



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

**(707) 257-9530**

**PLANNING COMMISSION STAFF REPORT**  
**DECEMBER 18, 2025**

**AGENDA ITEM 7.A File No. PL19-0016 ZINFANDEL SUBDIVISION**

**I. GENERAL INFORMATION**

PROJECT SUMMARY:	Application for a Tentative Subdivision Map and Design Review Permit to subdivide an approximately 9.56-acre property into 51 single-family residential lots with four (4) open space parcels, a Design Review Permit for the house plans, and a Use Permit to authorize use of flag lot and small lot development standards.	
LOCATION OF PROPERTIES:	1583 & 1657 El Centro Avenue APNs: 038-361-009 and -010	
GENERAL PLAN:	Medium Density Residential	
ZONING:	Single-Family Residential (RS-4), Floodplain Overlay (FP)	
APPLICANT/ OWNERS:	Robert, Mark & Sandra Biale 2040 Brown Street Napa, CA 94558	Phone: (707) 312-2095
AUTHORIZED AGENT:	Randy Gularte 780 Trancas Street Napa, CA 94558	Phone: (707) 227-2362
STAFF PLANNER:	Michael Allen, Planning Manager	Phone: (707) 257-9530
ATTACHMENTS:	ATCH 1 – Draft CEQA Resolution ATCH 2 – Draft TM,DR, UP Resolution & MMRP ATCH 3 – Mitigated Negative Declaration (with CEQA Guidelines Section 15183 Consistency Analysis) ATCH 4 – Project Description ATCH 5 – Tentative Map ATCH 6 – Architectural Plans ATCH 7 – Landscape Plan ATCH 8 – Correspondence	

## II. RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation to the City Council to adopt a resolution, approving, pursuant to a Mitigated Negative Declaration and a Consistency Analysis Regarding The Certified 2020 General Plan Environmental Impact Report (Sch No. 95033060), approving a Tentative Subdivision Map and Design Review Permit to subdivide an approximately 9.56-acre property into 51 single-family residential lots with four (4) open space parcels, a Design Review Permit for the Tentative Map and the house plans and a Use Permit to authorize the creation of seven (7) flag lots and the application of small lot standards to eight (8) of the lots, at 1583 & 1657 El Centro Avenue.

## III. EXECUTIVE SUMMARY

The Applicants, Robert, Mark & Sandra Biale, request a Tentative Subdivision Map and Design Review Permit to subdivide an approximately 9.56-acre property into 51 single-family residential lots, a Design Review Permit for the Tentative Map's design and house plans, and a Use Permit to authorize the creation of seven (7) flag lots and use of small lot development standards for eight (8) of the lots.

A more complete project description is summarized below under "Project Description," and provided in **Attachment 4, Project Description**. The proposed subdivision is located at 1583 & 1657 El Centro Avenue, as shown in **Figure 1, Location Map**, which is the site containing the existing Biale home, outbuildings, and vineyards.

**FIGURE 1**  
**Location Map**



Pursuant to Napa Municipal Code ("NMC") Sections 16.12.010(A) and 17.62.050, an application for a design review permit is required for subdivisions of five or more lots. In conjunction with the application for design review of the subdivision, the Applicant is

required to provide home designs for consideration. These physical improvements are subject to review by the Planning Commission and City Council. A use permit is also required to authorize the creation of flag lots within the RS-4 Zone District pursuant to NMC Section 17.08.020 and for application of small lot development standards pursuant to NMC Section 17.52.470. Details related to the seven (7) flag lots and eight (8) lots using small lot development standards are further described in **Section V** below.

#### IV. SITE CONTEXT AND HISTORY

The proposed project is located on an approximately 9.56-acre site located at 1583 and 1657 El Centro Avenue. The project site is bounded by El Centro Avenue to the north, Salvador Channel to the south, and single-family homes to the east and west. The single-family residence located at 1657 El Centro is not part of the project and is excluded from the project boundary.

