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PLANNING COMMISSION STAFF REPORT SEPTEMBER 3, 2020

AGENDA ITEM 7.A. File No. PL20-0010 – **THE BRAYDON PHASE II**

I. GENERAL INFORMATION

PROJECT SUMMARY: Design Review for a 218-unit apartment complex (second phase of the Vista Tulocay Apartments)

LOCATION OF PROPERTY: West of 791 Vista Tulocay Lane
APN: 046-190-064

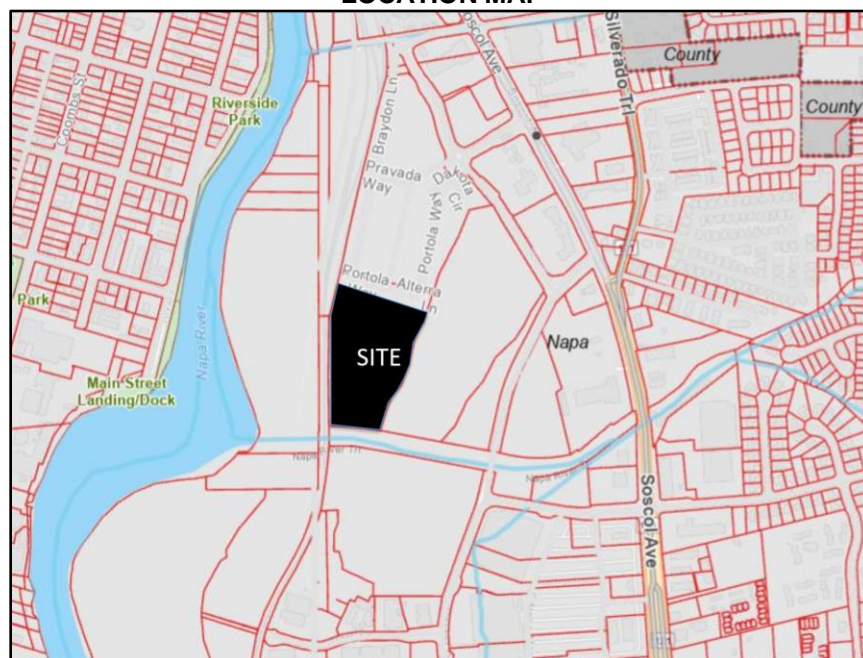
GENERAL PLAN: Mixed Use (MU-532)

ZONING: Gasser Master Plan: Affordable Housing Overlay (MP-G4:AH)

APPLICANT/ PROPERTY OWNER: Shon Finch
Fairfield Napa Phase II, LLC
5510 Morehouse Drive, #200
San Diego, CA 92121
Phone: (858) 626-8263

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

LOCATION MAP



II. PROJECT DESCRIPTION AND BACKGROUND

The Applicant, Fairfield Napa Phase II, LLC is requesting approval of a Design Review Permit for the construction of a 218-unit apartment project on an 8.3-acre property in the Gasser Master Plan area. The complex is comprised of two 4-story buildings and three 3-story buildings. The units are all stacked flats and include 116 one-bedroom units, 86 two-bedroom units, and 16 three-bedroom units which range in size from 675 square feet to 1,431 square feet. The complex will include several open space areas including a pool/spa, clubhouse, fitness center, and dog park. Parking will be provided in attached garages, carports, and uncovered spaces.

