



Community Development Department – Planning Division
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Napa, CA 94559-0660

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MAR 18 2014

Napa County Planning, Building
& Environmental Services

**PLANNING COMMISSION STAFF REPORT
MARCH 20, 2014**

**AGENDA ITEM 7.B: 13-0150-ZO, NAPA VALLEY COMMONS ZONING REGULATIONS
AMENDMENT**

I. GENERAL INFORMATION

PROJECT SUMMARY: Amendment of zoning district regulations for winery- and hotel-related uses in the Industrial Park Zoning Districts (IP-A, IP-B, & IP-C) and rescission of the Napa Valley Corporate Park Specific Plan.

LOCATION OF PROPERTIES: Properties within the Napa Valley Commons bound by Highways 29 and 221, Kaiser Road and the Napa River
APNs: 046-600-007-000, 013, 017, 021, 022, 023, 024, 025; 046-610-008-000, 009, 011, 018, 019, 020; 046-620-003, 004, 015, 016, 017; 046-630-004, 005, 006

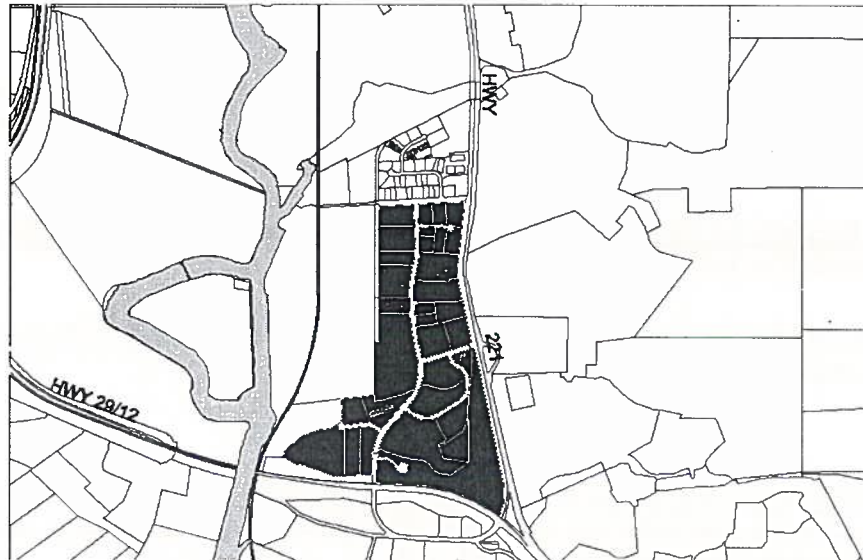
GENERAL PLAN: CP-720, Corporate Park

ZONING: IP-A; IP-B; IP-C, Industrial Park

APPLICANT/ PROPERTY OWNER: Napa Valley Commons Property Owners Association, (Kory Kramer) Phone: (949) 474-7368
2532 Dupont Drive
Irvine, CA 92612

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

LOCATION MAP



II. PROJECT DESCRIPTION/CONTEXT

The proposed project is would amend regulations in Zoning Code Chapter 17.14.020 pertaining to the Industrial Park (IP) districts within the Napa Valley Commons development. The proposed amendments would expand the area that wineries may be permitted within and modify ancillary use provisions related to wineries and hotels. In conjunction with the proposed zoning regulations amendment, staff is recommending that the Napa Valley Corporate Park Specific Plan (formerly titled the Airport North/Bedford Industrial Park Specific Plan) be rescinded.

The IP zoning designation is exclusively applied to the Napa Valley Commons Corporate Park area and consists of three sub-districts: IP-A, IP-B, and IP-C (see Zoning District Map on page 4). The proposed text amendments would allow for an expansion and clarification of allowable uses within the IP-A and IP-B districts to be more consistent with winery uses that are currently allowed within the IP-C district.

The proposed regulations amendment would amend Chapter 17.14.020.A to allow for:

- “Food manufacturing or processing, including wineries”, as a conditionally permitted use in the IP-A and IP-B districts, where these uses are currently only allowed within the IP-C district.

