



Community Development Department – Planning Division
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(707) 257-9530

PLANNING COMMISSION STAFF REPORT FEBRUARY 20, 2020

AGENDA ITEM 7.A File No. PL19-0123 – **STANLY RANCH RESORT PHASE 2**

I. GENERAL INFORMATION

PROJECT SUMMARY: Design Review Permits and Tentative Subdivision Maps for Phase 2 of the Stanly Ranch Resort

LOCATION OF PROPERTY: 1201 Stanly Lane and 200 Stanly Cross Road
APN 047-230-059 & 060

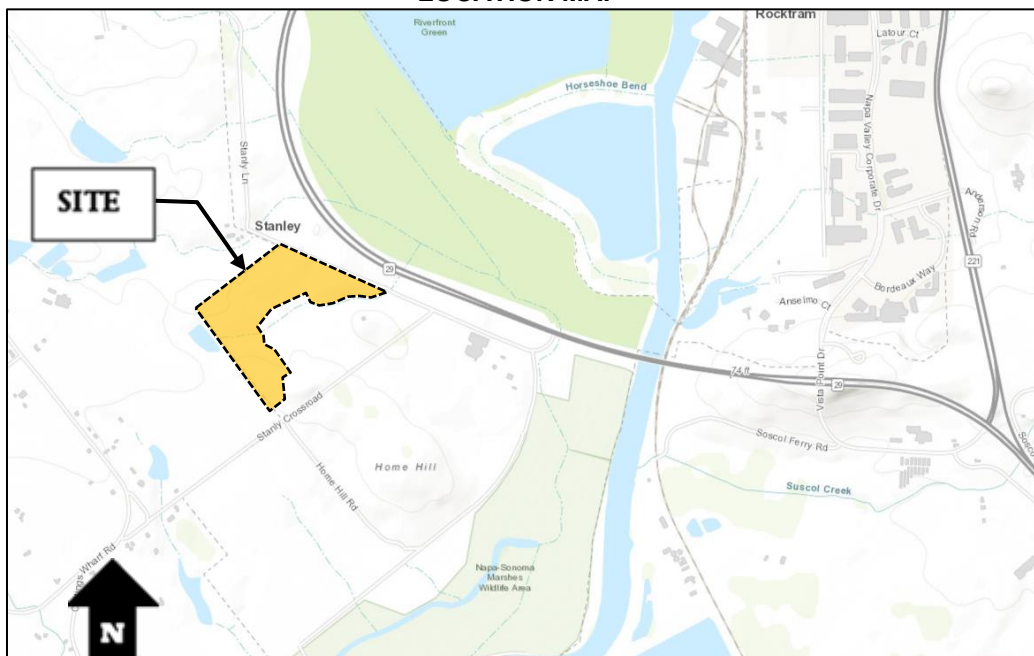
GENERAL PLAN: Tourist Commercial (TC-921)

ZONING: Stanly Ranch Resort Master Plan (MP)

APPLICANT/ PROPERTY OWNER: Stanly Ranch Resort (SRGA LP) Phone: (707) 272-3577
1644 Platte Street, Ste 130
Denver, CO 80202

STAFF PLANNER: Mike Allen, Senior Planner Phone: (707) 257-9530

LOCATION MAP



II. BACKGROUND

The Stanly Ranch Resort Master Plan was approved by the City Council in May 2010. This approval included both the establishment of Chapter 17.30 in the Zoning Code (Stanly Ranch Resort Master Plan) and a Master Use Permit. The Master Plan contains regulatory parameters to guide future development of the 93-acre property which includes:

- Phase 1: A 150-key resort hotel with accessory uses. 132 units are currently being constructed in Phase 1, with 15 of the originally approved rooms being transferred to the Phase 2 fractional ownership units as allowed for in the Master Plan regulations. As such, the number of fractional ownership units for Phase 2 have been increased from the originally approved 25 units to 40 units as part of the reallocation of hotel guest rooms.
- Phase 2: 70 single family (condominium ownership) units on 10 parcels and 40 fractional ownership units on one parcel, the latter which will be operated in conjunction with the resort hotel.
- Phase 3: A 25,000 case winery on a 3-acre portion of the property in the southeast corner of the resort. The winery building(s) will be subject to a future application.

