a condition is recommended requiring plans submitted for building permits to include additional architectural elements on the side and rear elevations.

FIGURE 12 – TYPICAL SIDE ELEVATIONS

Block frontages should include at least three distinct models (both in plan and elevation), plus one or more variations for corner lots. Homes of the same model should not occur on adjacent lots.

The Applicant has proposed two different elevations for three of the six models within the 27-lot development. The proposed layout of the future homes is consistent with the guidelines as no homes with the same exterior appearance are located on adjacent lots. The mix of home elevations and number of stories have been plotted in Table 2 below to illustrate how the new subdivision has been designed to provide variation and fit into the surrounding neighborhood:

TABLE 2 – PLOTTING MIX

Lot Number	Architectural Plan	ADU?
1	California Dreamer (1-story)	Yes
2	Haystacks (2-story)	Yes
3	Haystacks (2-story)	Yes
4	Napa NV (2-story)	No
5	Haystacks (2-story)	Yes
6	Haystacks (2-story)	Yes
7	Napa NV (2-story)	No
8	Haystacks (2-story)	Yes
9	Haystacks (2-story)	Yes
10	Napa NV (2-story)	No
11	Napa NV (2-story)	No
12	Napa NV (2-story)	No
13	California Dreamer (1-story)	No
14	Pinot Bungalow (1-story)	Yes
15	California Dreamer (1-story)	No
16	California Dreamer (1-story)	No
17	Pinot Bungalow (1-story)	Yes
18	Pinot Bungalow (1-story)	Yes
19	Pinot Bungalow (1-story)	Yes
20	California Dreamer (1-story)	No
21	Napa NV (2-story)	No
22	Napa Farmer (2-story)	No
23	Napa Farmer (2-story)	No
24	Urban Cottage (1-story)	No
25	Napa NV (2-story)	No
26	Napa NV (2-story)	No
27	California Dreamer (1-story)	No
Total ADU		11

Staff believes the Planning Commission could find that there are a sufficient number of plan types and elevations to provide a varied and interesting streetscape, and that the different plans have been sufficiently spread throughout the site to avoid repetition and

monotony. However, Lots 10 and 11 and Lots 25 and 26 which are contiguous both have the same home model (Napa NV). As this model does not have more than one elevation, a condition has been included requiring a varied elevation which includes differentiations in exterior surface treatments on one of these units or to alternate another approved home model on one of the lots.

Massing, Transitions and Architectural Design: *The Guidelines call for variation among the homes in a project, articulation of large wall planes, consistency and quality on all elevations of a house, inclusion of one-story elements, and subordinate second stories.*

Although the architectural plans may not fully convey the finer details of the building designs, staff believes that the proposed architecture is of a good quality. Six (6) distinct base models are provided, with three models (Haystacks, California Dreamer and Pino Bungalow) having two elevation options. The homes provide an acceptable variety of details and materials without creating incompatible models. Siding includes board and batten constructed with re-sawn wood and stucco with a sand foam float finish using medium grain sand. Roof styles include both hipped and gabled with dimensional composition shingles and varied colors. Although lacking some of the architectural detail found on the front elevation, with the inclusion of a condition requiring additional architectural details on side and rear elevations, all elevations of each model will be consistent in form and materials, and provide an overall coherent design for the entire dwelling. The roof forms whether hipped, gabled or combinations thereof, are consistent in each house design, and all roofs have similar pitch.

The Guidelines encourage second stories to be subordinate in scale to the first floor. This is defined as having a second floor that is 75% or less in area of that of the first-floor footprint. The purpose of which is to avoid a neighborhood comprised of bulky, boxy homes. The second story of the Napa NV house plan exceeds the 75% guideline rule by approximately 10%. However, this model includes a 238-square foot rear porch which contributes to the appearance of a larger first floor footprint. Although this model could appear boxy, the project designer's intent was to provide an angular, almost retro-appearance which includes a recessed porch under one corner of the front façade with large window panes on both front and side facades that meet at the corner of the building. This style was commonly found on 1940's and 50's homes and creates an appearance of an open corner, as depicted in the renderings.