In addition, the following “Added Use Regulation”¹ would be added to Chapter 17.14.020.A:

- Food manufacture or processing, including wineries, *“includes wine tasting rooms, retail sales, and related uses accessory to wine manufacturing, bottling, or storage”*.

Winery uses within the IP-A, IP-B, and IP-C districts will require a use permit consistent with Napa Municipal Code (NMC) Chapter 17.52.540 and 17.58.020. These changes essentially allow for the possibility of the expansion of wine production businesses into all of the districts within the Napa Valley Commons, including their ancillary uses.

The regulations amendment also seeks to amend:

- “Food manufacture or processing, including wineries” from being permitted in the IP-C district to being a conditionally permitted use, consistent with NMC 17.52.540.C, which requires a conditional use permit for a winery.

Additionally, Section 17.14.020.B.10 - Visitor accommodations; “hotel and motel uses”, would be amended to include the following added use regulation:

- *“Retail, restaurant, conference center, and related uses permitted as ancillary to hotel uses”* within the IP-A and IP-B districts.

¹ “Added Use Regulations” clarify specific performance standards for uses listed in the land use regulation tables and are listed in the far right column of all land use regulations tables. See example in Zoning Regulations Amendment discussion, pg. 5.

The following Added Use Regulation would be added to NMC 17.14.020.C.2 – “Offices, administrative, business and professional”:

- *“Wine-related businesses such as wine sales, tasting facilities, and related accessory uses permitted as a component of non-manufacturing uses are allowed up to 20% of floor area, and up to 40% of floor area with a use permit.”*

In addition to the City’s General Plan and Zoning Code, the project area has been governed by the Napa Valley Corporate Park Specific Plan (NVCPSP) which was adopted in 1981. The purpose of the Specific Plan was to allow for the orderly development of the area including expansion of utilities and a well-planned circulation system immediately after the annexation of the land into Napa’s city limits. Through its analysis of the proposed zoning amendments Staff has concluded that the primary goals and objectives of the Specific Plan have either been achieved or effectively incorporated into other planning documents. Therefore, staff is recommending that the Specific Plan be rescinded in conjunction with the Zoning Amendment application.

