



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

(707) 257-9530

## PLANNING COMMISSION STAFF REPORT FEBRUARY 7, 2019

AGENDA ITEM 7.A File No. PL18-0200 – **GOLDEN GATE VILLAGE EXTENSION II**

### I. GENERAL INFORMATION

**PROJECT SUMMARY:** Request for a two-year extension to the expiration of a previously approved Design Review Permit, Variances (VA-1 and VA-2) and Tentative Subdivision Map

**LOCATION OF PROPERTY:** 2431 W Imola Avenue  
APN 043-342-005

**GENERAL PLAN:** Multi-Family Residential (MFR-126)

**ZONING:** Multi-Family Residential (RM)

**APPLICANT/ AUTHORIZED AGENT:** Beaubien Investment Group Phone: (415) 218-7936  
930 Tahoe Boulevard # 802-299  
Incline Village, NV 89451

**STAFF PLANNER:** Jose Cortez, Assistant Planner Phone: (707) 257-9530

### LOCATION MAP



## II. PROJECT DESCRIPTION

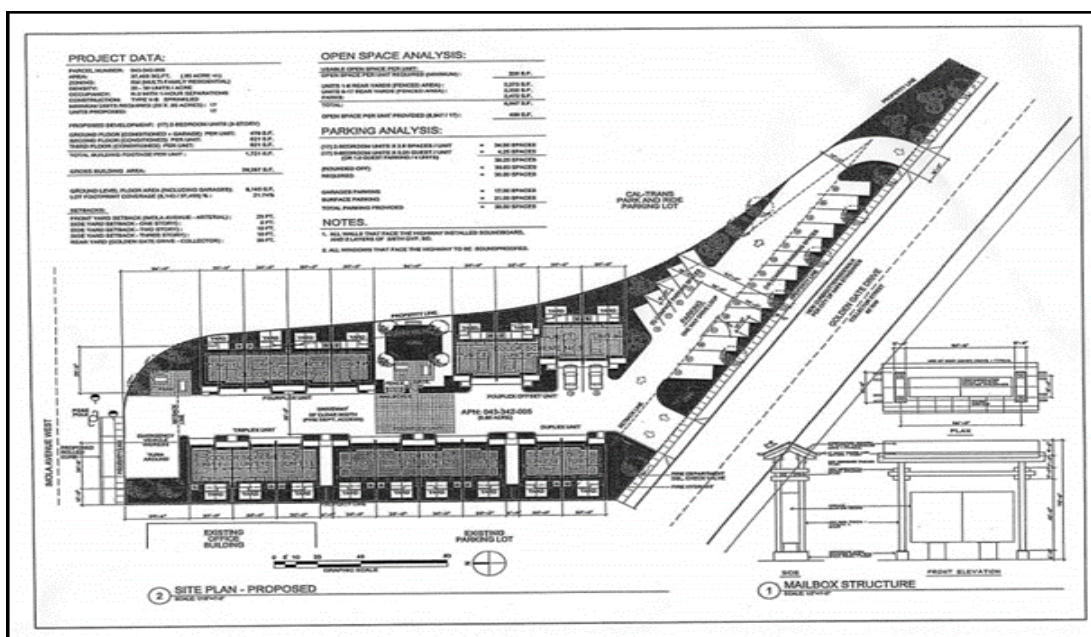
The Applicant, Beaubien Investment Group, requests an extension of the previously approved Golden Gate Village Tentative Map, Design Review Permit and Variances (VA-1 and VA-2) (PL04-0246) for a period of two years. The Applicant requests an extension in order to have sufficient time to submit for building permits and work out various technical issues that were encountered during the improvement plan stage. When the entitlements for this project were originally approved in 2005, the project proposed to develop 17 one-bedroom townhomes on a 37,455 square foot (.85-acre) parcel at 2431 Imola Avenue West. The approved project consisted of five two-story buildings clustered around an interior motor court in the northern portion of the site, and a 13-space common parking area located in the narrow panhandle portion of the property fronting Golden Gate Drive. Each of the 17 units were one-bedroom in size with a single-car garage. As designed, the project required approval of two variances to allow encroachments into required yard and setback areas.

In 2014, the Applicant requested amendments to the previously approved Design Review Permit and two Variances in order to convert all 17 units from one-bedroom, two-story to two-bedroom, three-story units and increase the peak roof height of the buildings approximately 10 ft. (from 27 ft. 8 in. to 36 ft.  $\frac{3}{4}$  in.); eliminate two approved surface parking spaces at the north end of the property and convert 10 parallel parking spaces in the southern “panhandle” portion of the property into 20 angled parking spaces; and reverse the egress/ingress direction for emergency vehicle access so that fire ladder trucks would enter from West Imola Avenue and exit via Golden Gate Drive. The requested amendments were approved by the Council on July 22, 2014 by Resolution No. R2014-129.

The project includes the following applications:

1. An Extension for a previously approved Tentative Map, Design Review Permit, and Variances

### FIGURE 1 – APPROVED TENTATIVE MAP



### **III. CONTEXT & BACKGROUND**

#### **A. CONTEXT**

The 0.86-acre project site is located south of W Imola Avenue between Golden Gate Drive to the west and Highway 29 on-ramp to the east. The project site is an irregularly shaped property with frontage on Golden Gate Drive and Imola Avenue West. The property is flat, and vegetation is limited to two small palm trees and grasses. Surrounding land uses include the Caltrans Park and Ride lot, and office building to the west, offices and multi-family development to the southwest, and a gas station to the north across Imola Avenue.

#### **B. BACKGROUND**

The project was originally approved on December 6, 2005 with an initial expiration date of December 6, 2007. The project was granted a two-year discretionary extension by the City Council on September 11, 2007 (Resolution R2007 148) to December 9, 2009 and received four automatic extensions through State legislation, including Senate Bill (SB) 1185 to December 6, 2010, and Assembly Bill (AB) 333 to December 6, 2012, AB 208 to December 6, 2014, and AB 116 to December 6, 2016. The project received the benefit of another two-year discretionary extension approved by the City Council on May 16, 2017 (Resolution R2017-061), which extended the expiration date of the project entitlements to December 6, 2018. Although this expiration date has already passed, the Applicant submitted the extension request prior to the expiration date and therefore the entitlements remain valid until disposition of this request. Approval of the requested extension would extend the Tentative Map and its associated entitlements until December 6, 2020.

### **IV. ANALYSIS**

#### **A. GENERAL PLAN**

The General Plan designation for the site is MFR-126, Multi-Family Residential, which provides for attached residential development at a density range of 20 to 30 units per acre. The 17 units on the 0.85 acres results in a density of 20 units per acre. The project was previously determined to be consistent with the General Plan, and there have been no subsequent changes to the General Plan which would conflict with the original findings.

#### **B. SUBDIVISION ORDINANCE AND SUBDIVISION MAP ACT**

In accordance with Napa Municipal Code (NMC) Section 16.20.090 and Section 66452.6 of the Subdivision Map Act, approved Tentative Subdivision Maps shall expire 24 months after they are approved. A Final Map must be filed and recorded prior to this deadline and before grading and building permits can be issued for project construction. Under NMC Section 16.20.100 and Section 66452.6(e) of the Subdivision Map Act, upon application of the subdivider filed with the Community Development Director prior to the expiration of the tentative map, the City Council may approve one or more discretionary extensions of a tentative parcel map for a total period not to exceed six years. However, the State enacted legislation on four occasions between 2008 and 2013 automatically extending the life of all subdivision maps, depending on their original expiration dates, by up to a possible total of seven years (in addition to the six years permitted by discretionary extensions). Golden Gate Village Condominiums Tentative Map was extended seven years by the automatic

State extensions and four years by discretionary extensions approved by the City Council. Therefore, the project is only eligible for one more two-year discretionary extension.

The Applicant has requested another two-year extension and since there have been no substantial changes in City policies regarding subdivisions nor changes to the findings that were made in support of the project's approval, Staff believes that a two-year time extension would be acceptable. If approved, this would be the third two-year extension (six years total) granted by the City, and the Project would not be eligible for any additional extensions as stated above.

## C. ZONING

The property is located within RM, Multi-Family Residential District which provides for attached residential development. Townhomes are a permitted use within the RM District, subject to approval of a Design Review Permit by the City Council for projects containing more than 10 units.

The following analysis addresses compliance with applicable zoning standards:

Standard	Code Requirement	Project
Height	3 stories / 40 feet	3 stories / 36 feet $\frac{3}{4}$ inch
Coverage	50% maximum	22% (no change to prior approval)
Front Setback (Golden Gate Drive)	20 feet minimum	See Variance discussion below
Front Setback (West Imola Avenue)	20 feet minimum	See Variance discussion below
Side Yard (west property line)	10 feet minimum	See Variance discussion below
Side Yard (east property line)	10 feet minimum	See Variance discussion below
Usable outdoor area	200 sq. ft. / unit	409 sq. ft. / unit (7% increase from prior approval)

Compliance with the condominium project requirements and parking requirements of the Zoning Ordinance are addressed below.

The project was previously determined to be consistent with the Zoning Ordinance with approval of the Variances, and there have been no subsequent changes to the Zoning Ordinance which would conflict with the original findings.

## D. CONDOMINIUM PROJECT REQUIREMENTS

The project meets the definition of a "condominium" in the Municipal Code, which is defined in part as "...an estate in real property consisting of an undivided interest in common in a portion of real property together with a separate interest in space or a portion of such real property." The Planning Commission and Council previously determined that the project is consistent with the Condominium Project Requirements.