Materials and Color: *The Guidelines call for an enduring image of quality and durability in materials and color.*

The proposed elevations are described by the Applicant as a combination of "Urban Farmhouse" and "Contemporary Napa Cottage." Each elevation makes use of sand foam finished stucco with medium grain sand, re-sawn wood comprising the board and batten siding including hipped and gabled roofs with varying details between the architectural styles. Architectural details include horizontal bar patterned windows throughout the various models, wood bellybands, door and window trim, and wood railings. All garage doors include a barn door style or plexiglass sectional roll up panels. With the recommended condition, the architectural features will be carried through on all four

elevations consistent with the Guidelines. The models are consistent in form and materials and provide an overall coherent design for the entire collection of homes.

G. TRAFFIC

The proposed project consists of 27 single family residential homes. According to the Institute of Transportation Engineers Trip Generation Manual: 10th Edition, a development of this type is expected to generate 255 new daily trips with 20 of those trips occurring in the AM Peak Hour and 27 of those trips occurring in the PM Peak Hour. The trip generation of this project is below the City of Napa's threshold for requiring a Traffic Impact Study.

V. ENVIRONMENTAL REVIEW

Staff recommends that the Planning Commission determine that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with Section 15332 (Categorical Exemptions: Class 32) of the CEQA Guidelines, which exempts in-fill development projects that are consistent with the General Plan and Zoning Ordinance; that occur within City limits and are on sites no more than 5 acres in size; that are on sites with no value as habitat for endangered, rare or threatened species; that would not result in any significant effects relating to traffic, noise, air quality, or water quality; and that can be adequately served by existing utilities. The City Council also determines that the exceptions to categorical exemptions identified in Section 15300.2 of the CEQA Guidelines are inapplicable because the land is in an urbanized area with no environmentally sensitive habitats or species of concern on the property, there has been no successive effort to intensify land uses in the area, and no unusual circumstances exist that would pose a reasonable possibility of having a significant effect on the environment. Based on this analysis, no significant environmental effects would result from this project and the exemption is appropriate.

VI. REQUIRED FINDINGS

The Planning Commission's recommendation to the City Council regarding this project is subject to the required findings established in Section 17.62.080, Design Review, Section 17.60.070, Use Permits and Section 16.20.070, Tentative Maps. These findings are provided in the draft resolutions attached to this Staff Report.

VII. PUBLIC NOTICE

Notice that this application was received was provided by the City on March 13, 2018 and notice of the scheduled public hearing was provided on September 20, 2018, by US Postal Service 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 September 21, 2018 and provided to people previously requesting notice on the 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. The Applicant was also provided a copy of the report and attachments prior to the meeting.

VIII. STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation to the City Council: (1) determining that the project is exempt from CEQA pursuant to Section 15332 of the CEQA Guidelines; and (2) approving a Design Review Permit, Use Permit and a Tentative Map based on a determination that the application is consistent with the City's General Plan, Subdivision Ordinance, Zoning Ordinance and other applicable City requirements and policies.

IX. ALTERNATIVES TO RECOMMENDATION

1. Continue the application with direction for modifications and allow the Applicant an opportunity to prepare a revised design.
2. Recommend that the application be denied by the City Council.

X. REQUIRED ACTIONS

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

1. A resolution determining that the project is exempt from CEQA and approving a Design Review Permit and a Tentative Map to subdivide a 4.9-acre project site into 27 single-family lots and a Use Permit authorizing the application of flag lot development standards.