III. ANALYSIS

A. General Plan

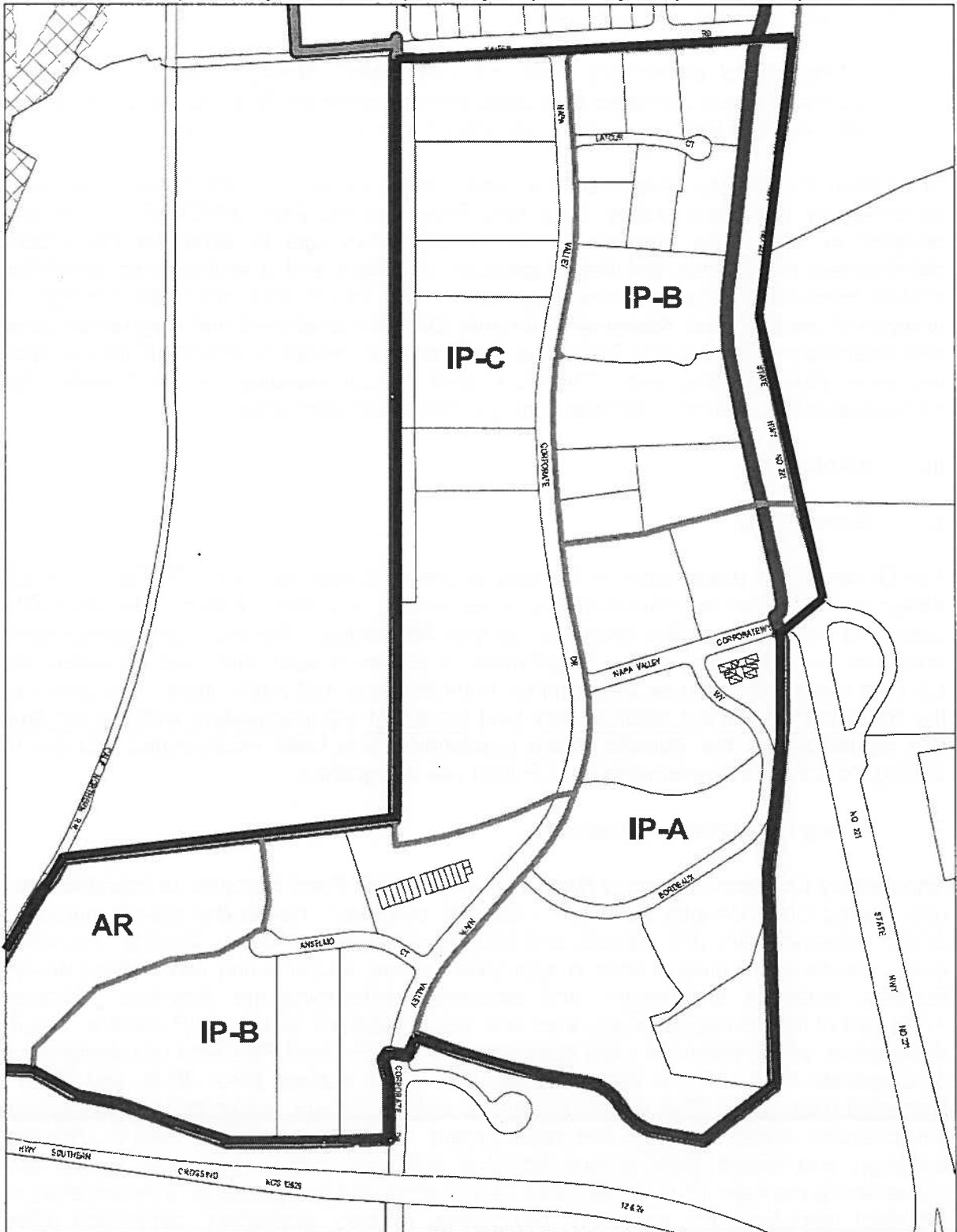
The General Plan designation for the project area is Corporate Park (CP-720). The CP designation provides for manufacturing, warehousing, and office, public and quasi-public uses, and similar compatible uses in a campus-like setting. The use modifications being proposed as part of the Zoning Regulations Amendment application are consistent with the CP land use designation as they support manufacturing and public uses. Rescission of the Specific Plan will not result in new land uses that are inconsistent with the CP land use regulations as the Specific Plan’s regulations have been incorporated into the IP Zoning district which implements the CP land use designation.

B. Zoning Regulations Amendment

Napa Valley Commons (formerly Napa Valley Corporate Park) is zoned as Industrial Park (IP). Zoning Code Chapter 17.14.010 - Specific purposes - details the specific purposes of the Industrial Park (IP) districts and focuses on meeting Napa’s strategic economic goals, maintaining industrial uses in appropriate areas, and ensuring that unifying design features, attractive architecture, and extensive landscaping are provided. Chapter 17.14.020 of the Zoning Code provides land use regulations for IL and IP districts. The IP designation, which allows for uses consistent with the General Plan land use designation of Corporate Park (CP), is further divided into three districts (IP-A, IP-B, and IP-C)². Permitted uses within IP-A and IP-B districts include but are not limited to professional and business offices, research and development, certain light industrial uses in enclosed buildings, and limited hotel accommodations and retail uses, restaurants, banks, and convenience markets. IP-C is described as including, but not limited to, a broad array of industrial manufacturing, assembly, processing, refining, packaging, associated office space, and limited retail and service.

² The “A”, “B”, and “C” designations were carried over from the Napa Valley Corporate Park Specific Plan and integrated into the 2003 Zoning Ordinance.