FIGURE 1 – PROPOSED SITE PLAN FOR PHASE II

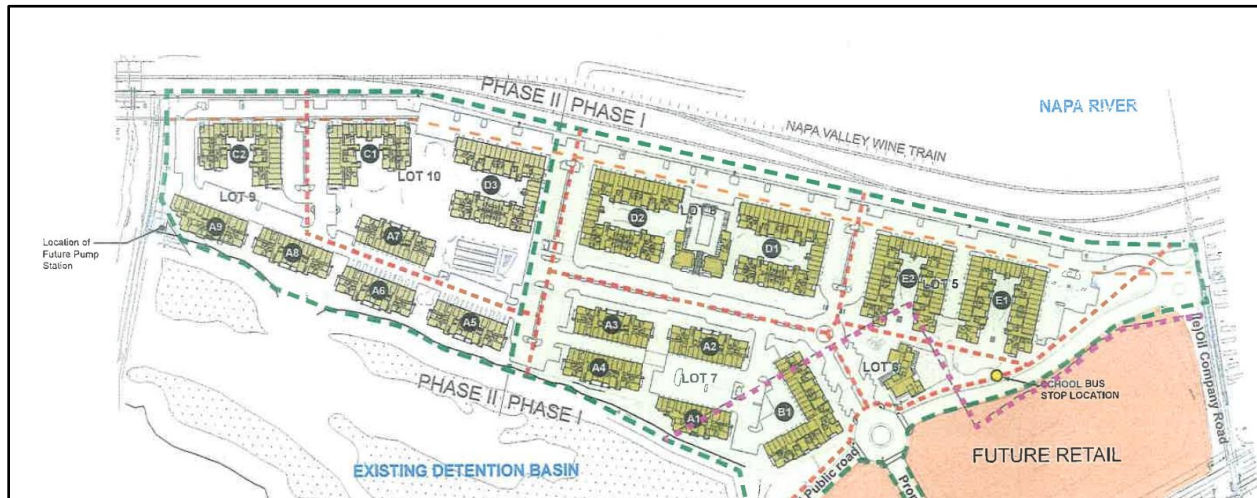


III. PROJECT HISTORY AND CONTEXT

The original application for the Vista Tulocay Apartments (PL13-0139) included two phases: Phase I (282 units) which has recently completed construction, and Phase II (218 units) which is the subject of this review. The Planning Commission conducted a preliminary review of the original project in May 2014 and was generally supportive. However only Phase I went forward for Final Design Review. The Applicant subsequently amended the project to include only Phase I of the project which was approved by the City Council in August 2016. However, the Council also adopted a Development Agreement which included the vesting of the current General Plan designation and Zoning Ordinance that allows up to 500 residential units, including the 282 units in the approved Phase I project and up to 218 units which are the subject of this Design Review application as Phase II. The Development Agreement also provides for timing of construction permits and timing

on processing approvals of the Phase II, 218 units of the 500 units contemplated in the Master Plan. It also provided for payment mechanisms and applies the current regulations for a period of time in order to complete the remaining 218 units contemplated in the Master Plan. It also provides the City with accelerated and specific housing fees for the entire 500 units. This current application for Phase II still proposes 218 units but with a slightly different architectural theme. Also, the site plan is slightly different from what the Planning Commission reviewed in 2014.

FIGURE 2 – 2014 SITE PLAN FOR PHASES I AND II



It is also noted that the Applicant had submitted a completely different application for the Phase II property in December 2018 that was comprised of 40 single family dwellings and 62 townhomes (PL18-0207). Staff expressed concerns to the Applicant that this lower density “for-sale” product was inconsistent with the City’s housing development objectives and encouraged the Applicant to reconsider the project’s unit type and to increase the density. The Applicant subsequently withdrew that application before there was any review by the Planning Commission or City Council and submitted a new application for the project that is now before the Commission.

The 8.27-acre project site is generally flat, treeless and unimproved. The site is bordered by the Wine Train and the Napa River to the west, the Napa Flood District basin to the east, undeveloped lands designated for commercial use to the south across Tulocay Creek, and the Braydon Phase I apartment project to the north. The Braydon Phase I apartment project consists of a total of 282 units and was recently completed and now partially occupied. The project is accessed from Peatman Drive via Vista Tulocay Lane which extends through the Braydon Phase I apartments and will serve the Phase II project.

IV. ANALYSIS

A. General Plan

The property has a General Plan designation of MU, Mixed Use (MU-532), which provides for a functionally integrated mix of retail commercial, office, possible light manufacturing, and higher density residential uses that are typically attached. Residential densities shall

range from 20 to 40 units per acre while densities up to 45 units per acre may be allowed on a case-by-case basis at the discretion of the City, provided the development provides a high-quality design that fits with and enhances the site context, and helps create a vibrant transit-and river-oriented residential mixed use district.

The 20 - 40 units an acre density range would allow between 165 to 330 units on this 8.27 acre site. The proposed 218 units provides 26 units per acre, which is consistent with the density range of MU-532 designation, but more so with the density range of the Tulocay Village District of the Gasser Master Plan. The Gasser Master Plan specifies a minimum of 380 units and a maximum of 500 units for the Tulocay Village District. The proposed 218 units combined with the approved 282 units from the Phase I project accomplishes the maximum of 500 units. Higher density residential uses (over 15 du/acre) are generally located nearest to thoroughfares, transit corridors and community-serving commercial and public/quasi-public uses. Higher density residential should be promoted and encouraged adjacent to employment and neighborhood-serving commercial uses to ensure the efficient use of land, public facilities and services.

Staff has also reviewed the project for consistency with all other applicable General Plan policies. In particular, the project complies with policies of the Land Use Element and Housing Element identified below.

Land Use Element

One of the fundamental goals of the Land Use Element is, “[to] preserve and enhance the residential character of existing neighborhoods and provide for new residential development consistent with the city's character and urban form.” To help achieve this goal, the Land Use Element includes a series of policies, two of which are listed below:

LU-3.1 The City shall provide for the efficient development and redevelopment of land within the RUL in order to allow job and housing growth through the end of the planning period.

The proposed 218 unit development provides an efficient housing development that will provide market-rate housing on an underutilized parcel of land.

LU-4.2 The City shall require new residential development to conform to the density range shown in Table 1-4 (unless site-specific physical or environmental constraints preclude the achievement of the minimum density; unless density bonuses are granted; or unless, in Multi-Family Residential areas, housing policy H-1.7 permits density flexibility within the Multi Family range), and to be consistent with the general neighborhood typology of the surrounding area. The City may require clustering in environmentally sensitive areas when special measures are adopted to ensure the sensitive portions of each property remain undeveloped in the future.