The project site is currently developed with vineyards and also contains one single-family residence, a detached garage, small outbuildings, and a driveway connecting to El Centro Avenue. Salvador Channel runs through the southern portion of the project site, separating approximately 1.07 acres from the main project site. A pedestrian bridge in the southeastern portion of the project site crosses Salvador Channel, providing access to the southernmost portion of the project site. Aside from the vineyards and structures, the project site currently contains native oak trees and landscape fruit trees near the Salvador Channel and residence. Additionally, roughly half of the site is located within the Federal Emergency Management Agency's (FEMA's) National Flood Hazard Zone AE.

#### V. PROJECT DESCRIPTION

The Applicant is proposing to subdivide the existing 9.56-acre property into 51 single-family residential lots with seven (7) flag lots and four (4) open space parcels and application of Small Lot Development Standards for eight (8) of the lots. The subdivision would feature a new public street providing access to the subdivision from two intersections with El Centro Avenue. The proposed subdivision features lots ranging from 3,984 square feet to 7,423 square feet with eight (8) separate house plans, each with two architectural elevations. The homes range from 1,004 to 2,362 square feet including 12 accessory dwelling units (ADUs) in the Oak Knoll and Atlas Peak home models and 10 Junior ADU's in the Coombsville and Chiles Valley home models. The improvements include approximately 2.26 acres along Salvador Channel set aside for flood detention and dedication of a strip of land for a future bike path that would be created as part of a future City project. For a more detailed description see **Attachment 4, Project Description**.

#### VI. ANALYSIS

##### A. General Plan

The Project site's Land Use Designation is Medium Density Residential which requires a density range of **8 to 18 units per acre** per the current General Plan, "General Plan 2040". Applied to the 9.56-acre site, the Project would normally have to provide between **76 to 172 housing units**. However, the project application was deemed complete by the City on July 1, 2021, prior to adoption of the General Plan 2040, therefore the previous General Plan, "General Plan 2020" applies to this project maintaining the previous Land Use Designation of Single-Family Residential (SFR-20) which required a density range

of **4 to 8 units per acre**. At 9.56 acres the Project site must provide between **38 to 76 housing units**. The 51-unit development would have a density of 5.33 units per acre, which is within the applicable General Plan's density range, although not at the high end of the range. The ability to reach the high range is hampered by the dedication of approximately 2.26 acres of the Project site for Salvador Channel flood improvements. The project is also consistent with several policies and principles of the General Plan 2020. These policies encourage the creative and efficient use of vacant land along with providing an increased mix of various types of housing throughout the City to meet the community's housing needs.

The following is an analysis of the consistency of the project proposal with the City's General Plan 2020 and applicable General Plan 2020 policies:

*Land Use Goal LU-3 encourages an even rate of development within the Rural Urban Limit (RUL). The RUL generally contains the incorporated lands of the city of Napa and “county pockets”, where in the past, residents have declined to become incorporated into the city, even though these areas are surrounded by land under City jurisdiction.*

The Project site has been within the City's Rural Urban Limit Line and has been designated for residential uses for more than forty years. The properties had been a County pocket until their annexation in 2006 and 2007. As proposed, this project is consistent with this Land Use Goal and the City's regulatory documents.

*Housing Element Policy H1.1 encourages the efficient use of land, and Housing Element Policy H1.4 encourages approval of well-designed projects in the mid- to high-range of the General Plan density.*

The proposed 51-unit infill development project has been designed to achieve a density that is at the mid-range for the General Plan 2020 density of this property. Although, the higher range would be more desirable, the necessary dedication of approximately 2.26 acres for the Salvador Channel flood improvements renders achieving the high range impossible. However, the achieved density makes the most efficient use of land within the Rural/Urban Limit, consistent with Policies H1.1 and H1.4.