**E. PARKING**

Chapter 17.54 of the Zoning Ordinance requires 2.0 parking spaces per two-bedroom unit plus one guest parking space for every four units. This equates into a requirement for 38 on-site parking spaces, which is the number proposed by the project. Each unit has one garage space as required by the Code. Although not shown on the site plan, at least one of the visitor parking spaces must meet accessibility standards. Additionally, street parking is available on Golden Gate Drive for approximately 10 cars adjacent to the property's frontage.

**F. VARIANCE FOR BUILDING SETBACK**

The currently proposed 17 units are separated into five distinct buildings, maintaining the same structural footprint as the prior project approval and for which a building setback variance was approved. Sheet A1.1 of the plan drawings provides a site plan of the project showing the required setbacks (note that the required setback along Imola Avenue is 20 feet, not 25 feet as shown on the plans). The majority of buildings fall within the required setbacks. However, due to the irregular shape of the property, some minor building encroachments into the required setbacks and yards are necessary. These encroachments include the following:

- Unit 17 encroaches 10.5 feet into the required 20-foot front setback from Golden Gate Avenue.
- The cantilevered second floor of Units 10, 11, 12, 13, 14, 15, 16 and 17 encroach 2 feet into the required 10-foot yard along the west property line.
- Portions of Units 1, 2, 3 and 7 encroach up to 5.5 feet into the required 10-foot yard along the east property line.

The required findings for granting this variance are addressed below.

**G. VARIANCE FOR PARKING SETBACK**

The Zoning Ordinance requires parking to be located outside of required street setbacks. As shown on the site plan, the 14 angled parking spaces adjacent to Golden Gate Drive encroach into the required 20 foot setback, within 2 feet of the property line, and two angled spaces encroach approximately 8 feet into the 10-foot side setback along the eastern property line. The required findings for granting this variance are addressed in City Council Resolution R2014-129.

**H. ENTRY SIGN**

The project included an identification sign on the right side of the main driveway entrance. The sign consists of an eight foot long by one foot high "Golden Gate Village" identification sign mounted on a 2½ foot high cultured stone veneer wall. Letters will consist of 8-inch individual bronze raised letters on a stucco background. Section 15.56.080 of the Municipal Code permits up to two subdivision identification signs with a maximum message area of 48 square feet and a maximum height of 4 feet. As such, the proposed

sign is permitted without a sign permit. The proposed location of the sign conforms to required setbacks and is located outside of the visibility triangle.

## **I. DESIGN REVIEW**

### **1. SITE PLAN**

The site plan has been designed to make the most efficient use of this irregularly shaped parcel by locating the living units in the larger portion of the property. The units are grouped together with focus toward the motor court area and a pocket park. Surface parking is located in the narrow panhandle portion of the lot.

Special motor court paving is used to create a central focal point for the project. The central pocket park includes two tables with benches and a central locking mail box. A second smaller pocket park at the north end of the project provides additional outdoor space with two more sets of tables and benches. The main entry is located at the north end of the Golden Gate Drive frontage, with secondary one-way egress at the south end of the Golden Gate frontage to serve the parking lot. Emergency vehicle access is provided from West Imola Avenue.

The Planning Commission and Council previously determined that the design of the project responds well to the provisions of the Residential Design Guidelines.

### **2. ARCHITECTURE**

The project's architecture borrows from cottage and craftsman styles. Different building mass and roof types are used in each of the five building complexes to gain variety. The units will be clad with a hardboard siding product and painted in a three (3)-color scheme. Each color scheme uses four different colors, including two different body colors (one for each of the different wall finishes). Color Scheme 1 adds trellises between the bays to visually separate the second and third levels. Color Schemes 2 and 3 include architectural sills at the same level across the bays. The applicant has also added shutters and planter boxes to windows. Previously approved canvas awnings have been replaced with metal louvers for durability of finish and color and to add character and depth to elevations. The gable and hip roofs are pitched at 7:12 and will have an architectural grade composition shingle. The windows will be clad wood or vinyl with thick sash sections. The Planning Commission and Council previously determined that the architecture of the project responds well to the provisions of the Residential Design Guidelines.

## **J. AFFORDABLE HOUSING COMPONENT**

The affordable housing provisions of the Municipal Code in effect at the time the project entitlements were originally approved by the City Council require 10 percent of the units (2 units) to be available at a defined affordable price. One of the units must be affordable to a household earning 100 percent of median income and the other unit must be affordable to a household earning 120 percent of the median income. The developer is proposing to exceed this requirement by providing 3 affordable units: two for households earning 80 percent of the median income (defined as low income) and one for a household earning 50 percent of the median income (defined as very low income). Additionally, it is noted that the very low-income unit will be fully handicap accessible.

**V. ENVIRONMENTAL REVIEW**

City staff recommends that the City Council determine that the recommended action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 which exempts in-fill projects of no more than five acres substantially surrounded by urban uses.

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, and the project does not involve or affect historic resources. Based on this analysis, no significant environmental effects would result from this project and the use of categorical exemptions is appropriate.

**VI. REQUIRED ACTIONS**

The Planning Commission's approval of this project is subject to the required findings in NMC Section 17.62.080 relating to Design Review Permits, NMC 17.64.060; Variances, and NMC 16.20.070; Tentative Maps. These findings are provided in the draft Resolution attached to the Staff Report. These findings relate to consistency of the project with the General Plan and Zoning Ordinance. Staff has determined that since the circumstances upon which the original Tentative Map approvals were based on have not substantially changed, the project remains in compliance with the required findings. The proposed project could be deemed consistent with these findings and the attached Resolution (see Attachment 1) contains the basis for this recommendation.

**VII. PUBLIC NOTICE**

Notice of the scheduled public hearing was provided on January 24, 2019, 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 January 25, 2019 and provided to people previously requesting notice on the matter at the same time notice was provided to the newspaper for publication. The Applicant was also provided a copy of this Report and the associated attachments in advance of the public hearing on the project.

**VIII. STAFF RECOMMENDATION**

Staff recommends that the Planning Commission forward a recommendation to the City Council to: (1) determine that the project is exempt from CEQA pursuant to Section 15332 of the CEQA Guidelines; and (2) approve a two-year extension of a previously approved Tentative Map, Design Review Permit and Variances (VA-1 and VA-2) for the Golden Gate Village Townhomes project located at 2431 Imola Avenue West based on a determination that the application, as conditioned, is consistent with the City's General Plan, Zoning Ordinance and other applicable City requirements and policies.

### **IX. ALTERNATIVE TO RECOMMENDATION**

1. Continue the application with direction for modifications and allow the Applicant an opportunity to prepare a revised proposal.
2. Direct Staff to return to the Planning Commission with a resolution documenting findings from the hearing record to support denial of the proposed project.

### **X. REQUIRED ACTIONS**

Determine that the findings set forth in the attached resolution (Attachment 2) have not substantially changed and forward a recommendation to the City Council to:

1. Adopt a Resolution approving a two-year extension of a previously approved Tentative Map, Design Review Permit and Variances (VA-1 and VA-2) for the Golden Gate Village Townhomes project located at 2431 Imola Avenue West and determining that the actions authorized by the Resolution are exempt from the requirements of CEQA.

### **XI. DOCUMENTS ATTACHED**

1. Draft Resolution
2. Project Description and Plans



**RESOLUTION R2019-XX**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, APPROVING A TWO-YEAR EXTENSION TO A PREVIOUSLY APPROVED DESIGN REVIEW PERMIT, VARIANCES (VA-1 and VA-2) AND TENTATIVE SUBDIVISION MAP FOR THE GOLDEN GATE VILLAGE TOWNHOUSES AND DETERMINING THAT THE ACTIONS AUTHORIZED BY THIS RESOLUTION ARE EXEMPT FROM CEQA

WHEREAS, on December 6, 2005, the City Council adopted Resolution R2005 153 approving a Design Review Permit for the design of a Tentative Subdivision Map, a Variance (VA-1) to allow certain buildings to encroach into required setbacks and yards, a Variance (VA-2) to allow parking within the required front setback, and a Tentative Subdivision Map for the Golden Gate Village Townhouses project at 2431 Imola Avenue West (APN 043-342-005) (collectively, "Project Entitlements"); and

WHEREAS, on September 11, 2007, the City Council adopted Resolution R2007 148 approving a two-year extension of the Project Entitlements to December 9, 2009; and

WHEREAS, from December 10, 2009 to December 6, 2017, the Project Entitlements were automatically extended by the legislative extensions in the Subdivision Map Act; and

WHEREAS, on July 22, 2014, the City Council adopted Resolution R2014-129 approving amendments to the Design Review Permit, VA-1 and VA-2; and

WHEREAS, on May 16, 2017, the City Council adopted Resolution R2017-061 approving a second two-year extension of the Project Entitlements (as amended by R2014-129) to December 6, 2018; and

WHEREAS, on December 6, 2018, the Beaubien Investment Group (the "Applicant") submitted a timely application for a two-year extension of the Project Entitlements (as amended by R2014-129); and

WHEREAS, pursuant to Napa Municipal Code Section 16.20.100 and Section 66452.6(e) of the Subdivision Map Act, the Project Entitlements are eligible for one additional two-year extension; and

WHEREAS, the Planning Commission of the City of Napa, State of California, held a noticed public hearing on February 7, 2019, and has recommended approval of the subject application; and

WHEREAS, the City Council of the City of Napa, State of California, held a noticed public hearing on March XX, 2019 on the subject application.

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

Section 1. The City Council hereby finds that the circumstances upon which the original and amended Project Entitlements were based, have not substantially changed and the extension is supported by the findings made for the approval of the original and amended Project Entitlements.