The proposed 218 unit development has a project density of 26.36 units per acre which is consistent with the density range.

Housing Element

One of the fundamental goals of the Housing Element is to ensure the development of “a variety of housing types and choices.” To help achieve this goal, the Housing Element includes a series of policies, eight of which are listed below:

H-1.1 Efficient Use of Land. The City shall promote creative and efficient use of vacant and built on land within its RUL to help maintain the City’s pre-eminent agricultural environment and open space.

The proposed 218 unit development provides an efficient housing development that will provide market-rate housing on an underutilized parcel of land long planned for housing.

H1.2 Provide Adequate Sites. The City shall maintain an adequate supply of land designated for all types of residential development to meet the quantified housing need of 835 City units and up to 57 County units for the state-mandated time frame of the Housing Element (2015 to January 2023). Within this total, the City shall maintain a sufficient supply of land zoned for multi-family housing to meet the quantitative housing need of 317 lower income and 151 moderate income housing units.

The proposed 218 unit development is consistent with the above policy in that it provides housing units that will help meet the quantified housing needs for the City for market rate housing units.

H1.4 Efficient Use of Sites. The City shall make every effort to approve well-designed projects at the mid to high range of General Plan densities.

The proposed 218 unit development is consistent with the residential design guidelines and provides a well-designed housing development that is in the mid-range of the General Plan density.

H-2.2 Mix of Housing. The City shall encourage an increased mix of various types of housing throughout the City to meet community housing needs, provide greater housing choices, and improve transportation choices. In addition to single family homes, housing choices and the mix of housing in the community should include such types as multi-family, mixed use, affordable units, supportive housing, Single Room Occupancies (SRO), co-housing and similar types of housing that meet a wide variety of community housing needs.

The proposed 218 multi-family development will provide a housing type that is currently in demand to satisfy the community housing needs.

H-3.1 High Quality Design and Varied Housing Types. The City shall assure high quality, well-designed housing that respects the surrounding neighborhood, and provide for a greater variety of housing options to meet community needs.

The Housing Element also has policies to encourage the efficient use of land and that make every effort to approve well-designed projects consistent with General Plan densities. This project appears consistent with both of these policy goals, as the proposed

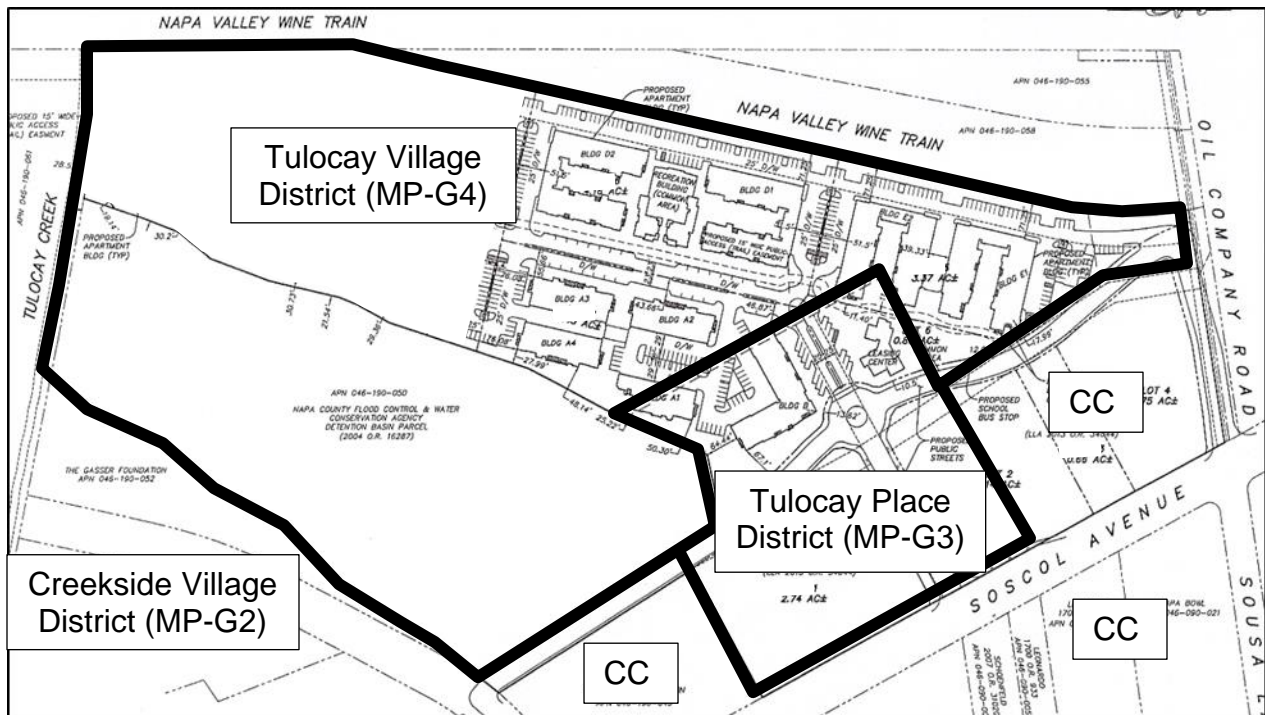
development of 218 apartment units on the 8.27 acre site is consistent with the General Plan density range. In addition, the City has adopted Residential Design Guidelines to ensure that new infill developments are compatible with existing neighborhoods.

