



Staff Reports Details (With Text)

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On agenda: 2/18/2020 **Final action:**
Title: Heritage House/Valle Verde Project
Sponsors:
Indexes:
Code sections:
Attachments: 1. ATCH 1 - Resolution, 2. ATCH 2 - Staff Report for 02-04-20, 3. ATCH 3 - Final EIR and Draft EIR, 4. ATCH 4 - Public Correspondence

Date	Ver.	Action By	Action	Result
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2/18/2020	1	CITY COUNCIL OF THE CITY OF NAPA		
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To: Honorable Mayor and Members of City Council

From: Vincent Smith, Community Development Director

Prepared By: Erin Morris, Planning Manager

TITLE:
Heritage House/Valle Verde Project

RECOMMENDED ACTION:

Adopt a resolution approving a Use Permit and Design Review Permit to remodel an existing building to create 66 Single Room Occupancy (SROS) units, including 33 units of permanent supportive housing, (Heritage House), and a Design Review Permit for the construction of a 24-unit affordable apartment complex (Valle Verde) and three Density Bonus Concessions (two for Heritage House and one for Valle Verde) on a 2.88 acre property located at 3700, 3710 & 3720 Valle Verde Drive (APNS 038-170-042, 043 & 046), and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.

DISCUSSION: BACKGROUND

On February 4, 2020, the Council held a public hearing and considered: (a) a resolution certifying the Final Environmental Impact Report/Environmental Assessment/Finding of No Significant Impact for the Heritage House/Valle Verde Project ("Project"), and (b) a resolution to approve a use permit, design review permits and density bonus concessions for the Project. The Project consists of two 100% affordable multi-family apartment communities located at 3700, 3710 & 3720 Valle Verde Drive providing 90 multifamily units. Gasser Foundation is the Applicant, along with partners Burbank Housing Development Corporation as the developer for both apartment communities and Abode

Housing as the operator of Heritage House.

During the public hearing more than 50 speakers addressed the Council. The Council closed the public testimony and asked questions of staff and the Applicant, particularly about how the project-based vouchers, if granted, would provide additional screening criteria for future residents of Heritage House. The Council discussed the matter and adopted a resolution certifying the Final Environmental Impact Report/Environmental Assessment. All five Council members expressed support for the Heritage House/Valle Verde housing project; however, in order to align final action on the Project with a recommended action to abandon a portion of Valle Verde Drive that is adjacent to the project site, the Council continued consideration of the resolution to approve a use permit, design review permits, and density bonus concessions for the Project to the February 18, 2020 Council meeting.

FINANCIAL IMPACTS:

No direct financial impacts to the General Fund have been identified with this application.

CEQA:

City staff recommends that the City Council determine that the potential environmental effects of the Project were adequately examined by the Final EIR/EA for the Project which was certified by a resolution of the City Council adopted on February 4, 2020 in conformance with the applicable provisions of the California Environmental Quality Act ("CEQA") and its implementing regulations.

DOCUMENTS ATTACHED:

ATCH 1 - Draft Use Permit and Design Review Resolution

ATCH 2 - Previous Staff Report and attachments (2/4/2020) available on the web at:

<https://napacity.legistar.com/LegislationDetail.aspx?ID=4321560&GUID=D314AF05-9AC8-4BD7-8F5C-B7AAB1300000&FullText=1>

ATCH 3 - Final EIR and Draft EIR, previously distributed and available on the web at:

<http://www.cityofnapa.org/810/Heritage-House-Valle-Verde-Housing>

ATCH 4 - Public Correspondence available on the web at:

<https://lf.cityofnapa.org/WebLink/Browse.aspx?id=182705&dbid=0&repo=CityOfNapa&cr=1>

NOTIFICATION:

Notice of the scheduled public hearings on the Project, for both the February 4 and February 18 City Council meetings, was provided on January 24, 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 January 24, 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.