*Land Use Element Policy LU-4.5 encourages projects to be compatible with the surrounding neighborhood.*

The development's approximately 4,000 to 9,000 square foot lots would be built with a density between that of the 4,000 square-foot lots adjacent to the site on the east along Moss Lane; the 5,000 square-foot lots to the south along Valencia and Lassen Streets; and the primarily 4,000 square foot lots located to the north of the site. The proposed lots are compatible in size with those in the neighborhood. The proposed single-family houses would be a mix of one-story and two stories tall, like the surrounding neighborhood. They would reflect a contemporary interpretation of traditional building styles that have similarities to the architecture of the existing neighborhood and are compatible with existing residences in the area consistent with this policy. The proposed single-family use, lot sizes, and density are consistent with the pattern of single-family development in the area.

*Transportation Element Goal T-1 seeks: “To provide for extension and improvement of the City’s roadway system to ensure the safe and efficient movement of people and goods.*

The proposed subdivision takes access from El Centro Avenue in the form of a new “horse shoe” shaped street that connects to El Centro Avenue in two locations. Currently, the frontage for this parcel is un-improved. As proposed, the project will add an additional 730 feet of gutter pan to create a parking/bike lane across the entire frontage. Additionally, the frontage improvements will include a 6-foot landscape strip with detached sidewalk. The new street will include curbs, gutters, sidewalk and street parking on both sides.

## B. Zoning

The property is located within the RS-4, Single-Family Residential Zoning District, which requires a minimum lot size of 4,000 square feet. RS areas include subdivisions typically with regular lot patterns, varied designs, and a limited mix of unit types. Single-family detached developments are permitted within the RS-4 Zoning District. The subdivision contains seven (7) flag lots. Pursuant to NMC Section 17.08.020, subdivisions with one or more flag lots require a use permit. Analysis of the flag lot standards is discussed in Subsection VI.C of this report. Pursuant to NMC Section 17.62.050, subdivisions of five or more lots require home designs to be submitted with the application for design review of the subdivision. The design review permit is subject to the review and approval of the Planning Commission and City Council. Further analysis is discussed in Subsection VI.D. of this report.

**Table 1** below shows the RS-4 development standards. As proposed, all lots would meet or exceed RS-4 development standards with the exception of Lot Numbers 8 through 15. These lots propose the use of small lot development standards in accordance with NMC Section 17.52.470 which is discussed in Section VI.C of this report.

**TABLE 1**  
**RS-4 Development Standards**

Criteria	Standard	Proposed
<b>Lot Area (sq. ft.)</b>	min. 4,000	min. 4,823
<b>Height (feet)</b>	max. 30	max. 28"-9'
<b>Front Setback (feet)</b>	min. 20	min. 20
<b>Side Yard</b>	min. 5/10	min. 5/10
<b>Side Setback *(corner lot -feet)</b>	min. 15	min. 15
<b>Rear Yard (feet)</b>	min. 15	min. 15
<b>Lot Coverage (percentage)</b>	max. 50%	max. ≈ 46.8%

As prescribed in NMC Section 17.08.030; the RS-4 development standards may be modified for up to 20% of the lots with a Use Permit for the application of small lot development standards as prescribed in NMC Section 17.52.470; Small Lot Development.

### C. Use Permit – Small Lot Development and Flag Lots

Pursuant to NMC Section 17.08.020, the Applicant is requesting the approval of a use permit for the creation of seven (7) flag lots. Flag lots have less than the minimum required frontage on a public or private street, have access to a public or private street by a narrow strip of land, and the largest portion of the lot is situated behind adjoining lots which front on a public or private street. The front setbacks for the flag lots would be measured starting at the edge of the access easement with the side and rear yards measured from the interior property lines in a typical manner. In addition to meeting parking requirements in NMC Chapter 17.54, one additional on-site guest parking space shall be required for each flag lot. Lots 19, 38, 39, 40, 49, 50 and 51 are identified as flag lots that have access to the public street provided by a private driveway. The largest portion of the lot is situated behind adjoining lots. All driveways provide the minimum width required for access and each flag lot provides one (1) guest parking space to make up for not providing a guest space on the street like a street adjacent lot would. The City of Napa Fire Prevention Staff has determined that the proposed design of all the flag lots are consistent with the Fire Department regulations. Staff has determined that the Project is consistent with the flag lot standards. As proposed, this is an appropriate use of flag lots.