Therefore, both the proposed land uses and the proposed density are consistent with the requirements of the General Plan's MU designation.

B. Zoning

The project site is located with the Tulocay Village District of the Gasser Master Plan. The intent of the Tulocay Village District is to provide a variety of housing types and densities. When the Gasser Master Plan was adopted the Tulocay Village District was approved for between 380 to 500 residential units depending on the size of the development site. As residential density within the district is to vary, the minimum density is averaged over the entirety of the zoning district. The 218 units are considered Phase II of the development with the first Phase being the previously approved Vista Tulocay 282 units. Based on the approved density range of the Gasser Master Plan, Phase II must be developed with between 98 to 218 residential units.

FIGURE 3 – MASTER PLAN ZONING MAP OF PROJECT SITE



The Tulocay Village neighborhood has a unique natural setting, framed by wetlands to the south and east, and the Napa River and its open space terraces and Wine Train tracks to the west. Second floor and higher windows may have river views. The Master Plan did not include or approve a site plan for the residential units in Tulocay Village. When the Gasser Master Plan was approved it was envisioned that the internal street circulation would include a public street along the wetland and river edges through all or part of the site that encourages physical and visual access to these resources and allows fronting

buildings. The idea of the street system was to provide a secure geographic buffer between private homes and public trails, and address fire and safety concerns.

Two to four-story buildings were anticipated to be constructed in Tulocay Village. Taller buildings could potentially occur if the added height (1) provides for subsurface parking and (2) provides design for pitched roofs. Tulocay Village was approved to be developed with between 380 to 500 residential units in total. It should be noted that residential density is required to vary within the Tulocay Village site. For purposes of implementing minimum density requirements set forth in NMC Section 17.36.030(B)(4)(b), "residential portions of the site" refers to the Tulocay Village District, and minimum residential development densities shall be averaged over this area. The Tulocay Village District includes 13.6 acres of wetlands/detention basin owned by the Napa County Flood Protection & Water Conservation District, and the approximately 20 acres of residentially-zoned property.

Tulocay Village District provides for a maximum building height of 45 feet, with a height bonus for pitched gable roofs of 8 feet increasing the maximum height to 53 feet. The proposed buildings with pitched gable roofs have a maximum height of 51 feet, 8 inches, with architectural projections (stair wells) up to 53 feet consistent with the development standard. All of the proposed buildings and site improvements are consistent with the required yard, setback and open space requirements of the district. The street layout has been endorsed by the Fire Department and the Public Works Department as it provides the appropriate level of access to address fire and safety concerns.

Off-street pedestrian and bicycle trails within the Gasser Master Plan are intended to provide a key recreation resource to residents and the public. One of the goals of the master plan was to create a system of linked off-street multi-use trails along the railroad tracks, around much of the north wetlands, along the north side of Tulocay Creek and over Tulocay Creek to South River Place by way of the City of Napa's crossing of the Napa Valley Wine Train Bridge. The Master Plan supports, and is consistent with, City efforts to provide a connection across the railroad tracks at Tulocay Creek to the citywide River Trail for resident and community access. The proposed development includes a series of public trails through and around the site. The main pedestrian access is located adjacent but separated from the main drive with a second pedestrian access to be constructed along the edge of the wetlands. All of the proposed public streets to be constructed in conjunction with the development will include a sidewalk. A bridge over Tulocay Creek was constructed in conjunction with the first development phase which provides the desired access to the south. The Phase II development has been designed to provide connection to the future City of Napa's crossing of the Wine Train tracks and does not interfere with this future connection (see Pedestrian Circulation Exhibit, Sheet L-5 of Attachment 2).

The project meets or exceeds all applicable standards of the Tulocay Village and Tulocay Place Districts including yards, setbacks and usable open space. Compliance with the Wetland Setback and Parking Requirements are addressed below.

C. Parking

The Zoning Ordinance sets forth the following parking requirements for the proposed 218 unit multi-family residential development:

(116) 1 bedroom units @ 1.25 space per unit	=	145 spaces
(86) 2 bedroom units @ 1.50 spaces per unit	=	129 spaces
(16) 3 bedroom units @ 1.75 spaces per unit	=	28 spaces
Guest parking @ 1 space per 4 units	=	<u>55 spaces</u>
TOTAL	=	357 spaces

The parking layout plan prepared for the development provides a total of 357 spaces, consisting of 88 garage spaces, 130 carport spaces and 139 uncovered spaces. The development is required to provide a total of 218 covered parking spaces and a total of 218 covered spaces have been proposed, which satisfies the covered parking requirement. Additionally, the proposed development has been designed with a guest parking ratio of 1 space per every 4 units, which satisfies the parking space requirements identified above. The guest parking spaces will be distributed throughout the proposed development.