XI. DOCUMENTS ATTACHED

1. Draft City Council Resolution Approving a Use Permit, Design Review Permit, and Tentative Map for Vista Grove
2. Project Descriptions, Site Plan, Architectural Plans, Tentative Map and Preliminary Landscape Plan
3. Neighboring property owner's correspondence received in advance of this report's publishing

July 28, 2003

Community Development Department
City of Napa Planning Division – 5121
P.O. Box 660
1600 First Street
Napa, California 94559

RECEIVED
AUG 31 2018
COMMUNITY DEVELOPMENT
DEPARTMENT

Rdg: Public Hearing for Vista Grove Subdivision Application

Dear Planning Commission:

We are writing in response to the Notice of Public Hearing for the Vista Grove Subdivision Application to be located at 4455 Linda Vista Avenue in Napa, California. Since we are unable to attend the September 6, 2018 public hearing, we are writing to share our concerns about the project with the Planning Commission.

We purchased our home at 7 Vindel Lane in the HearthStone Subdivision in October 2015. A key reason why we selected this house was the fact that the neighborhood is very quiet. Vindel Lane along with our perpendicular streets Wine Press Way and Wine Dale Lane are all cul-de-sacs reducing the amount of traffic and noise in our neighborhood.

During 2018, we learned about the proposed Vista Grove Subdivision. Here are the reasons why we don't support the petition:

- 1) We are both self-employed and need a quiet environment in which to work. Leslie conducts conference calls with clients on a daily basis from our home using a speakerphone.
- 2) We are very concerned about the dust and diesel truck pollution that the Vista Grove Subdivision would contribute as we both suffer from asthma. This exposure would go on for years due to the length of time it takes to build a new subdivision, adversely affecting our health and quality of life.
- 3) After experiencing the Nun's fire disaster in October 2017, leaving the area for 10 days, it became clear to us that increased neighborhood density and overcrowding is a hazard during emergency situations due to the limited size of our local highways and roads.
- 4) Lastly, our property values which have steadily risen since we purchased our home will likely plummet due to the competition that a new subdivision would bring.

Although we love our home and our neighborhood, we may have to move if the Vista Grove Subdivision is approved.

Sincerely,



Robert & Leslie Derbin



REVISED DATE
NOTICE OF PUBLIC HEARING
CITY OF NAPA

NOTICE IS HEREBY GIVEN BY THE PLANNING COMMISSION OF THE CITY OF NAPA THAT THE PREVIOUSLY NOTICED PUBLIC HEARING FOR THE **VISTA GROVE SUBDIVISION APPLICATION** HAS BEEN CHANGED TO **THURSDAY, SEPTEMBER 6, 2018** AT THE HOUR OF 5:30 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, CITY OF NAPA, 955 SCHOOL STREET, A REGULAR MEETING AND PUBLIC HEARING WILL BE CONDUCTED BY SAID PLANNING COMMISSION OF THE CITY OF NAPA AT WHICH TIME AND PLACE ALL PERSONS MAY ATTEND AND BE HEARD UPON THE APPLICATION OF:

VISTA GROVE SUBDIVISION – 4455 LINDA VISTA AVENUE (File No. PL18-0031) Request for a Design Review Permit, Tentative Map to subdivide a 4.9 acre property into 27 single-family lots and a Use Permit to authorize use of Flag Lot Development Standards. The proposed lots range in size from 5,000 square feet to 8,300 square feet and will be accessed off extensions of Winedale Lane, Wine Press Way, and Wine Country Avenue. Five different house plans are proposed ranging in size from 1,556 square feet to 3,031 square feet in a combination of one-story and two-story designs. Fifteen of the proposed houses will include an Accessory Dwelling Unit. The existing single-family house will be demolished. The project site is located on the west side of Linda Vista Avenue and east of Malaga Way, between the eastern and western terminuses of Wine Country Avenue; within the Single-Family Infill General Plan Designation (SFI-3) and the Single-Family Infill Zoning District (RI-5); and within the Affordable Housing Overlay District (AH). (APNs: 007-045-041 & -042) (Morris)

CEQA DETERMINATION: The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the CEQA Guidelines which exempts in-fill development projects.