As part of this application, the Applicant is also requesting a Use Permit approval for application of the City's small lot development standards in accordance with NMC Sections 17.08.030 and 17.52.470. Lot 8 through Lot 15 do not meet the minimum square footage requirements and all are requesting the use of 5-foot side yard setbacks on both sides of each lot. As previously mentioned, NMC 17.08.030 specifies up to 20% of the lots of a subdivision with 10 or more lots may use small lot development standards. The eight (8) lots using these standards represents less than 17% of the 51 lots.

In applying Small Lot Development Standards, the following standards apply:

1. House Plans. House plans shall be included as part of the application.

House plans have been included.

2. Lot Size and Width. No specific requirement; however, plans shall consider neighborhood development patterns.

The development is located in a transitional area along El Centro Avenue between traditional 4,000 square foot traditional lots north of El Centro Avenue and the 5,000 square foot lots south of the Project site and the smaller, multi-family lots west of the Project site. The proposed size of Lots 8 - 15 is consistent with the surrounding neighborhoods.

3. Lot Frontage. Shall provide adequate frontage for the house, driveway and side yards/side setback. On a public street, 18 feet of continuous full height curb shall be provided.

All lots using small lot development standards exceed the 18 feet minimum and provide 36 feet to 48 feet of continuous full height curb at lot frontages.

4. Side Yards. Duets: zero feet one side; five feet one side; detached dwellings: five feet one side; five feet one side.

Only Lot's 8 through 15 take advantage of a 5-foot side yard setback.

5. Front and Side Setbacks. Homes fronting on existing public streets shall use the setbacks of the base district. Homes fronting on new private or certain new public streets may utilize the pedestrian friendly street standards.

All lots provide a 20-foot front setback which is consistent with the RS-4 development standards. Lots 1, 27, 28, 34 and 47 provide a 15-foot minimum “street” side setback which is consistent with the RS-4 minimum street side setback of 15 feet.

6. Other: All other regulations of the underlying district and this title shall apply to small lot developments.

The deviations that are proposed for the Project are as follows and are permitted by application of the small lot development standards: 1) lot sizes for Lots 8 through 15 that are below the minimum 4,000 square foot lot size, 2) 5-foot side yard setbacks for Lots 8 through 15. The remainder of the project conforms to all other regulations of the RS-4 district.

The Project also proposes curb adjacent sidewalks on both sides of the new interior street (Clementia Circle). Per NMC Section 17.52.360.E, Pedestrian-Friendly Street Standards, curb adjacent sidewalks may be considered if General Plan minimum densities cannot be met due to unusual site constraints. The Salvador Flood Channel's location across the Project site and the approximately 2.26 acres being set aside for flood improvements along the channel represents an unusual site constraint that hinders the Project's ability to achieve the General Plan minimum density. Therefore, the curb adjacent sidewalk is an acceptable design alternative.

#### **D. Design Review**

Pursuant to NMC Sections 16.04.09.B and 17.62.050.C.1, an application for a Design Review Permit is required for subdivisions of five or more lots. In conjunction with the application for design review of the subdivision, the Applicant is required to provide home designs for consideration. These physical improvements are subject to review by the Planning Commission and City Council. To approve a Design Review Permit, the Planning Commission and City Council are required to make the findings prescribed in NMC Section 17.62.080. These findings are found in **Attachment 2, Draft Resolution**.