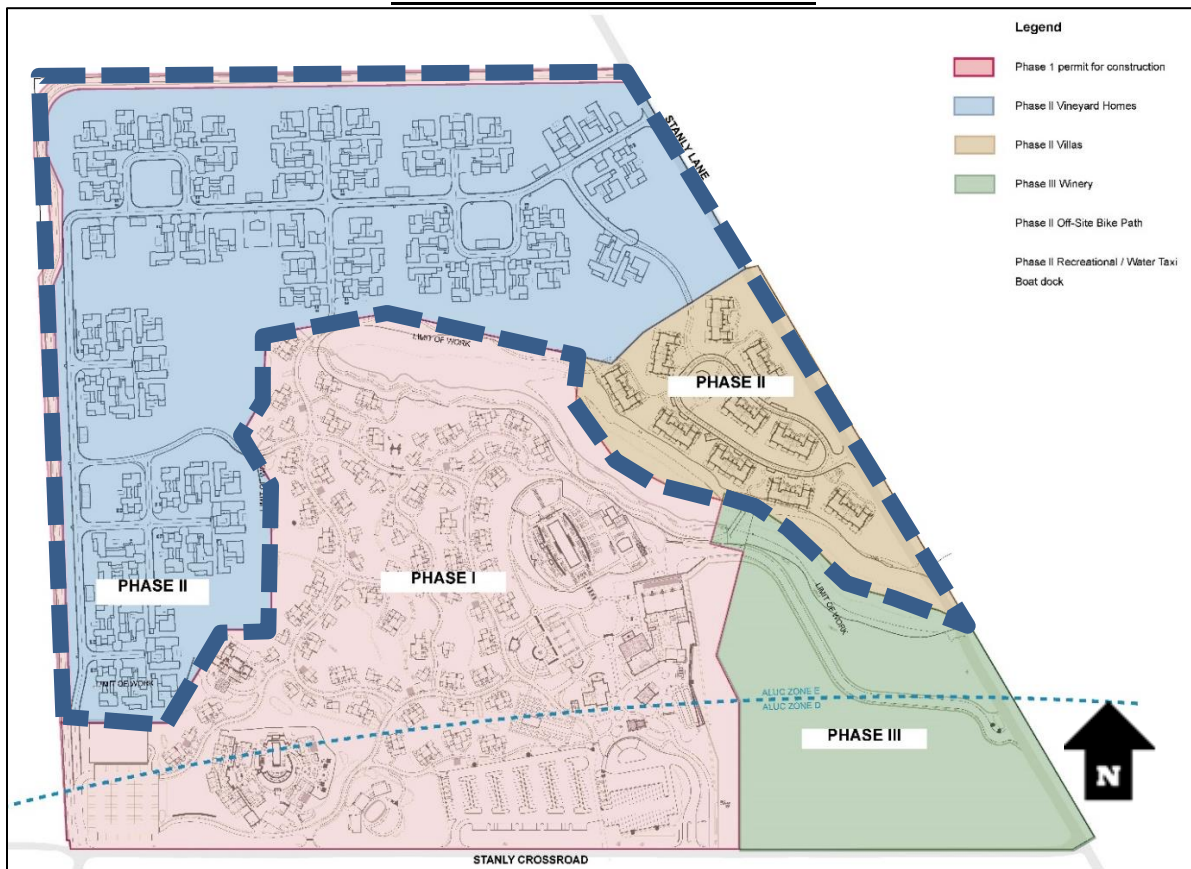
In February 2016, the City Council approved the Unified Site Development Plan (“USDP”) which detailed the site plan and building footprints that were anticipated for the entire project, along with Design Review approval for the Phase 1 hotel.