Section 2. The City Council hereby determines that the actions authorized by this Resolution are exempt from CEQA pursuant to CEQA Guidelines Section 15332 which exempts in-fill projects of no more than five acres substantially surrounded by urban uses.

Section 3. The City Council hereby grants a two year extension of the Project Entitlements (as amended by Resolution No. R2014-129), which extension shall expire on December 6, 2020. This extension is granted subject to compliance with the conditions of the original approval contained in Resolution R2005 153, as amended by Resolution R2014 129.

Section 4. This Resolution shall take effect immediately.

I HEREBY CERTIFY that the foregoing resolution was duly and regularly adopted by the City Council of the City of Napa at a regular meeting of said City Council held on the XX<sup>TH</sup> day of March 2019 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_

Tiffany Carranza  
City Clerk

Approved as to form:

\_\_\_\_\_  
Michael W. Barrett  
City Attorney



December 6, 2018

City of Napa  
Planning Division  
1600 First Street  
707.257.9530

RE: 2431 West Imola Ave Entitlement Extension

To whom it may concern:

The 17 unit Townhome project at 2431 West Imola has been approved and extended by previous owners. Beaubien Investment Group LLC and JKL Construction LLC are the current owners and request an extension to the approved entitlements with no changes.

The reason for the extension is so that we can have time to submit the project to plan check in order to obtain building permits. This project has had a long history prior to our ownership. There have been many hurdles to overcome and problems to solve.

Previous owners had challenges with previous architects of record. We have engaged Michael Dern as the Architect of Record. He will be submitting plans on our behalf.

There has also been a significant hurdle with one of the conditions of approval. There is a utility pole that is not on our property. The requirement is to move the pole just a few feet. This would require realigning the wires and adding an additional stabilizing pole on the next pole to the west. We are still addressing this problem with the City Engineers and hope to have a solution shortly. This requirement has caused years of delays and caused the two previous owners to sell the project.

We believe we have found solutions to the problems and look forward to breaking ground and building the much-needed housing in Napa.

Thank you,

Digitally signed by Will Beaubien  
DN: cn=Will Beaubien, o=Baubien Investment  
Group, ou, email=will@beaubien.com, c=US  
Date: 2018.12.06 10:35:53 -08'00'

Will Beaubien  
President  
Baubien Investment Group

RECEIVED

DEC 06 2018

COMMUNITY DEVELOPMENT  
DEPARTMENT

# A Planned Development

## COURTLAND COMMONS

### 17 Townhouses

2431 West Imola Avenue, Napa, California

#### LIST OF CONTACTS

Owner Wm. Beutler Email wbeutler@comcast.net Phone 415-218-7338	Site Address 2431 West Imola Avenue, Napa, California 94558-1000
Architect Dern Architecture + Development Email info@dern.com Phone 415-218-7338	APN 043-342-000
Engineer ZFA Structural Engineers Contact Chris Jones / Justin Ruppel Phone 707-252-5992	20 - 30 Units/Acre with attached Group 9 vehicle spaces. Two 1-hour fire-rated separations with air-gap of zero setback between units.
Energy Consultant ACES Engineering Contact Sylvia Heinrichs Email sylvia@aces-engineering.com Phone 415-218-7338	17 units (0.50 acre x minimum 20 units/acre) 17 2-bedroom, 3-story townhouses with attached private garages Courtyard Commons, LLC - Michelle Kessler and Patrick Sassehl Email: michellekessler@gmail.com and p.sassehl@yahoo.com
Landscaper S&B Landscaping Contact S&B Landscaping Phone 707-252-5992	17 2-bedroom, 3-story townhouses with attached private garages Courtyard Commons, LLC - Michelle Kessler and Patrick Sassehl Email: michellekessler@gmail.com and p.sassehl@yahoo.com
Underground Utilities North Coast Utility Design Contact North Coast Utility Design Phone 707-450-4442	17 2-bedroom, 3-story townhouses with attached private garages Courtyard Commons, LLC - Michelle Kessler and Patrick Sassehl Email: michellekessler@gmail.com and p.sassehl@yahoo.com



Vicinity Map

#### PROJECT DATA

Site Address 2431 West Imola Avenue, Napa, California 94558-1000	APN 043-342-000
20 - 30 Units/Acre with attached Group 9 vehicle spaces. Two 1-hour fire-rated separations with air-gap of zero setback between units.	17 2-bedroom, 3-story townhouses with attached private garages Courtyard Commons, LLC - Michelle Kessler and Patrick Sassehl Email: michellekessler@gmail.com and p.sassehl@yahoo.com
17 units (0.50 acre x minimum 20 units/acre) 17 2-bedroom, 3-story townhouses with attached private garages Courtyard Commons, LLC - Michelle Kessler and Patrick Sassehl Email: michellekessler@gmail.com and p.sassehl@yahoo.com	17 2-bedroom, 3-story townhouses with attached private garages Courtyard Commons, LLC - Michelle Kessler and Patrick Sassehl Email: michellekessler@gmail.com and p.sassehl@yahoo.com

#### DESIGN CRITERIA

All construction is to conform to the 2013 edition of the California Residential Code, Electrical, Mechanical, and Plumbing Codes, and the California Energy Efficiency Standards, as amended by the State of California and/or the City of Napa.

The buildings are to be sprinklered per NFPA 13R standards under a separate submittal.