D. Floodplain Management

The site is also subject to the :FP-Floodplain Management Regulations, which require that the City's floodplain administrator review all on-site improvements. After review of the proposed plans and the Applicant's hydraulic analysis of the project, the Public Works Department has determined that the improvements are consistent with both the existing City policy and standards and with Federal floodplain criteria.

E. Wetland Setback

The project site is located directly adjacent to the North Wetlands which is owned by the Napa County Flood Control District. The Phase I Development worked closely with the Flood Control District, the Regional Water Quality Control Board and the Department of Fish and Wildlife on the appropriate riparian setback for the development. This Phase II incorporates the previously delineated 50-foot riparian/wetland setback from the edge of the wetlands. This setback area will be landscaped and new split rail fence will delineate the buffer area from the adjacent trail that will be constructed along the wetlands that connects with the Phase I trail.

F. Planning Commission Preliminary Review

On April 2, 2020, the Planning Commission held a preliminary review of the project. The Commission expressed their general support for the project's design and layout but provided the following comments to be addressed with the formal Design Review submittal:

- Massing of the four story buildings and how they would appear from Soscol Avenue.

The Applicant has provided a simulation depicting the appearance of the four story buildings as viewed from Soscol Avenue (Sheet A1.01 of Attachment 2).

- Will there be a public art component?

Although public art is not required for residential development, the Applicant provided an exhibit showing the western elevations of the four story buildings and the amenity building that illustrates an opportunity to add possible murals or other artwork (see Sheet A1.02 of Attachment 2).

FIGURE 4 – POTENTIAL MURAL LOCATIONS



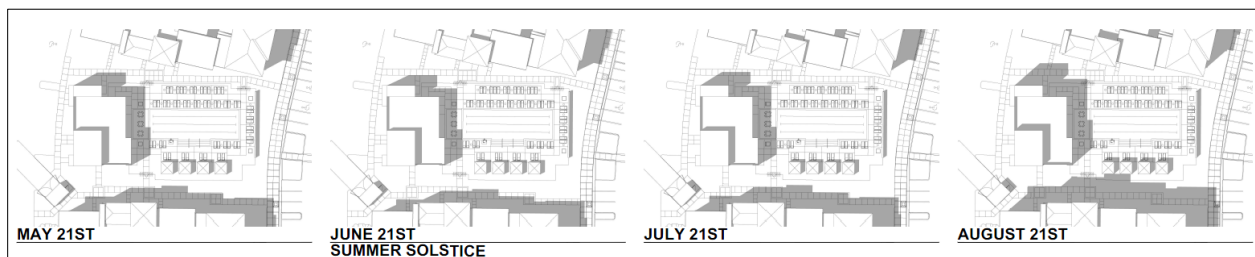
- Concern about the color palate being too bland.

The color palate has been revised to enhance the building base, vertical elements and varied wall planes. Exterior materials have also been updated to include burgundy colored fiber cementitious siding material in certain sections.

- Concern about the shade cast by the buildings onto the pool.

A shade study has been provided that demonstrates the sun location year round. It demonstrates that the buildings will not cast substantial shade over the pool area during the summer months (Sheet L-7 of Attachment 2).

FIGURE 5 – POOL SHADE ANALYSIS



- More detail about the pedestrian circulation and connection to the Napa Vine Trail.

A revised circulation/trail exhibit has been provided that addresses the multi-use trail which extends through the existing Phase I development and will continue to the Tulocay Creek trail. The trail along the wetland will be extended from the Phase I development through the

Phase II Development. The circulation/trail plan for Phase II is consistent with City efforts to provide a connection across the railroad tracks at Tulocay Creek to the River Trail which would be subject to a future City sponsored activity (see Sheet L-4, L-5 of Attachment 2).

G. Design Review

The proposed development includes a total of five residential buildings with three different building configurations. The total number of units within each building will vary from 20 to 76 units. The new buildings will be three- and four-story walk-ups with tuck-under one car garages.

In accordance with the Gasser Master Plan Design Guidelines, Staff relied on the principles found in the City's Residential 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.

There are a total of five apartment buildings in the project with three design types: 2 four-story U-shaped buildings with 76 units each (Type I), 2 rectangular three-story buildings with 20 units each (Type II), and one rectangular three-story building with 26 units (Type III). Additionally, the project includes a three-story fitness/ clubhouse and a single-story mail room.

- a. Buildings should frame neighborhood gateways and define community and common open spaces. Public, communal, and private spaces should be clearly distinguishable.*

The proposed buildings are oriented parallel to the street which frame the tree lined entry drive. Several of the proposed buildings are designed in a "U" shaped configuration around an open space area which clearly frames and distinguishes the private open spaces.