PROJECT DESCRIPTION

The applicant is now requesting approval of Design Review Permits and Tentative Subdivision Maps for Phase 2 of the project. Phase 2 consists of the following:

- Design Review Permit for the 70 whole ownership dwellings (“Vineyard Homes”) that will be located to the west and north of the Phase 1 hotel which is currently under construction. These cluster homes include four varying model plans with sizes that range from 2,445 to 5,595 square feet, with each model having some variation in elevations and exterior materials.
- Design Review Permit for the 40 fractional guest units (“The Villas”) that are located to the east of the Phase I hotel. The Villas will be 1,725 square feet in size and arranged in four-unit clusters within a total of 10 buildings. The units are arranged with two ground floor units and two upper story units within each cluster. They will be managed in conjunction with the hotel.
- Tentative Subdivision Map including Design Review of the Map, to subdivide the 36.85-acre Vineyard Homes portion of the development into 10 parcels, which would be developed with 70 condominium units (“Vineyard Homes Tentative Subdivision Map”).

- Tentative Subdivision Map for condominium purposes including Design Review of the Map, to subdivide the 8.49-acre Villas portion of the development into 40 condominium (fractional ownership) units (“Villas Tentative Subdivision Map”).

FIGURE 1 – PHASE 2 LOCATION MAP

III. ANALYSIS

A. GENERAL PLAN

The property is located within the Tourist Commercial (TC-921) General Plan designation which provides for tourist oriented commercial retail and services such as destination-resort hotels, motels, and their recreational amenities such as spas and conference centers. The transient occupancy facilities are consistent with this designation.

B. ZONING

The property is zoned Stanly Ranch Resort Master Plan (MP). The stated purposes of the Stanly Ranch Resort Master Plan include development of a low-density destination resort, protection of agricultural uses and natural habitats, and creating a unique sense of place through careful consideration of density, building design and complementary uses that respond to their geographic context.

The District allows for up to 150 hotel units and 25 fractional ownership units as permitted uses, but allows for the transfer of up to 15 units between these two categories. Since the

hotel is being constructed with only 132 units, 15 units may be transferred from the hotel category to the fractional ownership unit category. As such, Phase 2 is allowed to include 40 fractional ownership units. The whole ownership dwellings are an accessory use that can be attached or detached and limited to a maximum of 70 units, which is the number proposed in Phase 2.

The Stanly Ranch Resort Master Plan includes property development regulations regarding maximum development, allocation of floor area, building height, setbacks and airport compatibility. Table 2 below lists the development criteria.

TABLE 1 – COMPLIANCE WITH DEVELOPMENT STANDARDS

STANDARD	LAND USE	PROJECTED LIMITATION	PROPOSED
Floor Area Allocation by Use	Whole Ownership Dwelling Units	205,000 S.F.	235,750 S.F.
	Fractional Units	60,000 S. F.	69,000 S.F.
Maximum Building Height	Residential and Fractional Units	35 feet	All buildings are at or below 35' in height
Setback from District Exterior Boundary	Residential and Fractional Units	50 feet	All proposed buildings are located outside of the required 50 ft. setback from District Exterior Boundary
Agricultural Buffer building setback from District Exterior Boundary	Whole Ownership Units	80 feet	All proposed residential buildings are located outside of the required 80-foot setback
Setback from internal parcel lines	Residential and Fractional Units	0 feet	As there is no setback requirement, the buildings are consistent with this standard
Separation between detached structures	Residential and Fractional Units	10 feet	All of the proposed buildings are consistent with the minimum building separation requirement
Floor Area Ratio (FAR)	Residential and Fractional Units	Maximum of 0.20 FAR per parcel	Vineyard Homes = 0.15 FAR Villas = 0.19 FAR
Airport Compatibility	Residential and Fractional Units	Whole Ownership and Fractional units prohibited in Zone D	The Residential and Fractional units are all outside of Zone D

Although the proposed square footage of the residential and fractional ownership units exceeds the project limitation, the Master Plan allows the reallocation of square footage between uses provided the total floor area of the district, not including parking structures, is less than 500,000 square feet. The final allocation of floor area among the uses listed

below may vary among uses and the square footage of any of the use categories may be increased by up to 15%, so long as:

1. *The sum of all structures, not including parking structures, remains less than 500,000 square feet:*

The resort core buildings and the resort cottages currently under construction comprise a total building square footage of 149,250 square feet. The Vineyard Homes and Villas have a total building square footage of 304,750 square feet. The combined area for the Phase I and Phase II portions of the resort equals 454,000 square feet, under the 500,000 square foot limitation. The plan also allows for the construction of a 46,000 square foot winery, consistent with the Master Plan total buildout limitation.