100% of front (N. Imola) 25'-0" Minimum

10'-0" Side - 3 stories - 40'-0" Minimum

3 Story / 37'-0" (4'-0") 40'-0" Minimum

100% of front (N. Imola) 25'-0" Minimum

10'-0" Side - 3 stories - 40'-0" Minimum

3 Story / 37'-0" (4'-0") 40'-0" Minimum

100% of front (N. Imola) 25'-0" Minimum

10'-0" Side - 3 stories - 40'-0" Minimum

3 Story / 37'-0" (4'-0") 40'-0" Minimum

100% of front (N. Imola) 25'-0" Minimum

10'-0" Side - 3 stories - 40'-0" Minimum

3 Story / 37'-0" (4'-0") 40'-0" Minimum

100% of front (N. Imola) 25'-0" Minimum

10'-0" Side - 3 stories - 40'-0" Minimum

3 Story / 37'-0" (4'-0") 40'-0" Minimum

100% of front (N. Imola) 25'-0" Minimum

10'-0" Side - 3 stories - 40'-0" Minimum

3 Story / 37'-0" (4'-0") 40'-0" Minimum

100% of front (N. Imola) 25'-0" Minimum

10'-0" Side - 3 stories - 40'-0" Minimum

3 Story / 37'-0" (4'-0") 40'-0" Minimum

100% of front (N. Imola) 25'-0" Minimum

10'-0" Side - 3 stories - 40'-0" Minimum

3 Story / 37'-0" (4'-0") 40'-0" Minimum

100% of front (N. Imola) 25'-0" Minimum

10'-0" Side - 3 stories - 40'-0" Minimum

3 Story / 37'-0" (4'-0") 40'-0" Minimum

100% of front (N. Imola) 25'-0" Minimum

10'-0" Side - 3 stories - 40'-0" Minimum

3 Story / 37'-0" (4'-0") 40'-0" Minimum

100% of front (N. Imola) 25'-0" Minimum

10'-0" Side - 3 stories - 40'-0" Minimum

3 Story / 37'-0" (4'-0") 40'-0" Minimum

100% of front (N. Imola) 25'-0" Minimum

10'-0" Side - 3 stories - 40'-0" Minimum

3 Story / 37'-0" (4'-0") 40'-0" Minimum

#### SHEET INDEX

GENERAL	COVER SHEET, PROJECT DATA, VICINITY MAP
AD-1	CONDITIONS OF APPROVAL
AD-2	SITE PLAN KEY SCHEMATIC AT GRADE
AD-3	TITLE SHEET
CIVIL ENGINEERING	GENERAL NOTES
1	PLAN & PROFILE - GOLD GATE DRIVE
2	PLAN & PROFILE - GOLD GATE DRIVE
3	PLAN & PROFILE - GOLD GATE DRIVE
4	PLAN & PROFILE - GOLD GATE DRIVE
5	PLAN & PROFILE - GOLD GATE DRIVE
6	PLAN & PROFILE - GOLD GATE DRIVE
7	PLAN & PROFILE - GOLD GATE DRIVE
8	PLAN & PROFILE - GOLD GATE DRIVE
9	PLAN & PROFILE - GOLD GATE DRIVE
10	CONSTRUCTION DETAILS
11	CONSTRUCTION DETAILS
12	CONSTRUCTION DETAILS
13	CONSTRUCTION DETAILS
14	CONSTRUCTION DETAILS
15	CONSTRUCTION DETAILS
16	CONSTRUCTION DETAILS
17	CONSTRUCTION DETAILS
18	CONSTRUCTION DETAILS
19	CONSTRUCTION DETAILS
20	CONSTRUCTION DETAILS
21	CONSTRUCTION DETAILS
22	CONSTRUCTION DETAILS
23	CONSTRUCTION DETAILS
24	CONSTRUCTION DETAILS
25	CONSTRUCTION DETAILS
26	CONSTRUCTION DETAILS
27	CONSTRUCTION DETAILS
28	CONSTRUCTION DETAILS
29	CONSTRUCTION DETAILS
30	CONSTRUCTION DETAILS
31	CONSTRUCTION DETAILS
32	CONSTRUCTION DETAILS
33	CONSTRUCTION DETAILS
34	CONSTRUCTION DETAILS
35	CONSTRUCTION DETAILS
36	CONSTRUCTION DETAILS
37	CONSTRUCTION DETAILS
38	CONSTRUCTION DETAILS
39	CONSTRUCTION DETAILS
40	CONSTRUCTION DETAILS
41	CONSTRUCTION DETAILS
42	CONSTRUCTION DETAILS
43	CONSTRUCTION DETAILS
44	CONSTRUCTION DETAILS
45	CONSTRUCTION DETAILS
46	CONSTRUCTION DETAILS
47	CONSTRUCTION DETAILS
48	CONSTRUCTION DETAILS
49	CONSTRUCTION DETAILS
50	CONSTRUCTION DETAILS
51	CONSTRUCTION DETAILS
52	CONSTRUCTION DETAILS
53	CONSTRUCTION DETAILS
54	CONSTRUCTION DETAILS
55	CONSTRUCTION DETAILS
56	CONSTRUCTION DETAILS
57	CONSTRUCTION DETAILS
58	CONSTRUCTION DETAILS
59	CONSTRUCTION DETAILS
60	CONSTRUCTION DETAILS
61	CONSTRUCTION DETAILS
62	CONSTRUCTION DETAILS
63	CONSTRUCTION DETAILS
64	CONSTRUCTION DETAILS
65	CONSTRUCTION DETAILS
66	CONSTRUCTION DETAILS
67	CONSTRUCTION DETAILS
68	CONSTRUCTION DETAILS
69	CONSTRUCTION DETAILS
70	CONSTRUCTION DETAILS
71	CONSTRUCTION DETAILS
72	CONSTRUCTION DETAILS
73	CONSTRUCTION DETAILS
74	CONSTRUCTION DETAILS
75	CONSTRUCTION DETAILS
76	CONSTRUCTION DETAILS
77	CONSTRUCTION DETAILS
78	CONSTRUCTION DETAILS
79	CONSTRUCTION DETAILS
80	CONSTRUCTION DETAILS
81	CONSTRUCTION DETAILS
82	CONSTRUCTION DETAILS
83	CONSTRUCTION DETAILS
84	CONSTRUCTION DETAILS
85	CONSTRUCTION DETAILS
86	CONSTRUCTION DETAILS
87	CONSTRUCTION DETAILS
88	CONSTRUCTION DETAILS
89	CONSTRUCTION DETAILS
90	CONSTRUCTION DETAILS
91	CONSTRUCTION DETAILS
92	CONSTRUCTION DETAILS
93	CONSTRUCTION DETAILS
94	CONSTRUCTION DETAILS
95	CONSTRUCTION DETAILS
96	CONSTRUCTION DETAILS
97	CONSTRUCTION DETAILS
98	CONSTRUCTION DETAILS
99	CONSTRUCTION DETAILS
100	CONSTRUCTION DETAILS

MECHANICAL ENGINEERING	GENERAL NOTES
EN-1	PLAN & PROFILE - GOLD GATE DRIVE
EN-2	PLAN & PROFILE - GOLD GATE DRIVE
EN-3	PLAN & PROFILE - GOLD GATE DRIVE
EN-4	PLAN & PROFILE - GOLD GATE DRIVE
EN-5	PLAN & PROFILE - GOLD GATE DRIVE
EN-6	PLAN & PROFILE - GOLD GATE DRIVE
EN-7	PLAN & PROFILE - GOLD GATE DRIVE
EN-8	PLAN & PROFILE - GOLD GATE DRIVE
EN-9	PLAN & PROFILE - GOLD GATE DRIVE
EN-10	PLAN & PROFILE - GOLD GATE DRIVE
EN-11	PLAN & PROFILE - GOLD GATE DRIVE
EN-12	PLAN & PROFILE - GOLD GATE DRIVE
EN-13	PLAN & PROFILE - GOLD GATE DRIVE
EN-14	PLAN & PROFILE - GOLD GATE DRIVE
EN-15	PLAN & PROFILE - GOLD GATE DRIVE
EN-16	PLAN & PROFILE - GOLD GATE DRIVE
EN-17	PLAN & PROFILE - GOLD GATE DRIVE
EN-18	PLAN & PROFILE - GOLD GATE DRIVE
EN-19	PLAN & PROFILE - GOLD GATE DRIVE
EN-20	PLAN & PROFILE - GOLD GATE DRIVE
EN-21	PLAN & PROFILE - GOLD GATE DRIVE
EN-22	PLAN & PROFILE - GOLD GATE DRIVE
EN-23	PLAN & PROFILE - GOLD GATE DRIVE
EN-24	PLAN & PROFILE - GOLD GATE DRIVE
EN-25	PLAN & PROFILE - GOLD GATE DRIVE
EN-26	PLAN & PROFILE - GOLD GATE DRIVE
EN-27	PLAN & PROFILE - GOLD GATE DRIVE
EN-28	PLAN & PROFILE - GOLD GATE DRIVE
EN-29	PLAN & PROFILE - GOLD GATE DRIVE
EN-30	PLAN & PROFILE - GOLD GATE DRIVE
EN-31	PLAN & PROFILE - GOLD GATE DRIVE
EN-32	PLAN & PROFILE - GOLD GATE DRIVE
EN-33	PLAN & PROFILE - GOLD GATE DRIVE
EN-34	PLAN & PROFILE - GOLD GATE DRIVE
EN-35	PLAN & PROFILE - GOLD GATE DRIVE
EN-36	PLAN & PROFILE - GOLD GATE DRIVE
EN-37	PLAN & PROFILE - GOLD GATE DRIVE
EN-38	PLAN & PROFILE - GOLD GATE DRIVE
EN-39	PLAN & PROFILE - GOLD GATE DRIVE
EN-40	PLAN & PROFILE - GOLD GATE DRIVE
EN-41	PLAN & PROFILE - GOLD GATE DRIVE
EN-42	PLAN & PROFILE - GOLD GATE DRIVE
EN-43	PLAN & PROFILE - GOLD GATE DRIVE
EN-44	PLAN & PROFILE - GOLD GATE DRIVE
EN-45	PLAN & PROFILE - GOLD GATE DRIVE
EN-46	PLAN & PROFILE - GOLD GATE DRIVE
EN-47	PLAN & PROFILE - GOLD GATE DRIVE
EN-48	PLAN & PROFILE - GOLD GATE DRIVE
EN-49	PLAN & PROFILE - GOLD GATE DRIVE
EN-50	PLAN & PROFILE - GOLD GATE DRIVE
EN-51	PLAN & PROFILE - GOLD GATE DRIVE
EN-52	PLAN & PROFILE - GOLD GATE DRIVE
EN-53	PLAN & PROFILE - GOLD GATE DRIVE
EN-54	PLAN & PROFILE - GOLD GATE DRIVE
EN-55	PLAN & PROFILE - GOLD GATE DRIVE
EN-56	PLAN & PROFILE - GOLD GATE DRIVE
EN-57	PLAN & PROFILE - GOLD GATE DRIVE
EN-58	PLAN & PROFILE - GOLD GATE DRIVE
EN-59	PLAN & PROFILE - GOLD GATE DRIVE
EN-60	PLAN & PROFILE - GOLD GATE DRIVE
EN-61	PLAN & PROFILE - GOLD GATE DRIVE
EN-62	PLAN & PROFILE - GOLD GATE DRIVE
EN-63	PLAN & PROFILE - GOLD GATE DRIVE
EN-64	PLAN & PROFILE - GOLD GATE DRIVE
EN-65	PLAN & PROFILE - GOLD GATE DRIVE
EN-66	PLAN & PROFILE - GOLD GATE DRIVE
EN-67	PLAN & PROFILE - GOLD GATE DRIVE
EN-68	PLAN & PROFILE - GOLD GATE DRIVE
EN-69	PLAN & PROFILE - GOLD GATE DRIVE
EN-70	PLAN & PROFILE - GOLD GATE DRIVE
EN-71	PLAN & PROFILE - GOLD GATE DRIVE
EN-72	PLAN & PROFILE - GOLD GATE DRIVE
EN-73	PLAN & PROFILE - GOLD GATE DRIVE
EN-74	PLAN & PROFILE - GOLD GATE DRIVE
EN-75	PLAN & PROFILE - GOLD GATE DRIVE
EN-76	PLAN & PROFILE - GOLD GATE DRIVE
EN-77	PLAN & PROFILE - GOLD GATE DRIVE
EN-78	PLAN & PROFILE - GOLD GATE DRIVE
EN-79	PLAN & PROFILE - GOLD GATE DRIVE
EN-80	PLAN & PROFILE - GOLD GATE DRIVE
EN-81	PLAN & PROFILE - GOLD GATE DRIVE
EN-82	PLAN & PROFILE - GOLD GATE DRIVE
EN-83	PLAN & PROFILE - GOLD GATE DRIVE
EN-84	PLAN & PROFILE - GOLD GATE DRIVE
EN-85	PLAN & PROFILE - GOLD GATE DRIVE
EN-86	PLAN & PROFILE - GOLD GATE DRIVE
EN-87	PLAN & PROFILE - GOLD GATE DRIVE
EN-88	PLAN & PROFILE - GOLD GATE DRIVE
EN-89	PLAN & PROFILE - GOLD GATE DRIVE
EN-90	PLAN & PROFILE - GOLD GATE DRIVE
EN-91	PLAN & PROFILE - GOLD GATE DRIVE
EN-92	PLAN & PROFILE - GOLD GATE DRIVE
EN-93	PLAN & PROFILE - GOLD GATE DRIVE
EN-94	PLAN & PROFILE - GOLD GATE DRIVE
EN-95	PLAN & PROFILE - GOLD GATE DRIVE
EN-96	PLAN & PROFILE - GOLD GATE DRIVE
EN-97	PLAN & PROFILE - GOLD GATE DRIVE
EN-98	PLAN & PROFILE - GOLD GATE DRIVE
EN-99	PLAN & PROFILE - GOLD GATE DRIVE
EN-100	PLAN & PROFILE - GOLD GATE DRIVE