- b. Ground floor units should have direct access from streets and from common spaces. Units should provide "eyes-on-the-street" security by orienting towards streets and common areas.*

The ground floor units have access to the street and common spaces from central pedestrian passages within each building. The units provide windows and balconies oriented to the common area and streets to create the desired "eyes on the street" security.

- c. Entry drives to multifamily housing should be designed to create a positive identity for the project. Landscape and site design should frame and distinguish entry drives.*

As this is Phase II of the two-phase Vista Tulocay residential development, the main entry remains the main entry to Phase I which includes a roundabout that contains an art sculpture from a prominent local artist. The entry drive contains a tree lined landscape

median that creates a positive identity for the project which will be extended through the new, Phase II.

- d. Parking lots should be screened by shade trees, landscaping or buildings. Parking should be unobtrusive and not disrupt the quality of common spaces and pedestrian environments of multifamily development. Parking should be distributed throughout the site in discrete courts and garages.*

The proposed uncovered surface parking areas have been designed with the one tree for every five parking spaces, as recommended by the guidelines. The location of the parking areas does not conflict with common open space areas or pedestrian walkways located throughout the development. Parking is located within garages and carports and on surface spaces and evenly distributed throughout the proposed development away from public view. Most of the surface parking spaces are located at the rear of the development behind the proposed buildings within a 60 foot wide Napa Sanitation District easement (i.e., pavement is the preferred surface treatment for areas within Napa Sanitation District easements to avoid impediments and for access to infrastructure).

- e. Services for multifamily development should not be visible from public areas. Trash bins, utility meters, transformers, and other service elements should be enclosed or otherwise concealed from view.*

Trash generated by the development will be collected in five enclosure areas located along the vehicle drives as opposed to more highly-visible locations from public open spaces areas. Staff has included a condition of approval requiring that all mechanical and utility equipment, including transformers and backflow devices, be screened and/or integrated into the building structure.

Common Areas

New multi-family projects should provide common spaces that are physically defined and socially integrated into the site plan as gathering places.

- f. Common open areas and parks provide gathering places, add livability and value: Encourage usable common open space in larger housing developments, considering higher heights, increased densities or decreased setbacks on some portions of the site as a tradeoff for providing such amenities.*

The design of the development includes five larger common areas with a series of pedestrian walkways connected throughout the project which provide access to the residential units as well as the pool/recreation area, interior common areas, office and the adjacent river trail with access to a future Vine Trail connection.

- g. Multifamily development must provide common and/or private open space for each unit consistent with development standards in the Zoning Ordinance. Multifamily projects should include both landscaped and hardscape areas that encourage social interaction. Play spaces for children*

are strongly encouraged and should be both secure and observable. Common private open space should be centrally located and have a physical and visible connection to public open space. Common open space should be connected to each project's internal pedestrian system.

The development includes several common areas that are located throughout the site, including a community center, pool and outdoor entertainment area. The guidelines suggest that multifamily development provide both common and private open space for each unit consistent with development standards in the Zoning Ordinance. The minimum open space requirement is 200 square feet per unit and the proposed development is consistent with the minimum open space requirement. The common open spaces are centrally located and have a physical and visible connection to the residential units. All common open space areas are connected to the project's internal pedestrian system.

The proposed landscape design includes a variety of communal spaces that use drought-tolerant, low-water usage plants. Trees will be planted in compliance with the City's parking lot design standards and street requirements. According to the proposed landscaping plan, new trees will include crape myrtle, southern live oak, Indian hawthorn, pyramidal hornbeam, Brisbane box, and purple leaf plumb. All onsite landscaping and irrigation plans will be designed by a licensed landscape architect or landscape contractor and approved by the Public Works Department - Water Division prior to the approval of Improvement Plans and issuance of building permits for the project.

The project site is located at a higher elevation than adjacent lands and the grade differential at the project boundaries will be made up by existing slopes. Areas near buildings and walkways may require short retaining walls at isolated locations along the eastern boundary of the site to provide the necessary flat area. Vegetation, including trees and shrubs, will be planted along the exterior of the boundary walls.

Architectural Design

New multi-family projects should fit into the surrounding neighborhood by transitioning in scale, and reflect local architectural traditions, and respond to Napa's climate.

- h. Multifamily projects should utilize a unifying theme and a common vocabulary of forms and architectural elements. Building forms should use varying roof heights, setbacks and wall planes to break up the perceived bulk of buildings. Long, unbroken volumes and large, unarticulated wall and roof planes should not be permitted.*

The residential buildings will be three- and four-story walk-ups with attached tuck under one car garages. Vertical tower elements are proposed on each building to provide a varying roof height and building plain which break up the perceived bulk of the buildings. The residential buildings have been designed with a common vocabulary of forms and architectural elements. The exterior finish of the buildings is predominantly stucco in a variety of unique color schemes. All of the proposed buildings feature metal louvers and awnings with concrete roofing shingles. The units feature windows that are aligned with each other and building elements to provide a harmonious appearance. The change in roof forms and varying wall plains present interesting elevations that are not overly repetitive.