In addition to the Design Review Permit findings, the project is subject to the City's adopted Residential Design Guidelines. However, pursuant to the Housing Accountability Act, Government Code Section 65589.5, the City may only apply “objective” development standards and design standards to the project. Therefore, the City may only apply those provisions in the existing Residential Design Guidelines that are objective, which is defined as “a standard involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.” The project conforms with the objective design standards in the Residential Design Guidelines. For example, the architecture uses a variety of forms and materials including wood trim, stone veneer, and stucco. The house plans provide for a variety of architectural styles and schemes. The proposed homes vary, but have a coherent architectural composition, while

the roofs, walls, and materials gracefully transition from front, side and rear elevations. The proposed massing for each style is also broken up with bays and stepping wall planes.

## E. Proposed House Plans

The Project proposes eight (8) different house plan options, each with two (2) different architectural elevations identified as; Urban Farmhouse and Napa Valley Contemporary.

### Model No. 1 – Oak Knoll

As shown in **Attachment 6, Architectural Plans** and in **Figure 2 & 3**, this model is a two-story home at a maximum height of approximately 23.5 feet and combined with an attached Accessory Dwelling Unit (ADU), is approximately 1,768 square feet in size. This floor plan consists of a 1,087 square foot, two (2) bedroom, one (1) loft/den, two story main unit with an attached 682 square foot, one (1) bedroom, one (1) loft/den ADU. A one car garage is provided for each unit.

**FIGURE 2**  
**Oak Knoll – Option No. 1 – Board and Batten**



**FIGURE 3**  
**Oak Knoll – Option No. 2 - Stucco**



Model No. 2 – Spring Mountain

As shown in **Attachment 6**, and in **Figure 4 & 5**, this model is a single-story home at a maximum height of approximately 22-feet and is approximately 1,004 square feet in size. This floor plan would consist of 2 bedrooms and 2 bathrooms, and a 1-car attached garage.

**FIGURE 4**  
**Spring Mountain – Option No. 1 – Board and Batten**



**FIGURE 5**  
**Spring Mountain – Option No. 2 - Stucco**



Model No. 3 – Mount Veeder

As shown in **Attachment 6**, and in **Figure 6 & 7**, this model is a one-story home but with a cathedral ceiling over the main living room area at a maximum height of approximately 21-feet and is approximately 1,170 square feet in size. This floor plan would consist of 2 bedrooms and 2 bathrooms, and a 1-car attached garage.

**FIGURE 6**  
**Mount Veeder – Option No. 1 – Board and Batten / Gable Roof**



**FIGURE 7**  
**Mount Veeder – Option No. 2 – Stucco / Hip Roof**



Model No. 4 - Coombsville

As shown in **Attachment 6**, and in **Figure 7 & 8**, this model is a one-story home at a maximum height of approximately 16-feet 9-inches and is approximately 1,517 square feet in size. This floor plan would consist of 3 bedrooms and 3 bathrooms, and a 2-car attached garage.

**FIGURE 7**  
**Coombsville – Option No. 1 – Board and Batten / Gable Roof**



**FIGURE 8**  
**Coombsville – Option No. 2 – Board and Batten & Stucco / Hip Roof**



Model No. 5 – Chile's Valley

As shown in **Attachment 6**, and in **Figure 9 & 10**, this model is a one-story home at a maximum height of approximately 16-feet 9-inches and is approximately 1,753 square feet in size. This floor plan would consist of 3 bedrooms and 3 bathrooms, and a 2-car attached garage.

**FIGURE 9**  
**Chile's Valley – Option No. 1 – Stucco with Hip Roof**



**FIGURE 10**  
**Chile's Valley – Option No. 2 – Stucco with Gable Roof**



Model No. 6 – Stags Leap

As shown in **Attachment 6**, and in **Figure 11 & 12**, this model is a two-story home at a maximum height of approximately 27-feet 6-inches and is approximately 1,964 square feet in size. This floor plan would consist of 3 bedrooms and 3 bathrooms, a loft, and a 2-car attached garage.