PLUMBING ENGINEERING

EN-101 PLAN & PROFILE - GOLD GATE DRIVE

EN-102 PLAN & PROFILE - GOLD GATE DRIVE

EN-103 PLAN & PROFILE - GOLD GATE DRIVE

EN-104 PLAN & PROFILE - GOLD GATE DRIVE

EN-105 PLAN & PROFILE - GOLD GATE DRIVE

EN-106 PLAN & PROFILE - GOLD GATE DRIVE

EN-107 PLAN & PROFILE - GOLD GATE DRIVE

EN-108 PLAN & PROFILE - GOLD GATE DRIVE

EN-109 PLAN & PROFILE - GOLD GATE DRIVE

EN-110 PLAN & PROFILE - GOLD GATE DRIVE

EN-111 PLAN & PROFILE - GOLD GATE DRIVE

EN-112 PLAN & PROFILE - GOLD GATE DRIVE

**DERN**  
ARCHITECT  
DERN ARCHITECTURE + DEVELOPMENT, PC  
LOS GATOS, CA 95032  
MICHAEL DERN, PRINCIPAL  
(415) 218-7338

**CLIENT**  
JAC CONSTRUCTION SERVICES, INC.  
MILPITAS, CA 95035  
(415) 333-8770



**COURTLAND COMMONS**  
NEW CONSTRUCTION  
2431 WEST IMOLA AVENUE  
NAPA, CA 94558

**DATE**  
11/03/2018  
**DESCRIPTION**  
PLAN CHECK RESPONSE

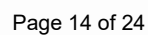
**1818**  
**11/03/2018**  
**PERMIT**  
**COVER SHEET**  
**PROJECT DATA**  
**VICINITY MAP**  
**A0.1**

**RECEIVED**  
**DEC 06 2018**  
**COMMUNITY DEVELOPMENT**  
**DEPARTMENT**









**DERN**  
ARCHITECTURE + DEVELOPMENT  
ARCHITECT  
DERN ARCHITECTURE + DEVELOPMENT, PC  
LOS ANGELES, CA 90032  
MICHAEL DERN, PRINCIPAL  
(415) 351-1321

**CLIENT**  
GANG LORIMAN  
JAL CONSTRUCTION SERVICES, INC.  
10000 WILSON AVENUE, SUITE 100  
MIRAGE, CA 94558  
(916) 338-8710

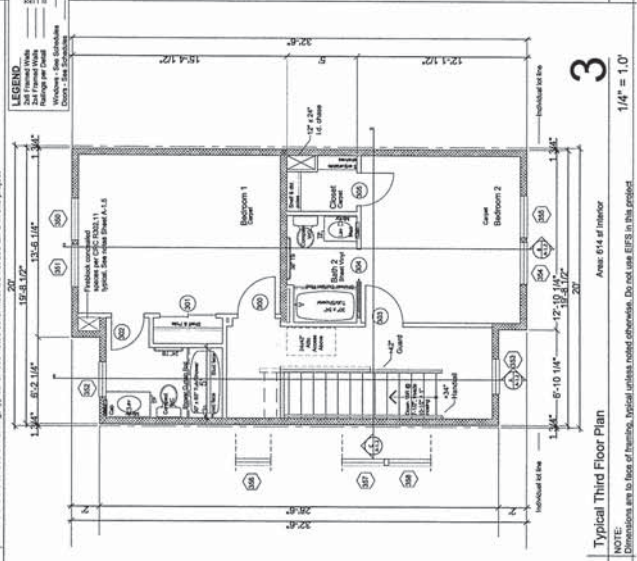
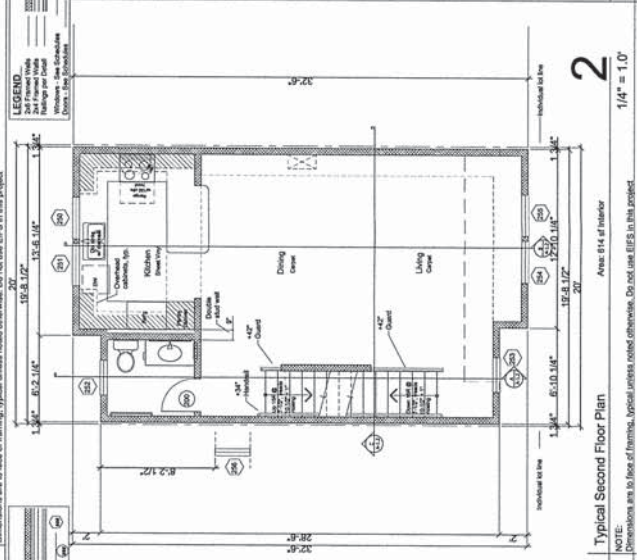
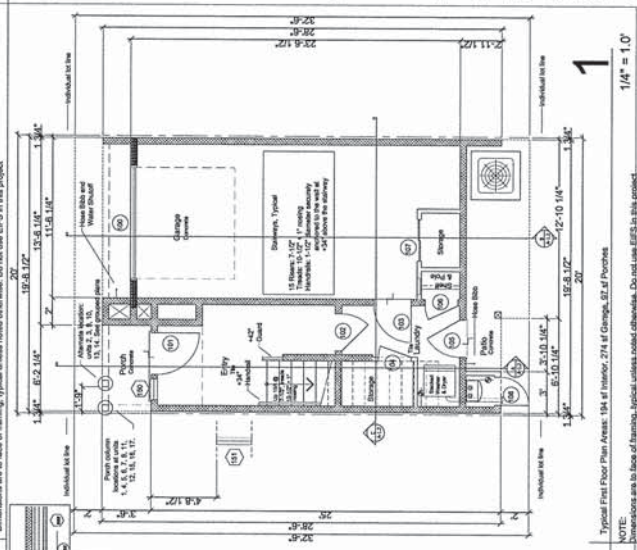
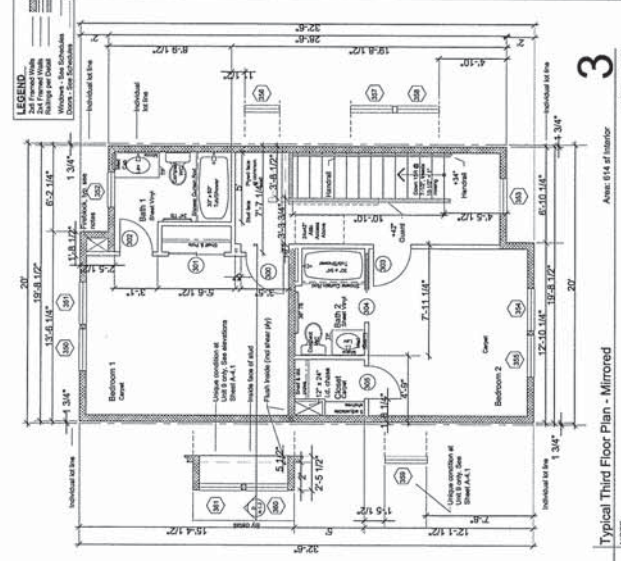
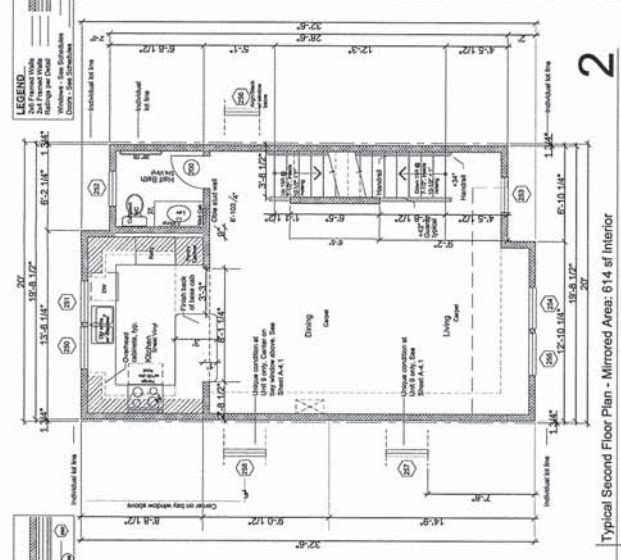
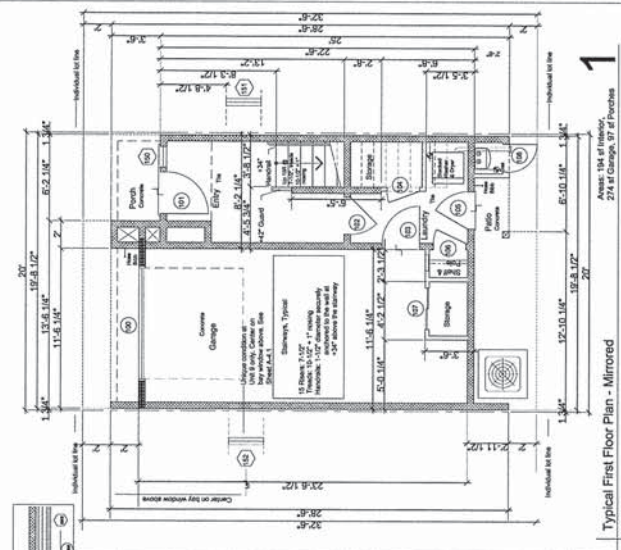