2. *The number of hotel and fractional units and the winery capacity do not exceed the limits set forth in Table A (Primary Permitted Uses).*

Currently there are 132 guest rooms under construction as part of Phase 1. A total of 40 fractional ownership units are proposed in Phase 2 for a total of 172 guest units, which is three (3) units less than the maximum number of rooms (175) listed in Table A. The Master Plan also allows a variation of 15 units between hotel rooms and fractional ownership units. The size and scale of the proposed winery would be evaluated for development consistency in conjunction with that future application.

3. *The number of whole ownership dwelling units does not exceed the limits set forth in Table B (Accessory and Related Uses).*

The Master Plan limits the maximum number of whole ownership units to 70. The number of whole ownership units proposed is 70, consistent with the limits set in Table B.

4. *Applying the generation factors used in the St. Regis Napa Valley Traffic Impact Study, by W-Trans, dated May 5, 2009, the total trip generation on a daily or peak hour basis for the entire Stanly District does not increase from the total projected by that study.*

The proposed number of whole ownership units and fractional ownership units is consistent or lower, by 15 total trips, than the trip generation projected in the traffic study.

C. TENTATIVE SUBDIVISION MAPS

The Phase 2 application includes a Tentative Subdivision Map to subdivide the 36.85-acre Vineyard Home portion of the development (APN 047-230-059) into ten lots. These 10 lots would then be developed with 70 residential condominium units consistent with the table below:

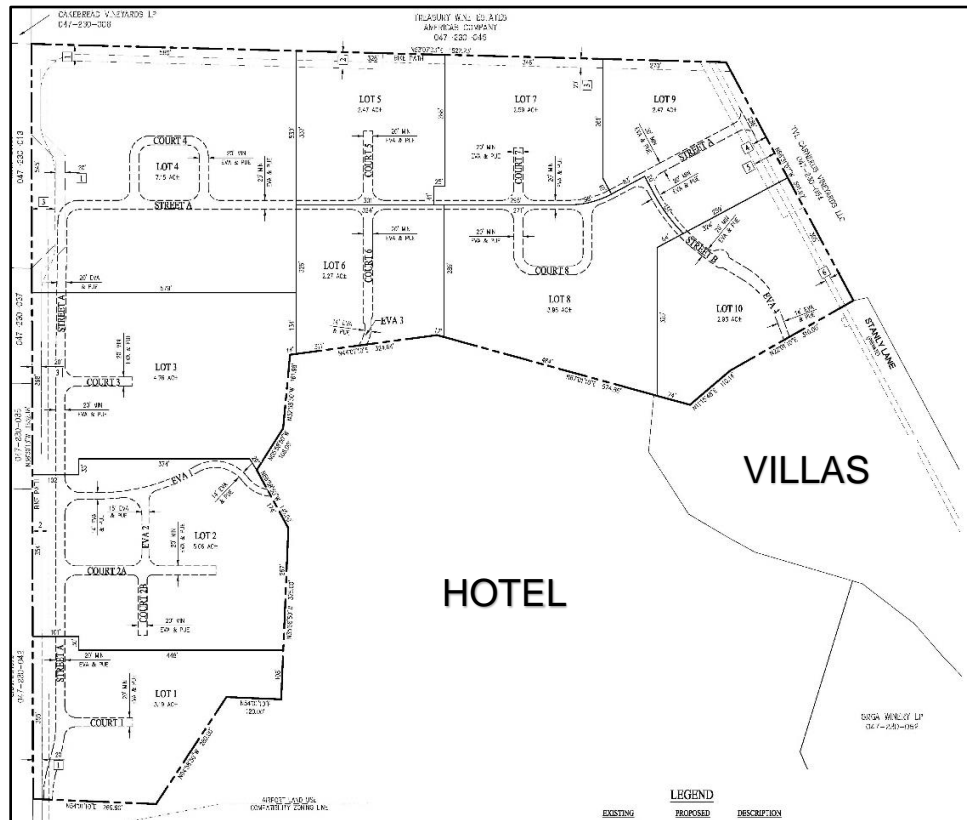
TABLE 2 – TENTATIVE SUBDIVISION MAP VINEYARD HOMES STATISTICS

LOT #	SIZE	# OF CONDOMINIUM UNITS
1	3.19 acres	7

2	5.06 acres	10
3	4.76 acres	7
4	7.15 acres	13
5	2.47 acres	7
6	2.27 acres	6
7	2.59 acres	7
8	3.98 acres	9
9	2.47 acres	4
10	2.93 acres	2
TOTAL	36.85 acres	70

The proposed Vineyard Homes Tentative Subdivision Map is consistent with the Unified Site Development Plan that was approved by the City Council.