Napa Valley Commons (formerly Napa Valley Corporate Park)



The purpose of this Zoning Regulations Amendment is to clarify and expand current uses in the following categories:

Section 17.14.020.A - Land Use Regulations; - The proposed amendments would allow for “food manufacturing or processing, including wineries”, as a conditionally permitted use in the IP-A and IP-B districts, where these uses are currently only allowed within the IP C district. In addition the following added use regulation would be added to “Food manufacturing or processing, including wineries” land use category; *“Includes wine tasting rooms, retail sales, and related uses accessory to wine manufacture or bottling”*. The following table depicts the proposed text amendments associated with the food manufacturing or processing, including wineries use:

Existing regulations:

17.14.020 Land Use Regulations

P=Permitted C=Conditional S=Specific Standards apply Blank=not allowed

Zoning Districts	IL	IP-A	IP-B	IP-C	Added Use Regulations
A. Industrial Uses					
Food Manufacture or processing, including wineries	C*			P*	*within a building

Proposed changes shown in bold and italics:

Zoning Districts	IL	IP-A	IP-B	IP-C	Added Use Regulations
A. Industrial Uses					
Food Manufacture or processing, including wineries	C*	C*	C*	C*	*within a building <i>Includes wine tasting rooms, retail sales and related uses accessory to wine manufacture or bottling.</i>

These proposed amendments would allow for an expansion and clarification of the uses within the IP-A and IP-B districts to be comparable to the existing winery uses allowed within the IP-C district. The amendments also amend [f]ood manufacture or processing, including wineries” from being permitted in the IP-C district to a conditionally permitted use, consistent with NMC 17.52.540.C. which requires a use permit for a winery. The existing zoning code identifies wineries as a permitted use in IP-C, whereas NMC 17.52.540.C, “Wineries”, identifies a use permit is required for a winery. Therefore, this change is intended to provide internal consistency with the zoning code.

Section 17.14.020.B.10 – Visitor accommodations; “hotel and motel uses”, would be amended to include the following “added use regulation”: *“retail, restaurant, conference center, and related uses permitted as ancillary to hotel uses”* within the IP-A and IP-B districts.

Existing regulations:

17.14.020 Land Use Regulations

P=Permitted C=Conditional S=Specific Standards apply Blank=not allowed

Zoning Districts	IL	IP-A	IP-B	IP-C	Added Use Regulations
10. Visitor Accommodations					
Hotels, motels		C	C		

Proposed changes shown in bold and italics:

Zoning Districts	IL	IP-A	IP-B	IP-C	Added Use Regulations
10. Visitor Accommodations					
Hotels, motels		C	C		<i>Retail, restaurant, conference center and related uses permitted accessory to hotel uses.</i>

This Added Use Regulation is intended to clarify those ancillary uses that are typically incorporated into a hotel. Since a hotel requires a use permit, these ancillary “related uses” would be incorporated into that hotel’s use permit.

Section 17.14.020.C.2 – Offices and Related Uses; the following Added Use Regulation would be added to “offices, administrative, business and professional” land use category; *“wine-related businesses such as wine sales, tasting facilities, and related accessory uses permitted as a component of non-manufacturing uses are allowed up to 20% of floor area, and up to 40% of floor area with a use permit”*.

Existing regulations:

17.14.020 Land Use Regulations

P=Permitted C=Conditional S=Specific Standards apply Blank=not allowed

Zoning Districts	IL	IP-A	IP-B	IP-C	Added Use Regulations
C. Offices and Related Uses					
2. Offices, administrative, business and professional	C	P	P	C*	*P if second floor or above

Proposed changes shown in bold and italics:

Zoning Districts	IL	IP-A	IP-B	IP-C	Added Use Regulations
C. Offices and Related Uses					
2. Offices, administrative, business and professional	C	P	P	C*	*P if second floor or above <i>Includes wine related businesses, wine sales, tasting facilities and related uses accessory to non-manufacturing use. Accessory uses allowed up</i>

					to 20% of gross floor area by right, increase to 40% with use permit.
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The proposed amendments to the zoning regulations essentially allow for an expansion of wine production facilities and wine sales show rooms which may be conducted similar to a tasting room but only when ancillary to a wine broker/sales business. Several wine brokerages currently exist in the corporate park which contain a showroom component. These showrooms function similar to a typical tasting room, and the proposed amendments clarify the tasting showroom in conjunction with a wine related business is permissible.