# COURTLAND COMMONS

NEW CONSTRUCTION  
2431 WEST IMOLA AVENUE  
NAPA, CA 94558

**DESCRIPTION**  
PLAN CHECK RESPONSE  
DATE  
11/30/2018

1818  
11/30/2018  
PERMIT  
TYP. FLOOR  
PLANS FOR UNITS  
(& MIRRORED)  
A1.1

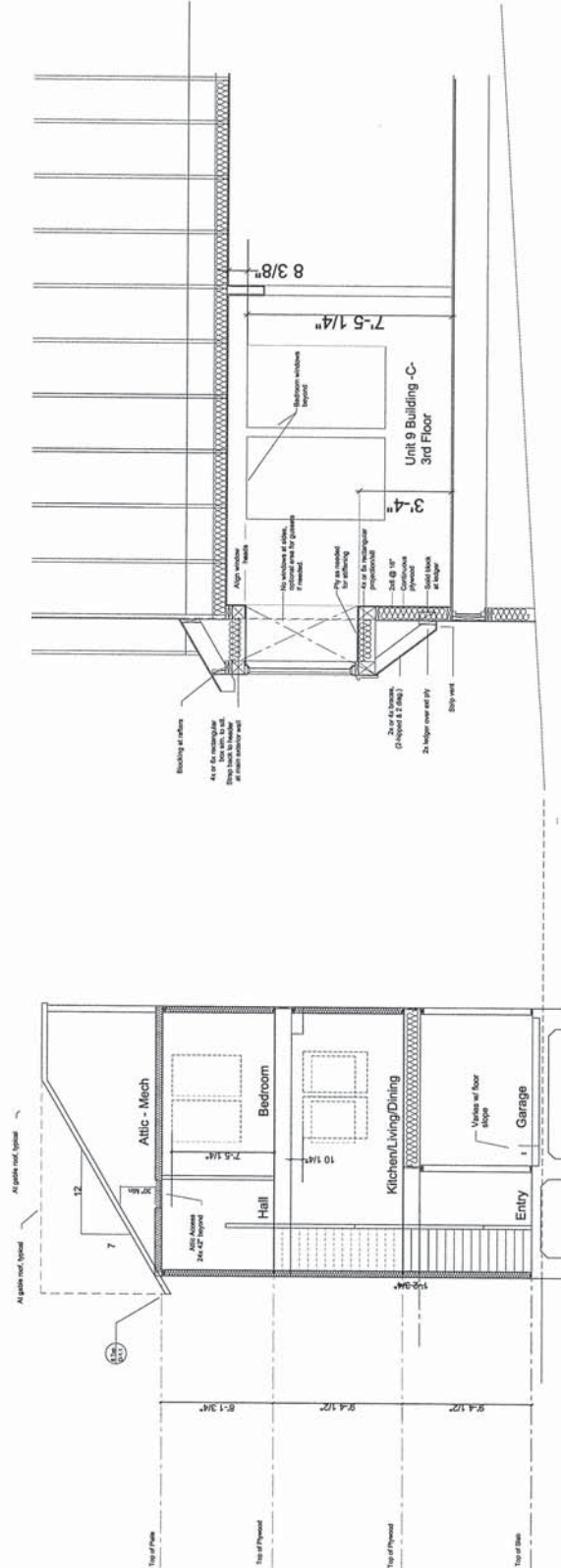
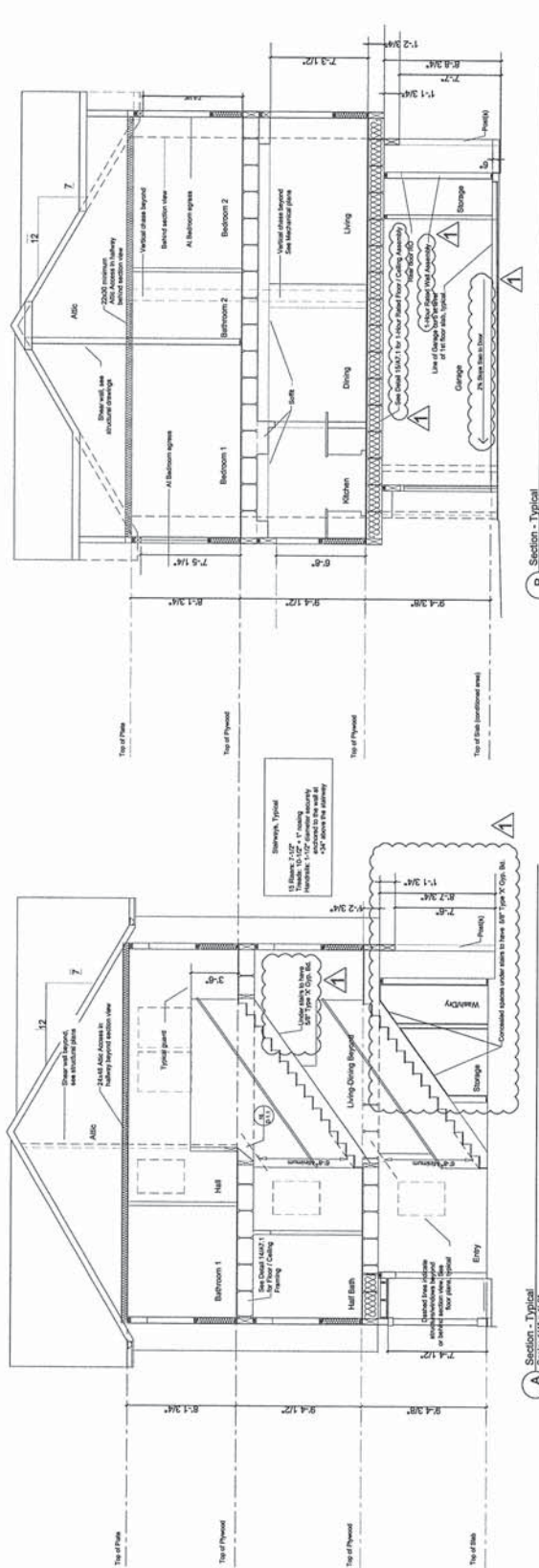






# COURTLAND COMMONS

NEW CONSTRUCTION  
2431 WEST IMOLA AVENUE  
NAPA, CA 94558



**D Section Unique Condition at Unit 9 Only**  
Scale: 1/2" = 1'-0"

**C Section - Typical**  
Scale: 1/4" = 1'-0"





COURTLAND COMMONS  
NEW CONSTRUCTION  
2431 WEST IMOLA AVENUE  
NAPA, CA 94558

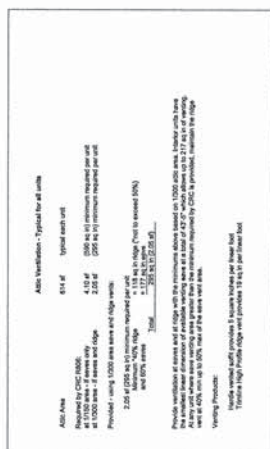
2431 WEST INDIAN AVENUE  
NAPA, CA 94558

STATION	Description	Date
1	PLAN CHECK RESPONSE	11/09/2018

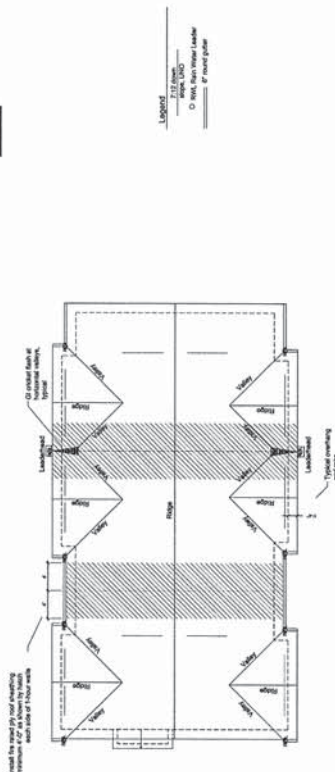
1818  
11/30/2018  
PERMIT

SHEET TITLE  
BUILDINGS  
A, B, C, D & E  
ROOF PLANS  
SHEET NO.

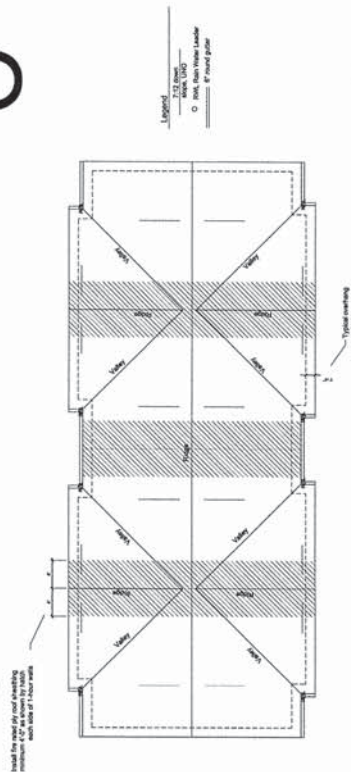
### A1.3



5 Roof Plan - Group -E-- units 16, 17 - Class B Roof Minimum



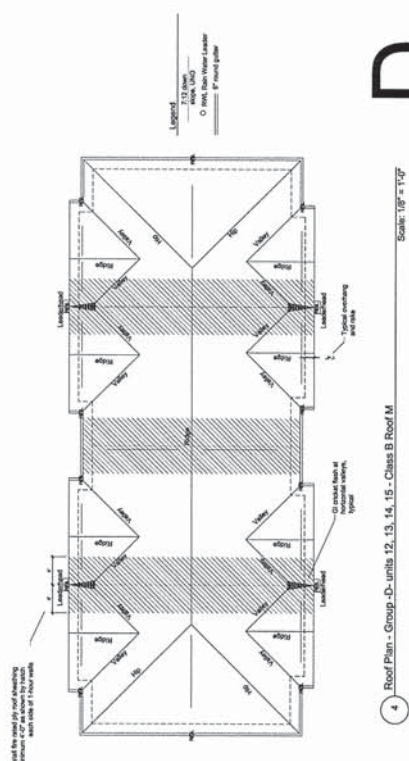
**c** Roof Plan - Group C-- units 9, 10, 11 - Class B Roof Minimum