**FIGURE 11**  
**Stags Leap – Option No. 1 – Board and Batten / Gable Roof**



**FIGURE 12**  
**Stags Leap – Option No. 1 – Stucco / Hip Roof**

Model No. 7 – Like Father Like Son

As shown in **Attachment 6**, and in **Figure 13**, this model is a two-story home at a maximum height of approximately 24-feet and is approximately 1,997 square feet in size. This floor plan would consist of 3 bedrooms and 3 bathrooms, including a “retreat” in the master bedroom, and a 2-car attached garage. This plan option would also feature an

optional fourth (4) bedroom in-lieu of a loft and an optional 220 square foot covered patio to the rear.

**FIGURE 13**  
**Like Father Like Son – Stucco / Hip Roof**



Model No. 8 – Aldo (with ADU)

As shown in **Attachment 6**, and in **Figure 14**, this model is a two-story home at a maximum height of approximately 26-feet 6-inches and is approximately 1,999 square feet in size. This floor plan would consist of 3 bedrooms and 3 bathrooms, and a 2-car attached garage. This plan option would also feature an optional 383 square foot accessory dwelling unit (ADU).

**FIGURE 14**  
**Aldo (w/ADU) – Stucco / Hip Roof**



## F. Tentative Subdivision Map

As shown in **Attachment 5, Tentative Map**, the Applicant is proposing to subdivide an approximately 9.56-acre property into 51 single-family residential lots with seven (7) flag lots and four (4) open space parcels. The standard residential lots would range from 4,823 to 8,246 square feet. Approximately 2.26 acres of the Project site along the Salvador Channel will be set aside for channel and flood protection improvements. The inability to develop this portion of the site required variations to the development standards for the Project to achieve the minimum density required by the General Plan 2020. This necessitated the need for use of Small Lot Development Standards, Flag Lot Development Standards as well as a pedestrian Friendly Street Standards for a curb adjacent sidewalk along the new street (Clementia Circle). The subdivision has been designed to avoid the Salvador Channel and to include terracing along the north and south banks of the channel to lessen floodplain impacts mitigating potential impacts related to 2, 10 and 100 year flood events. The overall design of the subdivision makes efficient use of the developable portion of land and uses one looped road with two access points from El Centro Avenue. The subdivision would also improve El Centro Avenue along its frontage to include 730 feet of sidewalk and gutter pan to create a parking/bike lane across the entire frontage. Staff believes that the general design of the subdivision is the most appropriate for the size and shape of the property and its relation to the surrounding development and roadways, including the Salvador Channel.

## VII. ENVIRONMENTAL REVIEW

The project was evaluated for consistency with the development density and zoning established by the City's 2020 General Plan, for which a Program Environmental Impact Report (EIR) was previously certified (SCH No. 95-03-3060). In accordance with Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183, a Consistency Checklist was prepared to determine whether the project would result in any environmental effects that are peculiar to the project or its site, or that were not previously analyzed as significant effects in the General Plan EIR, or for which substantial new information shows impacts would be more significant than previously described. The Consistency Checklist, included as Appendix A to the Mitigated Negative Declaration (MND) (Attachment 3), concluded that, with the use of Small Lot Development Standards, the project is consistent with the established density and zoning, and that all potential impacts, except for biological resources, were previously analyzed and mitigated as needed in the General Plan EIR. No further review is required for those areas.

An Initial Study was prepared for the project pursuant to the requirements of the California Environmental Quality Act (CEQA) (see **Attachment 3**). The Initial Study identified certain impacts resulting from this project and concluded that the impacts were either not significant or identified mitigation measures to reduce the impacts to an insignificant level. Based on the conclusions of the Initial Study, a Mitigated Negative Declaration (MND) has been prepared. Inclusion of mitigation measures in the Mitigation Monitoring and Reporting Program (Attachment X) will ensure that the project does not have any adverse impacts on public health, safety and welfare. The posting period of the Mitigated Negative Declaration was from August 7, 2025 through September 5, 2025. Fifty-three (53) comments were received during the public review period; a summary of comments and responses is provided in the Final MND (**Attachment 3**). Readers are directed to the Final MND for detailed responses to all public comments.