If you challenge the above in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Napa at, or prior to, the public hearing. Background information, including full size plans when applicable, for the above item is available on the City website www.cityofnapa.org or at the Community Development Department – Planning Division, 1600 First Street, on the Monday before the hearing; and may be available earlier depending on the completion of the report and its photocopying.

Visto Grove Development Project

July 6, 2018

Dear Mr. Felix

This letter is submitted concerning the Visto Grove Development Project, located at the intersection of Wine Country Ave and Linda Vista Ave in Napa. My wife and I are part of the neighborhood and in fact have lived in our home for over twenty years. We're located at 106 Winedale Lane, directly north of the proposed new housing site.

While connecting the eastern and western sections of Winedale Lane does not present a problem for us, connecting the northern and southern section of Winedale Lane does. After living in this neighborhood for over twenty years in relative quiet, opening that portion of the street would completely change the dynamics of our area. The net effect for us and our neighbors would be an increase in traffic flow, noise and reduced parking for existing homeowners. I can envision Winedale Lane being used as secondary parking lot, especially considering the new dwellings, where 40% of the new homes offer a second residential unit.

I think the original plan called for an additional home built in the area that we're contesting. With the shortage of homes in the City of Napa, I would think the building of one more home would just make more sense.

Again, my wife and I are not in favor of opening the Winedale Lane, southern section of the road.

Sincerely,

Paul and Lynn Garvey

Morris, Erin

From: Lisa Cleaver <cleaverwine@gmail.com>
Sent: Thursday, October 4, 2018 11:33 AM
To: kfelix@cityofnapa.org; Mott, Peter
Cc: Techel, Jill; Gentry, Doris; Sedgley, Scott; Krider, Jim; Parness, Mike; LaRochelle, Jack; Morris, Erin
Subject: Vista Grove Subdivision: File No. PL18-0031

I am writing to you in regards to the Vista Grove Subdivision proposal (File: PL18-0031). I understand the 27 homes, 15 (55.6%) of which will include accessory units, are to be built on the section of vacant land fronted by the Wine Country Avenue / Linda Vista Avenue intersection. Although I understand the need for additional housing in Napa, I am considerably concerned about the potential negative impact this project will have on the surrounding neighborhoods; specifically, the homes in the Ravenwood neighborhood adjacent to this project, where I reside.

We purchased our home in 2013. Among the many deciding factors was the quiet nature of the neighborhood. Our backyard borders the property in question. With the grove of eucalyptus trees behind us, we were provided a significant sense of privacy with an abundance of bird and squirrel wildlife. Secondly, a major deciding factor was that this neighborhood is closed to thru traffic and in essence a closed neighborhood allowing children to play in the street without concern for speeding cars. We specifically choose a neighborhood of this style - closed to thru traffic, quiet, little car traffic, neighbors on either side, but open space behind - when deciding to move from the upper valley down to Napa. I cannot overstate that these attributes were significant factors in our decision to purchase and live in this neighborhood.

With this in mind, my hope would be that the new homes could be added without creating a significant negative impact to our Ravenwood neighborhood. This could be accomplished by the following:

1. Build only single story homes along the perimeter of the new development (i.e., along the border that backs up to the homes on Ravenwood Lane) and locating the two-story homes in the middle of the new development, thus preserving a modicum of current residential views and particularly privacy. As planned right now, each home backing up to the border of Ravenwood Lane would have 2 two-story homes behind each home, staggered, cutting off all current views, sunlight and a significant reduction in privacy. Something we all paid a very significant home prices to have.

2. Not opening Winedale Avenue to thru traffic to Wine Country Avenue. As I understand, this proposed thoroughway was NOT part of the General Plan. Additionally, this proposal would also seem to violate the General Plan's mandate stating that the distance between intersecting streets (in this case, Winedale Ave. and Malaga Way) to collector streets (Wine Country Ave.) be at least 300 – 400 feet apart. This design would appear to fall well short of that minimum distance limit.