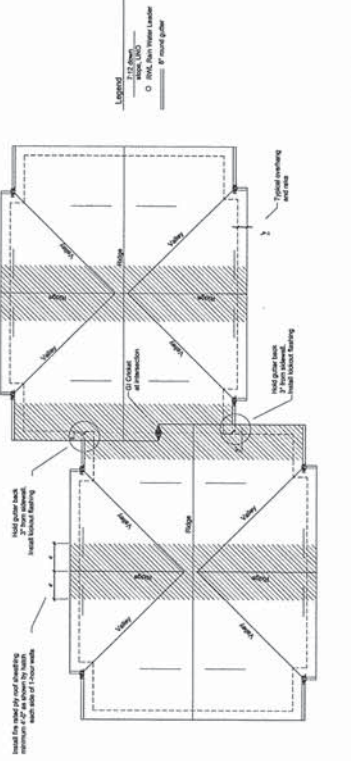
A

Roof Plan - Group A - units 1,2,3,4 - Class B Roof Minimum

4 Roof Plan - Group D - units 12, 13, 14, 15 - Class B Roof M



0







**DERN**  
ARCHITECTURAL & DEVELOPMENT

DERN ARCHITECTURE + DEVELOPMENT, INC.  
10000 WILSON AVENUE, SUITE 100  
LOS GATOS, CA 95032  
MICHAEL DERN, PRINCIPAL  
(415) 361-1283

CLIENT

CHAS LORSTAM  
JAL CONSTRUCTION SERVICES, INC.  
10000 WILSON AVENUE, SUITE 100  
LOS GATOS, CA 95032  
(415) 361-1283



# COURTLAND COMMONS

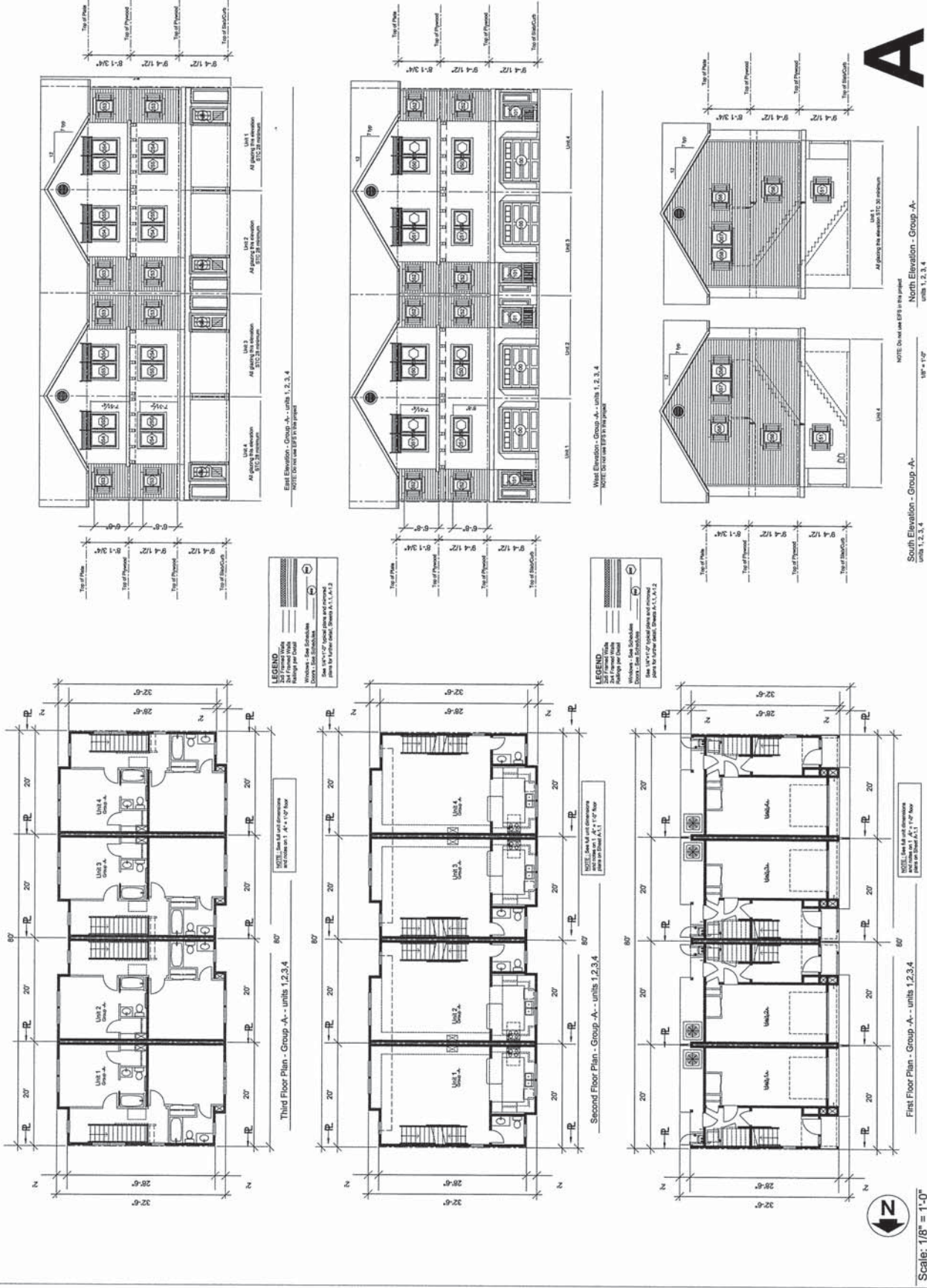
NEW CONSTRUCTION  
2431 WEST IMOLA AVENUE  
NAPA, CA 94558

Project No.:  
Description:  
Date:  
1  
PLAN CHECK RESPONSE  
11/30/2018

1818  
11/30/2018

PERMIT

BUILDING A FLOOR  
PLANS & EXTERIOR  
ELEVATIONS  
A2.1



100



**DERN**  
ARCHITECT  
DERN ARCHITECTURE + DEVELOPMENT, PC  
LOS ANGELES, CA 90032  
MICHAEL DERN, PRINCIPAL  
(310) 551-1021