FIGURE 2 – TENTATIVE SUBDIVISION MAP VINEYARD HOMES



Phase II also includes a Tentative Subdivision Map for condominium purposes for the 40 fractional ownership units to be developed on the 8.49-acre parcel (APN 047-230-060) known as "The Villas."

STATE OF CALIFORNIA

CITY OF NAPA

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A proposed condition of approval has been included in the draft resolution that requires the developer to provide final landscape plans in conjunction with the Vineyard Home plans submitted for building permit. The condition also requires that landscaping shown on the plan be installed prior to issuance of a certificate of occupancy.

3. *Parking. On-site parking shall be provided in accord with the parking and loading requirements contained in Chapter 17.54.*

The Stanly Ranch Resort is operating under a previously approved shared parking agreement. The resort would provide 280 parking spaces for the hotel, restaurant and spa. As the Villas are operated in conjunction with the hotel as guest rooms, the parking for these units is located in the main parking lot on the resort. Guests would then be shuttled in small electric vehicles to their units from the hotel check-in. The proposed parking for the Vineyard Homes includes a total of 194 parking spaces on-site in a combination of garages and parking pockets.

The 70 Vineyard Homes are each designed with two- and three-car garages, with an additional 44 uncovered spaces that are located in pockets along the private streets.

4. *Individual Meters. Each unit shall have its own gas and electric meter.*

The draft resolution includes a condition of approval requiring that each Vineyard Home unit have its own gas and electric meter.

5. *Unit Storage. There shall be a minimum covered storage area of 60 cubic feet (minimum height of six feet eight inches and a depth or width of not less than two feet) for each dwelling unit with two or fewer bedrooms for storage of bicycles, patio furniture, garden tools, etc.*

Unit storage for the Vineyard Homes is provided in a combination of spaces in the storage closets, balcony storage and garage area consistent with the 60 cubic feet requirement.

6. *Laundry Facilities. Each unit shall have a laundry area for a washer and dryer.*

Each Vineyard Homes unit has been designed with a laundry room with washer and dryer.

7. *Recreational Vehicle Storage. All boats and travel trailers shall be stored only within areas specifically designated for such storage on the approved plans; and such storage area shall be screened in accord with provisions of Section 17.52.350 (Outdoor storage screening). If no recreational vehicle storage area is included, the CC&Rs shall prohibit RV parking and storage.*

No recreational vehicle storage areas are identified on the submitted plans. A condition of approval has been included in the draft resolution that prohibits the parking and storage of recreational vehicles.

8. *Signs. Project identification signs shall comply with provisions of Title 17.*

The individual addressing signs will be determined during the Building Permit review phase. A condition of approval has been included in the draft resolution requiring that future signage comply with the provisions of NMC Chapter 17.55.

9. *Building Size. There shall be no single building with a length greater than 150 feet unless the Planning Commission finds that the design of the building mitigates any adverse effect of such length.*

No building proposed in Phase II is longer than 150 feet.

10. *Utilities. All utilities shall be installed underground.*

A condition of approval has been included in the draft resolution that requires all utilities in Phase II to be installed underground.

E. DESIGN REVIEW

Staff reviewed the principles in the adopted Stanly Ranch Master Plan Design Guidelines for reviewing the site development and architectural design. The applicable guidelines are identified below, followed by a response identifying how the project application addresses the guidelines.

Massing and scale - the natural and built environment should inform the architectural design; buildings should reflect and be in harmony with the surrounding vineyard landscape and environment.