2a. Our neighborhood has been in existence for 20+ years. Traffic flow and function has not been an issue in our or the surrounding neighborhoods and thus no "improvement" or change appears warranted. It would seem that the most likely result to opening Winedale Avenue would be to increase the opportunity for unnecessary traffic and overflow parking created by the accessory / rental units. This would adversely effect the value of the homes in our neighborhood from both a monetary and quality of life perspective.

2b. The best solution would be to add a 28th home where the Winedale extension would be. I believe this was part of the initial concept. Alternatively, Winedale Avenue could utilize an Emergency Vehicle Access Point Only option similar to those in Browns Valley and Hidden Hills, thus closing the street, but providing an emergency thoroughway if ever needed.

Thank you for your time and consideration in this matter.

Lisa N. Cleaver
9 Ravenwood Lane
707-927-5474



PLANNING COMMISSION

DRAFT MINUTES EXCERPTS

October 4, 2018

7. PUBLIC HEARINGS/APPEALS

B. VISTA GROVE SUBDIVISION – 4455 LINDA VISTA AVENUE (File No. PL18-0031) Request for a Design Review Permit, Tentative Map to subdivide a 4.9 acre property into 27 single-family lots and a Use Permit to authorize use of Flag Lot Development Standards. The proposed lots range in size from 5,000 square feet to 8,300 square feet and will be accessed off extensions of Winedale Lane, Wine Press Way, and Wine Country Avenue. Five different house plans are proposed ranging in size from 1,556 square feet to 3,031 square feet in a combination of one-story and two-story designs. Fifteen of the proposed houses will include an Accessory Dwelling Unit. The existing single-family house will be demolished. The project site is located on the west side of Linda Vista Avenue and east of Malaga Way, between the eastern and western terminuses of Wine Country Avenue; within the Single-Family Infill General Plan Designation (SFI-3) and the Single-Family Infill Zoning District (RI-5); and within the Affordable Housing Overlay District (AH). (APNs: 007-045-041 & -042)

Commissioners provided disclosures.

Commissioner Myers recused himself from the review of this application due to financial interest in other developments with the Applicant.

Planning Manager Erin Morris introduced the project application.

Associate Planner Michael Allen presented the Staff Report and provided a recommendation. He introduced Senior Civil Engineer Tim Wood to answer traffic related questions.

Chair Murray inquired on the location placement for the stop signs.

Senior Civil Engineer Tim Wood responded to Commissioner questions.

Chair Murray invited the Applicant to speak.

Katherine Phillippakis, on behalf of the Applicant, briefed the Commission on background of the Application and offered to answer Commissioner questions. She introduced Jeremy Sill, Randy Gularte and Kirk Geyer as the Applicant team.

Jeremy Sill, Applicant's Civil Engineer, briefed the Commission on traffic flow and offered to respond to Commissioner questions.

Kirk Geyer, Applicant's Designer, briefed the Commission on the project application's history and background.

The Commission had the following questions and comments for the Applicant:

- Where are the proposed stops to control traffic in Wine Country Avenue?
- Are there any controls to Dry Creek Road?
- Clarification on the stop on Linda Vista was requested.

- Would the Applicant consider inclusion of a speed buffer to slow traffic from Wine Country Avenue and Dry Creek Road?
- Has the Applicant considered a setback on the second floor?
- Clarification on the front landscape was requested.

Mr. Wood provided clarification on controls for Wine Country Avenue traffic.

Mr. Sill and Mr. Geyer responded to Commissioner questions.

Chair Murray opened the item for Public Hearing.

Brian Bowman, 19 Ravenwood Lane, spoke of his concern of the collector street setback on the north side of the development creating blind corners in close proximity.

Don Chase, 4324 Malaga Court, spoke of his concern of the project's set-backs, a specific redwood tree and the speed of traffic. He also requested clarification regarding fences.

Marty Hinds, 103 Sundance Court, spoke of his concern regarding speed of traffic and requested prominent speed limit signs.