- i. Facades should have 3-dimensional elements, such as chimneys, balconies, bay windows or dormers, to break up large wall and roof surfaces. Every facade should possess an overall design concept that is well composed and articulated and of consistent quality.*

Multiple wall offsets and varied roof forms create a reduced sense of scale. The hierarchy of fenestration treatment, detailing, and exterior wall materials will provide visual interest when viewed from a distance or from a pedestrian level. Second, third and fourth floor balconies and open railings develop shadow patterns, depth and textures. Each elevation appears to have the same level of articulation and quality as the front elevation.

- j. Roof forms should reflect their context. While traditional sloping roofs, such as gable or hip roofs are generally preferred, there may be instances (such as adjacent to a traditional commercial district) where flat roofs may be allowed, if screened from public view by continuous parapets or by pitched roofs.*

The proposed residential buildings provide a combination of roof forms with traditional sloping and flat parapet roofs consistent with the guidelines. The commercial buildings in the area also have a combination of roof forms with both sloped roofs and flat roofs. Therefore, new buildings respond to the neighborhood context.

- k. Outbuildings, such as community buildings, management offices, club houses, or freestanding parking garages should incorporate design features, materials and colors of the residential buildings.*

The same design details and exterior materials of the proposed office, community room, fitness room and pool area have also been incorporated into the proposed residential buildings creating compatibility throughout the design.

- l. Stairways, fences, trash enclosures and other accessory elements should be designed as integral parts of the architecture. These should not be visible features at the ends of streets or driveways.*

The proposed stairways have been designed as an integral part of the architecture. The trash enclosures are not located at the end of streets where they would be highly visible.

Materials and Color

- m. Multi-family housing should demonstrate a commitment to lasting and durable design with materials and colors that support overall image and massing concepts.*

The proposed buildings have a contemporary design with exterior materials such as three coat stucco, fiber/cementitious horizontal siding, architectural foam trim, metal louvers, vinyl windows and concrete shingle roofs. All of the proposed buildings share common design details and materials that create a unifying architectural theme in the proposed development. All of the proposed buildings are designed with a clear building base, a

clear pattern of openings, a recognizable entry and appropriate roof details to create an interesting roofline.

- n. All the facades should employ the same quality of materials. On corner units, architectural materials should be consistent on both exposed elevations.*

The residential buildings provide a stucco exterior and a concrete shingle roof. All elevations share the same level of architectural detail and material treatment.

- o. Painted surfaces should use colors that reinforce architectural concepts and are compatible with natural materials, such as brick or stone.*

The proposed color scheme for the new buildings will be an adobe beige or cream along with black, tan, brown, charcoal and burgundy colored fiber/cementitious elements. The composite roofs will be a gray. The building colors appear appropriate for the particular building style.

FIGURE 6 – BUILDING I FRONT PERSPECTIVE



FIGURE 7 – BUILDING II FRONT PERSPECTIVE



FIGURE 8 – BUILDING III FRONT PERSPECTIVE

The buildings are all of a contemporary design with articulated walls on all elevations, symmetrically placed windows, and predominately low-pitched hip roofs with 2-foot eave overhangs. There are also limited portions of the buildings with some flat roof elements with 2-foot eaves. Exterior materials are stucco with scored reveal lines and fiber/cementitious horizontal siding accents. Windows are recessed vinyl with minimal gridding. There are small balconies on the upper floors that feature perforated metal sides with metal railing. There are flat metal awnings at ground level entries.

H. Affordable Housing Overlay

A portion of the project site is located within the :AH, Affordable Housing Overlay District. The :AH Overlay in a multi-family designation typically requires 10% of the units be constructed onsite for very low income households and that 10% of the units be constructed on site for low income households, unless the development receives approval for an “alternative equivalent” proposal pursuant to Section 15.94.050(B). In accordance with Municipal Code Section 15.94.070(A), an “alternative equivalent” proposal to satisfy the low income requirement for the approved Phase I and the current Phase II by payment to the City of \$2,000,000 was approved with the first phase. Therefore, the Affordable Housing requirement for this Phase II project has been met with the Phase I project (Vista Tulocay).

V. ENVIRONMENTAL REVIEW

The potential environmental impacts of this Project were adequately analyzed and addressed by the Final Environmental Impact Report certified in conjunction with the adoption of the Gasser Master Plan on November 21, 2006 and by the Vista Tulocay Apartments Project Addendum to the Final Environmental Impact Report for the Gasser Master Plan, adopted on August 16, 2016. The Braydon Apartments (Phase II) was considered along with the Vista Tulocay Apartments (Phase I) in the Vista Tulocay Apartments Project Addendum. None of the conditions described under CEQA Guidelines Section 15162 requiring the preparation of a subsequent EIR are present.