The proposed buildings have been designed as a complement to the adjacent resort, incorporating a series of intimate neighborhoods within the larger context of the Stanly Ranch Resort. The design approach of “cluster compounds” allows for the articulation of the massing of each home using simple, familiar, and traditional roof forms that are low-profile in their vineyard setting.

FIGURE 4 – RENDERING VINEYARD HOMES COURTYARD

Roofs and Rooflines - should provide visual interest, complement the overall façade composition in terms of style, detailing, and materials, and be attractive when viewed from surrounding areas.

Various roof heights and tower elements have been introduced by the architect to create visually interesting rooflines for all of the proposed units. The architectural massing and roof forms are carefully designed to provide privacy between homes while maximizing sunlight exposure to the living spaces whether they are inside or out.

Building Entrances — should be prominent and easy to identify. For groupings or clusters of buildings, entrances should be oriented towards a central common area wherever possible.

Building entrances are appropriate and identifiable for the Vineyard Homes. The Villas entrances are easy to identify and are oriented to the communal areas.

Side and rear facades — should be treated with the same attention and detail as front facades; all building facades should be of the highest aesthetic quality from all possible views.

The side and rear facades are treated with the same quality of design, with repeating patterns and exterior materials that are used on the front façade.

FIGURE 5 – RENDERING VINEYARD HOMES ELEVATIONS

Pattern of window, door and surface features - windows, doors, wall panels, pilasters, and building bays should be carefully composed, based on the building's structural bay spacing or other appropriate organizational system. Features based on this module should be carried across windowless walls to relieve blank, uninteresting surfaces.

Door and window openings - should be aligned and composed vertically to create an attractive façade. In general, windows should be sized and located to maximize the vineyard and distant hillside views.

Large windows and doors are used extensively on the design of the buildings. The pattern of doors and windows are designed to blend, or in some cases, blur the separation between the indoor and outdoor living spaces.

FIGURE 6 – VILLAS REAR ELEVATION

Building Materials — Building materials for each of the building types (resort, vineyard unit, winery) should be cohesive and unified, helping to strengthen the character of the resort as a whole. Small variances are acceptable for unique design circumstances, or to create a distinct identity for the different building clusters, or overall composition. The following materials are recommended:

- Painted wood shingles, clapboard, horizontal board siding and batten board may be utilized and are recommended.
- Stone (authentic or faux), consistent with types used throughout the Napa Valley. Stone should appear to be structural.
- Stucco and/or painted stucco may be used.
- Pre-cast concrete options may be used for form work; pigments and aggregates should be explored to create rich surfaces.
- Rammed earth or pize walls.
- Ceramic tile is recommended as an accent material.
- Parapet and cornice cap flashings should be painted to match wall or trim color and be of sufficient thickness to avoid distortion in the metal.
- Metal, porcelain, aggregate composition or other long-lasting materials consistent with the overall architectural character of the project.
- Standing seam metal roofing.
- Plywood siding and concrete block are not appropriate.

The architect chose materials authentic to Napa Valley's rural architecture and that will age gracefully and soften naturally over time. In addition, the colors have been thoughtfully selected to enhance the natural palette of colors inherent to the adjacent vineyard rows. Building exteriors for the Vineyard Homes include, stucco, vertical wood siding, stone veneer, metal and composition roofing. Building exteriors for the Villas include stucco, composite horizontal wood siding, stone veneers and standing metal seam roofs.

FIGURE 7 – EXTERIOR ELEVATION OF VILLAS



Roof Materials

- *Metal seam roofing should be anodized, painted, or natural oxidized surface*
- *Clay, ceramic, concrete tile, or metal standing seam roofing is acceptable as necessary.*
- *No tar, gravel, composition, or elastomeric roofs are acceptable.*
- *No asphalt or wood shingles should be used within the resort.*

The proposed roofing is either metal seam or composite shingle.