Lisa Cleaver, 9 Ravenwood Lane, spoke of her concern regarding the increased vehicles in an area with existing heavy traffic and suggested the development surround the two-story homes with one-story homes, to avoid loss of views from Ravenwood homes.

Sarah Kramer, 23 Ravenwood Lane, spoke of her concern of the development's proximity to existing homes and requested clarification regarding the construction timeline and times of construction.

Lorna Dekker, Malaga Court Resident, spoke of her concern regarding street parking and speed of traffic.

Heidi Grapes, 2430 Wine Country Avenue, spoke of her concern regarding increased vehicles and current speed of traffic.

Shon Gongora, 91 Winedale Lane, spoke of his concern of increased traffic at the north end of Winedale and suggested further study for additional emergency vehicle access.

Mike Cleaver, 9 Ravenwood Lane, spoke of his concern regarding the increase in vehicles, decrease in parking and speed of traffic and requested clarification on Winedale traffic flow.

After receiving no further comments, the Public Hearing was closed.

Mr. Allen responded to the following public hearing comments and questions:

- The development will provide 61 new street parking spaces, in addition to driveways and garages, exceeding City requirements.
- The construction timeline is determined by the developer.
- The ordinance requires construction times to be within the hours of 8:00 a.m. and 6:00 p.m., Monday through Friday and 10:00 a.m. to 5:00 p.m. on Saturdays.
- Setbacks are determined by the zoning and are similar or greater than existing homes in the area.

- The neighborhood is predominantly composed of two-story homes, with most new two-story homes adjacent to existing two-story homes.
- Other comments regarding existing traffic conditions beyond the project site are not appropriate for this development but can be reviewed and addressed with the Public Works Department.
- He provided clarification regarding fence requirements.
- The Applicant is encouraged to work with the neighbors regarding their concern of the trees.

Mr. Wood responded to the following public hearing comments and questions:

- Caltrans controls traffic signals on State Route 29 & Wine Country Avenue, but the City is working with Caltrans to coordinate the traffic timing.
- Annual traffic studies are conducted on collector and arterial roads to determine speed limits.
- Side streets automatically require a 25 mile-per-hour limit and do not require speed limit posting.
- He shared the City's [Citywide Guidelines for Traffic Calming and Neighborhood Traffic Management](#) Report that is used when establishing and managing traffic guidelines.
- He clarified the Selective Enforcement Program.
- He clarified primary emergency route guidelines.
- He clarified the minimum spacing between streets within the Land Use Guidelines.

The Commission had the following questions for Staff:

- Clarification was requested regarding bulb outs.
- How long has the current zoning at this site been established for?
- Would the Traffic Division consider a different location for collector controls?
- Would a second four-way stop be considered on Wine Country Avenue?
- Could a different location for the stop sign be considered?

Mr. Wood and Mr. Allen responded to Commissioner questions.

Chair Murray invited the Applicant to present rebuttal and respond to questions.

Randy Gularte, Applicant, responded to public comments and Commissioner questions, including clarification on the construction timeline.

Commissioners discussed and began deliberation. Commissioners offered the following final comments and questions:

- The Applicant has worked with Staff to ensure guidelines are followed for the proposed project.
- The Commission expressed appreciation on the modern design of the homes and compliance to previously set zoning while maximizing the density of the project.
- The landscape plans could be more advanced.
- Accessways are encouraged.
- The City needs this housing.
- Staff and the Applicant are encouraged to continue to work together to address traffic.
- The General Plan has considered housing on this site.
- The community is encouraged to continue discussions on traffic to stay involved.

Commissioners Painter and Huether moved and seconded to forward a recommendation to City Council to adopt a resolution approving a Design Review Permit and Tentative Map for the Vista Grove Subdivision, a Use Permit authorizing the application of Flag Lot Development Standards and determining that the action is exempt from the requirements of CEQA.

Motion Carried:

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