Because a Native American archaeological site (CA-NAP-39) was previously recorded within proximity of the project area, a subsequent cultural resources analysis was prepared for the Phase II site (Cultural Resources Inventory and Geoarchaeological Assessment Vista Tulocay Residential Project, January 2020). The results of the cultural resources analysis found no archaeological materials present and determined the limited extent of the project's impacts and the moderate buried site sensitivity, that no further archaeological identification efforts were recommended. Therefore, there are no changes to the

circumstances under which the previous environmental analyses were approved that would change the environmental determination.

VI. REQUIRED FINDINGS

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. These findings are provided in the draft resolution attached to the Staff Report. These findings articulate the proposed project's consistency with the General Plan, Gasser Master Plan, Zoning Ordinance, and Design Guidelines. Staff has determined that the proposed project meets the required 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 August 21, 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 August 22, 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 to: (1) determine that the potential environmental effects of the Project were adequately analyzed and addressed by prior CEQA actions; and (2) approve the Design Review Permit based on a determination that the application, as conditioned, is consistent with the City's General Plan, Gasser Master Plan 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. Recommend that the application be denied by the City Council.

X. REQUIRED ACTIONS

Forward a recommendation to the City Council to:

1. Determine that the potential environmental effects of the Project were adequately analyzed and addressed by prior CEQA actions.
2. Adopt a resolution approving a Design Review Permit for the Braydon, Phase II Apartment Project at the Gasser Master Plan housing site.

XI. DOCUMENTS ATTACHED

1. Draft City Council Resolution
2. Project Plans and Project Description

Erin Morris

From: Charles Shinnamon <chuckshinnamon@gmail.com>
Sent: Thursday, September 3, 2020 10:33 AM
To: Patricia Baring; Erin Morris
Cc: 'Shon Finch'
Subject: Braydon Apartments - Design Review

Categories: Unverified Contact

[EXTERNAL]

Patti and Erin,

Please forward this on to the Commission members.

+++++

Dear Commissioners,

I would like to express my support for approval of the Braydon Apartments' proposed expansion. I think that it is a well designed project and that its location is perfect for this higher density.

Certainly, there are things that we could wish for. It would have been great to get more affordable units included in the development but that issue was resolved years ago. More direct access to the River Trail is a very important issue but it appears to be one that needs to be resolved by the City and not by the developer. Walkable and bikeable access to downtown would be a huge asset not to this particular project but an asset for the whole community.

Thank you all for your consideration,

Chuck Shinnamon

Charles W. Shinnamon, P.E.

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



PLANNING COMMISSION

REGULAR MEETING MINUTES EXCERPTS

September 3, 2020

7. PUBLIC HEARINGS/APPEALS

A. BRAYDON, PHASE II – WEST OF SOSCOL AVENUE (File No. PL20-0010) Design Review Permit for the proposed Braydon Phase II residential development on an 8.27-acre site within the Gasser Master Plan area. The development consists of a 218-unit apartment complex comprised of 2 four-story buildings and 3 three story buildings. The complex will include several open space areas including pool/spa, clubhouse, fitness center and dog park. The 8.27-acre project site is bordered by the Wine Train and the Napa River to the west, the Napa Flood District basin to the east, undeveloped lands designated for commercial use to the south across Tulocay Creek, and the Braydon Phase I apartment project to the north, within the MU-532, Mixed Use General Plan designation and the Gasser Master Plan: Affordable Housing Overlay (MP-G4:AH) Zoning District (APN: 046-190-064).

Chair Huether summarized the order of actions during public hearing and introduced the item.

Commissioners provided disclosures.

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

The Commission had the following questions and comments for Staff:

- Clarification was requested regarding:
 - Challenges for final connection to the Vine Trail from the Gasser property across the Wine Train tracks

Mr. Allen responded to Commissioner questions, providing the following clarifications:

- The City plans to fund and work with the Wine Train in the future to complete the connection to the Vine Trail, but there is no current work program in place
- Late Communication from Chuck Shinnamon in support of the application

Chair Huether invited the Applicant to speak.

Shon Finch, on behalf of the Applicant, briefed the Commission on background relating to the application, provided additional images and offered to answer Commissioner questions.

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

- Clarification on original intent of homes changed from for sale to rental units
- The added color is appreciated
- Amenities for the complex
- Elevator in the four-story building
- An update on the first phase would be appreciated
- Opportunity for a direct connection to the wetland space

- Tenant ability to utilize amenities

Mr. Finch elaborated on the amenities and elevators within the four-story building and trail connections, and confirmed that the homes are for rent.

Chair Huether opened the item for public hearing. After receiving no requests to speak, public comment was closed.

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

- Napa is excited about additional housing
- Differentiation between the old and new plans was appreciated
- The Applicant should budget funds for a lasting mural to be approved at the Staff level

Commissioners Murray and Painter moved and seconded to forward a recommendation to the City Council to adopt a resolution determining that the potential environmental effects of the Project were adequately analyzed and addressed by the previously adopted CEQA documents and approving a Design Review Permit for the Braydon, Phase II Apartments.

Motion carried:

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