Porches, Balconies, Loggias, Awnings, Trellises, Canopies

- *Open porches, balconies and loggias – are recommended for use throughout the resort, vineyard, and winery buildings. Open porches should have attractive bulkhead walls or railings while covered porches, balconies, and loggias should have roof elements and support columns or other framing members that complement the buildings.*
- *Awnings are recommended, in areas with solar/shade needs, as appropriate. All awnings must be appropriate for the building design.*
- *Trellises and canopies – materials, colors and form should be derived from the building architecture. Continuous canopies should provide brackets, structural struts, and/or other detailing to reflect individual buildings or building bays. Canopies may contain glazing to allow for views.*

All of the proposed buildings incorporate open porches and balconies. The buildings within each cluster have been designed to provide private courtyard spaces for the outdoor living experience. Each building is designed to blur the lines between indoor and outdoor, offering a unique “resort-style” experience in a private residence setting.

FIGURE 8 – REAR ELEVATION OF VILLAS



Color - *Napa Valley contains a number of different building styles and associated color palettes. The color palette for the resort and all buildings associated with the*

resort design should be within a similar range, providing continuity and relationship between buildings of similar clusters. There are no specific color requirements for the resort design, but all colors should be appropriate for the particular building style and reflect the natural and rural character of the area.

The architect expressed that the color and material palettes are designed to reinforce the overall aesthetic character of the Stanly Ranch Resort. The color palette uses several different grey tones, off-white stucco and earth tones like mushroom, sand, and natural wood.

FIGURE 9 – RENDERING OF VINEYARD HOMES



E. AFFORDABLE HOUSING

The Stanly Ranch Resort Master Use Permit was approved with a condition requiring a \$1,440,000 affordable housing impact fee be paid to the City's Affordable Housing Trust Fund. This amount exceeds the City's Affordable Housing Impact Fee for the project. However, subsequent to the Master Plan approvals, a lawsuit was filed claiming the project's EIR failed to adequately analyze several impacts, but emphasized impacts to housing supply for lower income residents. Shortly after its filing, the lawsuit was settled. The settlement agreement requires payment of \$3,000,000 from the Applicant to the City of Napa's Affordable Housing Trust Fund (in addition to the original \$1,400,000) prior to issuance of the first Certificate of Occupancy. The \$3,000,000 could be offset based on a formula incorporated into the settlement agreement that gives credit to the Applicant for various affordable units that receive final entitlements after the effective date of the settlement agreement.

V. ENVIRONMENTAL REVIEW

The potential environmental effects of the proposed project were adequately examined by the *St. Regis Napa Valley Project* Environmental Impact Report (EIR) certified by the City Council on April 20, 2010 pursuant to CEQA Guidelines Section 15162. The proposed housing units and fractional ownership units are consistent with the development pattern anticipated in the Stanly Ranch Resort and will not result in any new significant impacts. As such, no additional environmental review is required for the Design Review Permits and the Tentative Subdivision Maps.

VI. REQUIRED FINDINGS

The Planning Commission's action on this project is subject to the required findings in NMC Section 17.60.070 relating to Use Permits and NMC Section 16.20.070 relating to Tentative Subdivision 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 the proposed project complies with these findings, and the attached Resolution (Attachment 1) contains the basis for this recommendation.

VII. PUBLIC NOTICE

Notice that this application was received was provided by the City on February 25, 2019, and notice of the scheduled public hearing was provided on February 6, 2020 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 February 7, 2020 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: (a) determining that the potential environmental effects of the proposed project were adequately examined by the *St. Regis Napa Valley Project* Environmental Impact Report certified by the City Council on April 20, 2010 pursuant to CEQA Guidelines Sections 15162; (b) approving Design Review Permits for the Vineyard Homes and the Villas based on a determination that the application is consistent with the City's General Plan, Zoning Ordinance, and other applicable City requirements and policies and (c) approving the Vineyard Homes Tentative Subdivision Map and the Villas Tentative Subdivision Map based on a determination that the application is consistent with the City's General Plan and the Stanly Ranch Master Plan.

IX. ALTERNATIVES TO RECOMMENDATION

1. Continue the application with direction for project modifications.

2. Direct Staff to return to the Planning Commission with a resolution documenting findings from the record of the hearing to support denial of the proposed project.

X. REQUIRED ACTIONS

Forward a recommendation to the City Council to:

1. Adopt a resolution determining that the potential environmental effects of the proposed project were adequately examined by the *St. Regis Napa Valley Project* Environmental Impact Report certified by the City Council on April 20, 2010 and approving Design Review Permits and Tentative Subdivision Maps for Phase II of the Stanly Ranch Resort.