**CLIENT**  
GANG BLOOMMAN  
JAS. CONSTRUCTION SERVICES, INC.  
MIRALOMA PARK, CA 94026  
(415) 334-6170



# COURTLAND COMMONS

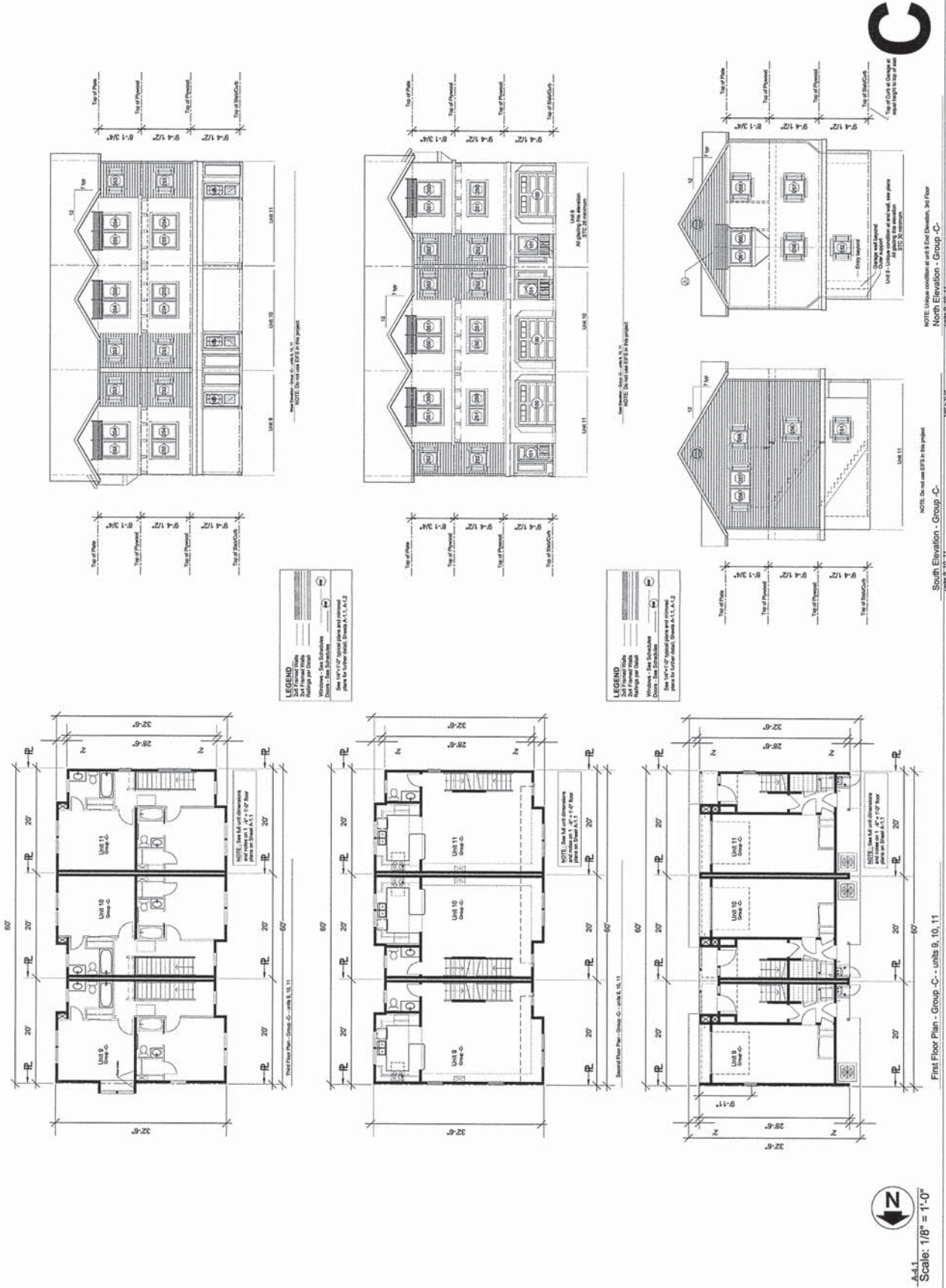
NEW CONSTRUCTION  
2431 WEST MOLLA AVENUE  
NAPA, CA 94558

**DESCRIPTION**  
1. PLAN CHECK RESPONSE  
**DATE**  
11/03/2018

**PROJECT NO.**  
1818  
**DATE**  
11/30/2018  
**ISSUED FOR**  
PERMIT

**PROJECT TITLE**  
BUILDING C FLOOR  
PLANS & EXTERIOR  
ELEVATIONS

**SCALE**  
A4.1



**DERN**  
ARCHITECT  
DERN ARCHITECTURE + DEVELOPMENT, PC  
10000 WILSON AVENUE, SUITE 100  
LOS GATOS, CA 95032  
MOHAMED DERN, PRINCIPAL  
(415) 351-1221

**CLIENT**  
CHAS BUCHANAN  
JAL CONSTRUCTION SERVICES, INC.  
18000 PARKWAY, SUITE 100  
MILPITAS, CA 95035  
(415) 351-1221



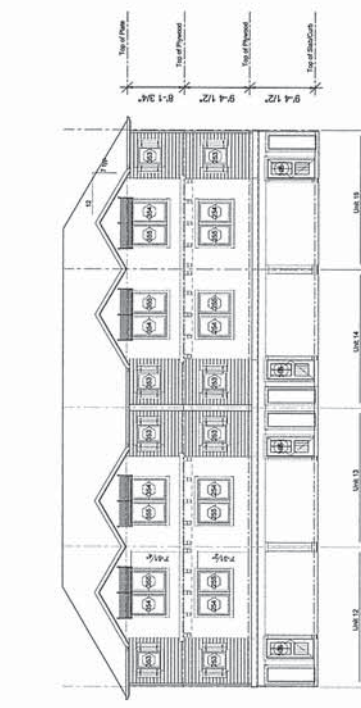
# COURTLAND COMMONS

NEW CONSTRUCTION  
2431 WEST IMOLA AVENUE  
NAPA, CA 94558

**PROJECT No.** 1  
**Description** PLAN CHECK RESPONSE  
**Date** 11/30/2018

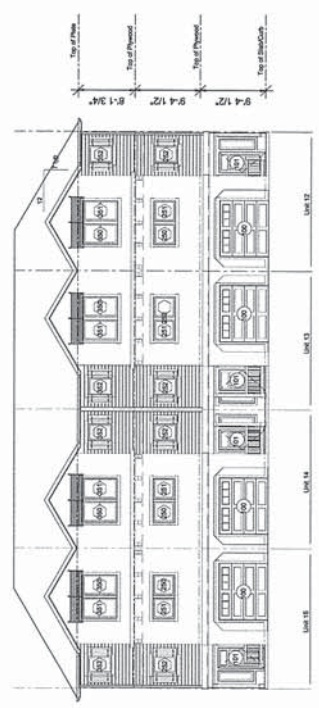
**PROJECT No.** 1818  
**Date** 11/30/2018  
**PERMIT**

**BUILDING D FLOOR  
PLANS & EXTERIOR  
ELEVATIONS**  
**A2.1**



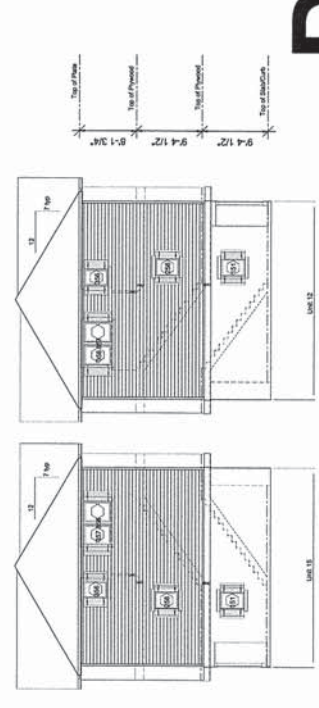
**LEGEND**  
Solid Exterior Walls  
Double Glazed Windows  
Single Glazed Windows  
Stairs  
Elevators  
Mechanical Rooms  
Storage per Code  
Windows - See Schedules  
Stairs - See Schedules  
Elevators - See Schedules  
Mechanical Rooms - See Schedules  
Storage per Code - See Schedules  
Units 12, 13, 14, 15  
Units 12, 13, 14, 15  
Units 12, 13, 14, 15  
Units 12, 13, 14, 15

**NOTE:** See Unit and Common Area Schedule for details of unit and common area finishes. Units 12, 13, 14, 15  
Units 12, 13, 14, 15  
Units 12, 13, 14, 15  
Units 12, 13, 14, 15



**LEGEND**  
Solid Exterior Walls  
Double Glazed Windows  
Single Glazed Windows  
Stairs  
Elevators  
Mechanical Rooms  
Storage per Code  
Windows - See Schedules  
Stairs - See Schedules  
Elevators - See Schedules  
Mechanical Rooms - See Schedules  
Storage per Code - See Schedules  
Units 12, 13, 14, 15  
Units 12, 13, 14, 15  
Units 12, 13, 14, 15  
Units 12, 13, 14, 15

**NOTE:** See Unit and Common Area Schedule for details of unit and common area finishes. Units 12, 13, 14, 15  
Units 12, 13, 14, 15  
Units 12, 13, 14, 15  
Units 12, 13, 14, 15



**LEGEND**  
Solid Exterior Walls  
Double Glazed Windows  
Single Glazed Windows  
Stairs  
Elevators  
Mechanical Rooms  
Storage per Code  
Windows - See Schedules  
Stairs - See Schedules  
Elevators - See Schedules  
Mechanical Rooms - See Schedules  
Storage per Code - See Schedules  
Units 12, 13, 14, 15  
Units 12, 13, 14, 15  
Units 12, 13, 14, 15  
Units 12, 13, 14, 15

**NOTE:** See Unit and Common Area Schedule for details of unit and common area finishes. Units 12, 13, 14, 15  
Units 12, 13, 14, 15  
Units 12, 13, 14, 15  
Units 12, 13, 14, 15

First Floor Plan - Group D, units 12, 13, 14, 15  
North Elevation - Group D, units 12, 13, 14, 15  
South Elevation - Group D, units 12, 13, 14, 15



NEW CONSTRUCTION  
2431 WEST IMOLA AVENUE  
NAPA, CA 94558

ISSUE  
PERMIT  
SHEET TITLE  
BUILDING & FLOOR  
PLANS & EXTERIOR  
ELEVATIONS  
SHEET NO.  
A6.1

A6.1



# PLANNING COMMISSION

## DRAFT MINUTES EXCERPTS

---

February 7, 2019

### 7. PUBLIC HEARINGS/APPEALS

**B. GOLDEN GATE VILLAGE EXTENSION II – 2431 WEST IMOLA AVENUE** (File No. PL18-0200)  
 Request for a two-year extension of a Design Review Permit, a building setback Variance, a parking setback Variance and a Tentative Subdivision Map for the Golden Gate Village Townhouses, a 17-unit townhome project on a 0.85 parcel located at 2431 West Imola Avenue. The project was originally approved in 2005 with subsequent amendments approved in 2014 and a City-granted extension in 2017. The property is located on the southeast corner of the intersection of Imola Avenue and Golden Gate Drive, within the Multi-Family Residential (MFR-126) General Plan Designation, and the Multi-Family Residential Zoning District (RM). (APN 043-342-005)

Commissioners provided disclosures.

Assistant Planner Jose Cortez presented the Staff Report and provided a recommendation.

The Commission had the following questions and comments for Staff:

- Why is the Applicant requesting an extension?
- How many extensions has the Applicant taken and how many are allowed?

Mr. Cortez responded to Commissioner questions, providing clarification on the relocation of a CalTrans pole.

Chair Painter invited the Applicant to speak.

Michael Dern, Architect for the Applicant, provided additional background related to the project application.

Chair Painter opened the item for Public Hearing. After receiving no comments, the Public Hearing was closed.

Commissioner Kelley encouraged the Applicant to finalize the project.

Commissioners Myers and Kelley moved and seconded to forward a recommendation to the City Council to adopt a resolution determining that the project is exempt from CEQA and approving a two-year extension of the Design Review Permit, building setback Variance, parking setback Variance and Tentative Subdivision Map for the Golden Gate Village Townhomes at 2431 West Imola Avenue.

Motion Carried:

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