In summary, the CEQA review for the Zinfandel Subdivision Project combined a 15183 Consistency Checklist, demonstrating consistency with the General Plan EIR and exemption from further review for most topics, with a MND focused on biological resources, ensuring comprehensive environmental analysis and compliance with CEQA. Based on the Consistency Checklist and the Initial Study and MND, the City has determined that, with the implementation of the proposed mitigation measures in the MMRP, no significant effects on the environment would occur. Accordingly, the Planning Department is recommending that a MND be adopted and the MMRP be approved for this project.

## **VIII. REQUIRED FINDINGS**

Approval of the Project is subject to the required findings established in NMC Section 17.62.080, Design Review Permits, NMC Section 17.60.070, Use Permits and NMC Section 16.20.070, Tentative Maps. These findings are provided in the draft resolutions attached to this Staff Report.

## **IX. PUBLIC NOTICE**

Notice that this application was received was provided by the City on May 12, 2019, and notice of the scheduled public hearing was provided on December 5, 2025, 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 December 4, 2025, 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 with a copy of this Report and the associated attachments in advance of the public hearing on the project.

## **X. PUBLIC COMMENT**

As of this writing, City Staff received two (2) pieces of written correspondence not related to the Mitigated Negative Declaration review period which are contained in **Attachment 8**, Correspondence. No further public comments have been received as of this writing.



## Zinfandel Subdivision meeting on 10/16/25

From Paula Iverson [REDACTED]

Date Fri 9/12/2025 1:35 PM

To mallen@cityofnapa.org <mallen@cityofnapa.org>

You don't often get email from [REDACTED] [Learn why this is important](#)

[EXTERNAL]

Just wondering why you are bothering with this meeting when the Biales have removed all their producing vines in all the areas projected for this subdivision?

Whose getting the kickbacks to have this approved no matter what neighbors have to say in the matter.

Traffic is horrendous in this area...especially during school hours which is most of the year. Parents and children do not use the crosswalk as they should so this creates a dangerous situation.

Centro.

How greedy the town planners have become...shame on them.



## Zinfandel Subdivision

From Myrna Lunceford <[REDACTED]>

Date Thu 9/11/2025 1:28 PM

To Michael Allen <[REDACTED]>

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

[EXTERNAL]

we have reviewed the above proposed project and support a positive action to the development. However, please keep in mind the safety for children and the elementary students and school, road safety. Maybe flashing lights at crosswalks they will be using on both El Centro Avenue and most definitely The busy Jefferson Street roadway. Thank you for your services.

Myrna

Sent from my iPhone

**Mayra Espinoza**

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**From:** Charles Tevlin <[REDACTED]>  
**Sent:** Monday, December 15, 2025 10:49 PM  
**To:** PlanningCommission  
**Subject:** Letter of Support Item 7.A

You don't often get email from [REDACTED] [Learn why this is important](#)

[EXTERNAL]

Dear Planning Commission,

I grew up in Napa and have lived here my entire life, witnessing firsthand how the city has grown and evolved over the years. With that perspective, and recognizing that residential infill projects are often contentious, I would like to express my full support for the Zinfandel Subdivision on the upcoming agenda.

In a city with very limited land available for residential development, it is critical that infill sites be evaluated carefully. This project represents a thoughtfully planned neighborhood that, over time, will naturally become part of the greater Napa community.

It is also important to recognize that many of the surrounding neighborhoods were themselves once vacant land before becoming established parts of the community. This project is no different. If approved, it would help provide much-needed housing in a region where housing opportunities are increasingly scarce. In the context of a slowing wine industry, the transition of this site from vineyard use to residential development is a reasonable and appropriate evolution for a catalyst infill site within the city.