XI. DOCUMENTS ATTACHED

1. Draft City Council Resolution
2. Plan Drawings
3. Tentative Map for Condominium Purposes for the Vineyard Units and the Fractional Units



PLANNING COMMISSION REGULAR MEETING MINUTES

February 20, 2020

1. CALL TO ORDER: 5:30 P.M.

A. ROLL CALL: Commissioners –Huether, Kelley, Murray, Oñate, Painter

ABSENT: None

STAFF: Community Development – Erin Morris, Michael Allen, Michael Walker, Elena Barragan, Bond Mendez, Patty Baring
City Attorney's Office – Sabrina Wolfson

2. PLEDGE OF ALLEGIANCE

3. AGENDA REVIEW AND SUPPLEMENTAL REPORTS

The Agenda was approved as submitted.

4. PUBLIC COMMENT

There were no requests to speak.

7. PUBLIC HEARINGS/APEALS

A. STANLY RANCH RESORT PHASE II DESIGN REVIEW PERMIT AND TENTATIVE SUBDIVISION MAP – 1201 STANLY LANE AND 200 STANLY CROSS ROAD (File No. PL19-0123) Request to construct a two-story office/retail building and a two-story single unit hotel building on a 4,800 square foot lot at 1330 Clay Street with an exception to on-site parking requirements for the hotel use. The project site located on the north side of Clay Street between Franklin Street and Randolph Street within the Downtown Mixed Use (DMU) General Plan Designation and the Downtown Mixed Use: Parking Exempt Overlay (DMU:PE) Zoning District. (APN 003-161-006)

Commissioners provided disclosures. Chair Huether recused himself as the Applicant is a source of income.

Senior Planner Michael Allen presented the Staff Report, provided background information related to the application and provided a recommendation.

Vice-Chair Kelley invited the Applicant to speak.

Kevin Teague, on behalf of the Applicant, introduced the Applicant team, briefed the Commission on background relating to the application and offered to answer Commissioner questions.

Chris Crosby, Applicant, briefed the Commission on additional background relating to the master plan and landscape design components of the application.

Elliot Hoyt, on behalf of the Applicant, briefed the Commission on background relating to the Design Review.

Vice-Chair Kelley opened the item for public hearing.

Dorothy Salmon, 10 Lighthouse Court, spoke in support of the application.

There were no further requests to speak.

Commissioners Painter and Murray moved and seconded to close public hearing.

Motion carried:

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

The Commission asked questions of the Applicant and Staff and provided comments.

- Clarification was requested regarding:
 - Cluster designs
 - Model façade layering and color palette
 - Materials used
 - On-site parking
 - Unit ownership
 - Final landscape plan approval process
- Are all the roads private?
- Can the units be categorized as single-family residences?
- Are there minimum requirements to stay in these units?

Mr. Hoyt responded to Commissioner questions regarding:

- Cluster designs
- Parking logistics and allocations
- Covenants, Conditions & Restrictions (CC&R) parking requirements

Bob White, on behalf of the Applicant, responded to Commissioner questions regarding the façade color palette and layering better represented in three dimensional renderings versus the presented two dimensional Plans.

Bryan Stadler, on behalf of the Applicant, responded to Commissioner questions regarding the materials and colors of the façades and provided a material example for viewing.

Mr. Allen responded to Commissioner questions:

- He provided clarification regarding:
 - Private roads
 - Parking requirements
 - Landscape plan approval process

Mr. Teague responded to Commissioner questions regarding zoning and ownership of units.

Commissioners discussed and began deliberation. They made the following final comments to forward to City Council:

- The master plan and ordinance have created a high standard
- The design will blend in with the landscape with integrity and authenticity
- Praised the Applicant's use of non-potable water and water system upgrades
- Materials, articulation of clusters and final product will work together with the hotel

Commissioners Painter and Murray moved and seconded to adopt a resolution approving a Design Review Permit and a Tentative Subdivision Map for Phase II of the Stanly Ranch Resort and determining that the potential environmental effects of the proposed project were adequately examined by the *St. Regis Napa Valley Project* Environmental Impact Report certified by the City Council on April 20, 2010.

Motion carried:

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