



PLANNING COMMISSION

MEETING MINUTES EXCERPTS

April 18, 2019

FIRST STREET APARTMENTS II – 2611 AND 2617 FIRST STREET (File No. PL18-0111) Request for a Design Review Permit to construct a 50-unit apartment complex on two parcels totaling 1.1 acres. The project consists of (3) three-story buildings with one building containing 18 units, one containing 13 units and the third containing 19 units. This project (PL13-0020) was previously approved by the City Council on October 21, 2014, but the entitlement expired. The property is located at the southwest corner of the intersection of First Street and Freeway Drive within the MFR-114, Multi-Family Residential General Plan designation and the RM, Multi-Family Residential Zoning District. APN's: 004-081-002 and 003.

Commissioners provided disclosures.

Senior Planner Michael Allen presented the Staff Report, briefed the Commission on background relating to the application, introduced several late communications and provided a recommendation.

The Commission had the following questions and comments for Staff:

- Clarification was requested regarding changes from the original conditions of approval from the conditions in this project application.

Mr. Allen responded to Commissioner questions, providing further clarification of the following:

- Clarification was provided regarding minor changes in the original conditions of approval.

Chair Painter invited the Applicant to speak. The Applicant was not present.

Mr. Allen responded that the Applicant was expected to be present.

Chair Painter opened the item for Public Hearing.

Joelle Gallagher, Napa Housing Coalition Member, spoke in support of the application. She encouraged affordability, green space for quality of life and energy efficiency.

Bob Massaro, Napa Housing Coalition Member, commented that although he generally supported the housing project, he had concerns for the project's disadvantages, including density, extensive paving, green space, affordability and energy efficiency.

Sharon Maclin, Napa Housing Coalition Member, commented on the living standards for the Napa community.

James Hinton, 3574 Hunter Circle, spoke in commented on the potential traffic increase to an already traffic heavy area and his concerns for sidewalks and parking.

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

The Commission provided the following questions and comments for Staff:

- Clarification was requested regarding traffic with changes to the merging lane due to a previously approved project.

- How many vehicles could accumulate in the turn-pocket?
- Clarification was requested regarding the interval timing of the light.
- Is there opportunity to extend the queuing section?
- Is Public Works considering roundabouts on this side of the overpass?
- Clarification was requested regarding the sidewalk included at the frontage of the property.
- Are there plans to widen this area?
- Clarification was requested for the level of service.

Mr. Allen provided clarification regarding anticipated traffic changes and introduced Senior Civil Engineer Tim Wood for further technical clarifications.

Senior Civil Engineer Tim Wood responded to transportation related questions providing clarification on the following:

- As a result of an updated traffic study, this project would require the Applicant to install a right turn pocket.
- Two vehicles could accumulate in the turn-pocket.
- Staff can look into extending the queuing section.
- Another roundabout project for freeway on and off ramps is anticipated for the First Street and Browns Valley Road intersections on the other side of the overpass.
- Clarification regarding the Residential Sidewalk Standard was provided.
- There isn't a long-term development plan to widen this area.
- Clarification regarding the service level was provided based on delay at the intersection.

Commissioners discussed and began deliberation. The Commission provided the following comments:

- Clarification was requested regarding the standards for outdoor space for projects in general.
- The Commission would like to continue the item to allow the Applicant the opportunity to answer questions and offer changes.
- Additional questions are necessary to be answered by the Applicant before this comes back for review by the Commission, such as bike parking and storage areas.

Commissioners Huether and Murray moved and seconded to continue this application to allow the Applicant the opportunity to address the following comments:

- Traffic Analysis concerns, including:
 - Lane merge
 - Left turn
 - Bus stops
 - Alternate methods of transportation
- Energy efficiency options
- Quality of life
 - Outdoor amenities
 - Bike parking
 - Storage areas
 - Electric vehicle charging stations
- Improved architectural elements
- Enlarged plans or representative project examples

Motion Carried:

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

ABSENT:
RECUSED:

Baring, Patricia

Subject: 2611-2617 First Street, PL18-0111
Attachments: 2611-2617 First Street.pdf

From: Ben Libbey <ben@carlaef.org>
Sent: Thursday, April 18, 2019 2:53 PM
Cc: Allen, Michael <mallen@cityofnapa.org>; Clerk <clerk@cityofnapa.org>; Walker, Michael <mwalker@cityofnapa.org>; Baring, Patricia <pbaring@cityofnapa.org>
Subject: 2611-2617 First Street, PL18-0111

[EXTERNAL]

4/18/2019

Napa Planning Commission
955 School Street
Napa, CA 94559
clerk@cityofnapa.org; Michael Allen, Senior Planner, mallen@cityofnapa.org; Michael Walker, Senior Planner, mwalker@cityofnapa.org; Patty Baring, Planning Commission Contact, pbaring@cityofnapa.org;
Via Email

Re: 2611-2617 First Street
PL18-0111

Dear Napa Planning Commission Members,

The California Renters Legal Advocacy and Education Fund (CaRLA) submits this letter to inform you that the Napa Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the Housing Accountability Act.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's Zoning Ordinance and General Plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety. The most relevant section is copied below:

(j) When a proposed housing development project complies with applicable, objective general plan and zoning standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:

(1) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

The Applicant proposes to construct a 50-unit apartment complex containing three 3-story buildings.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above.

CaRLA is a 501(c)3 non-profit corporation whose mission is to restore a legal environment in which California builds housing equal to its needs, which we pursue through public impact litigation and providing educational programs to California city officials and their staff.

Sincerely,

A handwritten signature in black ink that reads "Sonja Trauss". The signature is written in a cursive, flowing style.

Sonja Trauss
Co-Executive Director
California Renters Legal Advocacy and Education Fund

Cc: Napa One, LP
365 Ranchitos Del Sol
Aptos, CA

Baring, Patricia

Subject: First Street apartments

From: Charles Shinnamon [REDACTED]
Sent: Thursday, April 18, 2019 3:47 PM
To: Kelley, Paul <Paul@paulkelleyarchitecture.com>; 'Beth Painter' <beth@bnpapa.com>; Gordon Huether <gh@gordonhuether.com>; Mike Murray <mike@naparecycling.com>; Alex Myers <alex@myers-associates.com>
Cc: Morris, Erin <emorris@cityofnapa.org>; Allen, Michael <mallen@cityofnapa.org>
Subject: First Street apartments

[EXTERNAL]
Commissioners,

I cannot be at the commission this afternoon. Here are my thoughts for your consideration. I have shared these with other members of the Housing Coalition.

- We applaud the developer's mix of unit sizes; it's especially nice to have some three-bedroom units.
- As much as we advocate for high density, sometimes the push for the highest allowable density creates a design that doesn't quite work. We are big supporters of good building design and good site design; these elements help make a an "apartment complex" a "home". This project seems to be missing that last element.
- The buildings themselves seem alright but the site is jammed with far too much asphalt and hard surfaces. There is very little green space for, perhaps, more than 100 residents.
- It is not our place to suggest how best to solve these issues. Perhaps removing two to four units would reduce the parking demand, which in turn allows tree islands to be incorporated, which would allow shading and softening of all of these hard surfaces. Again, we recognize the need for high density but let's make the project a place where folks actually want to live, which is far different than just residing.
- Lastly, we encourage the developer, via the Commission, to shoot a bit higher. Better site design, more focus of zero-net energy, etc, is what these future residents deserve.

Thanks,

Chuck

Charles W. Shinnamon, P.E.



"If you don't like the news, go out and make some of your own." (Wes "Scoop" Nisker)