The staff report provides the key information necessary to make an informed decision and clearly supports recommending approval. The project is actually below the maximum density allowed under the most recent General Plan, is designed to minimize disruption to surrounding neighborhoods, and meets many of the City's General Plan goals and policies related to housing production and infill development.

For these reasons, I respectfully urge the Planning Commission to support staff's recommendation and forward a recommendation of approval to the City Council.

Thank you,  
Charles Tevlin

**Mayra Espinoza**

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**From:** Michael <[REDACTED]  
**Sent:** Monday, December 15, 2025 10:49 AM  
**To:** PlanningCommission  
**Subject:** Letter of support item 7.A

You don't often get email from [REDACTED] [Learn why this is important](#)

[EXTERNAL]

Dear Planning Commission,

As a longtime resident of Napa, I support the Zinfandel Subdivision. Infill sites like this are becoming increasingly rare, and this project represents an important opportunity to prevent sprawl, make use of existing infrastructure, and help address the city's housing shortage.

Often, when development is proposed on the edges of town, the call is to focus on infill development. This project is exactly that opportunity. The staff report clearly outlines the many reasons the project meets all applicable standards and is appropriate for approval.

I respectfully urge you to consider staff's recommendation and support the project.

Thank you,  
Michael Fernandez

**Mayra Espinoza**

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**From:** Eric Smaldino <[REDACTED]  
**Sent:** Monday, December 15, 2025 10:50 AM  
**To:** PlanningCommission  
**Subject:** Letter of Support Item 7.A

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[EXTERNAL]

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Dear Chair and Members of the Planning Commission,

As a resident and business owner in Napa, I would like to express my full support for Agenda Item 7.A, the Zinfandel Subdivision, being considered on December 18, 2025.

It is well understood that our region is in critical need of housing. Given Napa's limited supply of developable land within the city limits and the lack of any imminent plans for annexation, this project represents a thoughtful and well-designed approach to infill single-family residential development.

Based on my review of the project materials, the proposed subdivision appears compatible with the surrounding area and consistent with the existing densities and housing types nearby. The project is also unique in that much of its perimeter is separated from adjacent residential development. Only the eastern property line—specifically Lots 20 through 27—directly abuts an existing neighborhood, along with a limited portion of the western boundary that adjoins a single property.

While infill projects often generate concern, even a simple aerial review demonstrates that this site is well suited for development and can effectively utilize existing infrastructure already in place. This is precisely the type of infill opportunity that supports smart growth while minimizing sprawl.

As noted in the staff report, the project is consistent with all applicable standards and meets many of the City's General Plan goals and policies. For these reasons, I respectfully urge the Planning Commission to recommend approval of the Zinfandel Subdivision based on the facts and analysis presented in the staff report.

Thank you for your time and thoughtful consideration.

Sincerely,  
Eric Smaldino

Napa Cigars

[REDACTED]  
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**Mayra Espinoza**

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**From:** George Lau <[REDACTED]>  
**Sent:** Thursday, December 18, 2025 6:55 PM  
**To:** PlanningCommission  
**Subject:** Thursday's Planning Commission meeting

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Dear Planning Commissioners,

I am writing to express my support for Item 7.A on Thursday's Planning Commission agenda. I live in the vicinity of the project and appreciate that the proposed density is consistent with the previously adopted General Plan, resulting in a subdivision that is more compatible with the surrounding neighborhood.

This project has been in process for several years, and the property owners should be afforded the opportunity to develop their property in a manner consistent with how surrounding neighborhoods were originally developed.

The staff report provides a thorough and accurate analysis of the project and correctly concludes that the proposal meets the required findings to support a recommendation of approval to the City Council. I respectfully urge the Planning Commission to support staff's recommendation and allow the project to move forward to Council for consideration.

Thank you for your time and service.

George