

Capitola Subdivision – Project Description

808 Capitola Drive, Napa, CA 94559

APN: 046-020-020

The proposed project, located at 808 Capitola Drive in the City of Napa, includes the subdivision of an existing 1.46± acre (64,033± SF) parcel into eight (8) new residential parcels, the demolition of the existing single-family residence (built in 1973), and the new construction of eight (8) single-family residences. A summary of the new parcel sizes and the breakdown of bedrooms and bathrooms is outlined in the table below.

Parcel No.	Parcel Size (SF / AC)	House Size (SF)	Bed / Bath	Stories
1	5,286 / 0.12	3,108	3 / 2.5	2.0
2	4,986 / 0.11	3,425	4 / 3.5	2.0
3	4,987 / 0.11	3,425	4 / 3.5	2.0
4	6,155 / 0.14	3,250	4 / 2.5	2.0
5	5,772 / 0.13	3,580	4 / 3.5	2.0
6	6,155 / 0.14	3,250	4 / 2.5	2.0
7	4,988 / 0.11	3,090	3 / 2.5	2.0
8	4,988 / 0.11	3,820	4 / 4.5	2.0 *

* The proposed unit includes a basement which is not included in the number of stories

The site is zoned RI-5 (Single-Family Infill, 5,000 SF minimum parcel size) and designated Low Density Residential (3–8 units/acre) in the General Plan. Although zoning allows up to twelve (12) units, the General Plan governs, permitting between four (4) and eleven (11). The proposed eight (8) parcels/units fall within this range. A use permit is requested under NMC Section 17.52.470 to apply Small Lot Development standards, allowing reduced parcel sizes (Lots 2, 3, 7, and 8) and side setbacks of 5-feet. The following deviations and design exceptions are also requested for the project:

- Reduced 10-foot front setbacks in combination with Small Lot Development Standards due to space constraints and the limited width of the parcel.
- Reduced street frontages for Lots 4 and 6 as allowed by Small Lot Development Standards due to space constraints and the natural layout of these corner lots.
- Design exception for the use of an alternate turnaround for Fire Department Access per City of Napa Specification Section 3.04.01.B.3(a). A standard cul-de-sac bulb would require excessive grading within the sloped site. Between the north and south property lines, the vertical difference in grade is as much as 16 feet. A cul-de-sac would concentrate these grade differences at the edges of the site, resulting in significantly taller retaining walls. Additionally, the shape of a cul-de-sac bulb would make the building envelope on several of the lots infeasible. The parcel is approximately 200 feet wide, so a 100-foot bulb plus front and rear setbacks would only leave about 20 feet within each lot. The plans show a hammerhead turnaround maneuver for the City ladder truck to demonstrate how access is provided within the private street.

ATTACHMENT 2

- Design exception for curb-adjacent sidewalks along both sides of the private street per the “Alternate Residential Sidewalk Section” shown in City Standard Plan S-4. This request is due to space constraints and the limited width of the parcel. Please note that the sidewalk is adjacent to curb only at the proposed parallel parking spaces. In other portions of the private street, there is planter strip between the sidewalk and curb.
- Design exception for elliptical pipe in lieu of circular pipe and reduced cover at a portion of the proposed public storm drain pipe crossing at Capitola Drive. The elevation of the Capitola Drive connection is constrained by the existing dead-ends to the north and south which both slope downward into the site, requiring a vertical curve and low point in front of the bioretention facility on Parcel A. From this bioretention facility, stormwater must cross beneath Capitola Drive and connect to the existing 24” outfall pipe that currently collects the site drainage. The existing pipe invert elevation requires the proposed pipes to be shallow near the low point of the street. Elliptical pipe is proposed to gain additional cover but the depth is still less than the standard two feet.

Architecture for the development draws from traditional residential styles commonly found throughout Napa. Varying color palettes, earth-toned materials, and thoughtful detailing ensure each home fits cohesively into the surrounding neighborhood while offering a distinct and appealing character. Full schematic designs were prepared by New Urban Design Group Inc. and are included in the submittal package.

Access will be provided via a private internal street connected to a new segment of public roadway along Capitola Drive, to be constructed as part of the project. This segment will connect the two existing dead-end portions of Capitola Drive, improving circulation and emergency access. The improvement is consistent with the stated goals of the Napa 2040 General Plan.

In alignment with Appendix A4 of the California Green Building Standards Code (CALGreen), the design incorporates voluntary sustainability features wherever feasible. These may include water efficiency, improved indoor air quality, energy-conscious materials, and other measures supporting environmental responsibility.

This infill subdivision offers an attractive design that complements the surrounding neighborhood while helping address the City’s housing shortage.

ATTACHMENT 2

LOT COVERAGE CALCULATION - CAPITOLA SUBDIVISION				
Lot Number	Building Area (SF)	Lot Area (SF)	Area Ratio (Bldg Area / Lot Area)	Lot Coverage [%]
1	2,043	5,288	0.39	38.6%
2	2,330	4,986	0.47	46.7%
3	2,330	4,987	0.47	46.7%
4	2,189	6,155	0.36	35.6%
5	2,187	5,772	0.38	37.9%
6	2,189	6,155	0.36	35.6%
7	2,086	4,988	0.42	41.8%
8	2,295	4,988	0.46	46.0%