The regulations amendment would remain consistent with the purpose of the Industrial Park district which is to, among other things, retain existing businesses that meet Napa’s strategic economic goals, to provide an attractive appearance from nearby highways and a park-like streetscape. The proposed zoning regulation amendments and the rescission of the NVCPSP serve to streamline, clarify, and include uses that are consistent with the IP-A, IP-B, and IP-C districts.

The applicant was asked to notify all property and business owners who could be affected by the proposed zoning regulations amendments and to inquire if there were any objections. The applicant indicated notices were sent to all property and business owners in the Corporate Park, which requested acknowledgement of support for the amendments and no protests were received. The applicant provided twenty-five letters of support which are available in the project file. As of the writing of this report, staff had not received any correspondence from property or business owners opposing the project.

In association with the proposed project, it has been determined that it would be appropriate to rescind the NVCPSP, and rely only on the Zoning Code regulations and development standards for regulations to govern the corporate park.

C. Specific Plan

The Napa Valley Corporate Park Specific Plan (NVCPSP) was adopted in 1981 by Resolution No. 81-177, and was last amended in 1989. The purpose of the NVCPSP was to serve as the focused zoning regulations and development standards for the corporate park properties when they were first annexed into the City limits. This included expansion of utilities to the area, including the provision of water and sewer, roadway and circulation improvements, and the phasing of public facilities. However, the Specific Plan is no longer necessary to guide development, because the primary infrastructure is in place and the current zoning code provides adequate land use regulation. The rescission of the Specific Plan is recommended because the goals and objectives of the NVCPSP – the orderly development and provision of services – have been achieved. Development and use regulations from the Specific Plan were incorporated into the Industrial Park (IP) Zoning District for which the Corporate Park lands were designated in the 2003 Zoning Ordinance Update. Rescinding or sun-setting the Specific Plan will also remove an inconsistency between its regulations and the IP districts’ pertaining to hotel uses. The NVCPSP’s regulations allows hotels only in the portion of the IP-A district that is south of Bordeaux Way. However the current zoning code allows hotels anywhere within the IP-A

and IP-B districts with a use permit. The Specific Plan also contains outdated sign regulations which have been superseded by the City's Sign Code and the NVCP Sign Program which was approved by the Planning Commission in 2009. It should be noted that it is anticipated the Meritage Resort will likely submit an application to expand across Bordeaux Way should the zoning text amendments be approved.

D. Economic Impacts

The applicant was asked to respond to several questions relating to potential economic impacts as a result of the zoning regulations changes. Their responses (provided partially by PKF Consulting), indicate increased economic viability based primarily on the expansion of the Meritage Hotel and its ancillary uses. (See economic analysis, Attachment 7)

E. Airport Land Use Commission

Consistent with Zoning Code Section 17.34.070.A, the City must refer the proposed zoning text amendment to the Airport Land Use Commission of Napa County (ALUC) after the Planning Commission makes a recommendation on the application. The ALUC must review the proposed project and provide a consistency determination with respect to the adopted Airport Land Use Consistency Plan for Napa County (ALUCP). It is anticipated that the ALUC will consider the zoning regulations amendment following the Planning Commission action on the proposed project, and prior to the City Council review.

F. Environmental Review

An Initial Study has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). The Initial Study determined that the proposed project would not have a significant impact on the environment (see Attachment 6). A Negative Declaration has been prepared for adoption. The posting period of the proposed Negative Declaration was February 14, 2014 through March 6, 2014. No comments were received during this public review period.

IV. PUBLIC NOTICE

Notice of the public hearing was provided by US Postal Service on March 7, 2014 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 March 7, 2014 and provided to people previously requesting notice on the matter at the same time notice was provided to the newspaper for publication. Legal notice included a general explanation of the matter to be considered and any related permits, identification of the location of the property involved where site specific, a description of the date, time and place of the public hearing, the identity of the hearing body, and a statement consistent with the Code of Civil Procedure regarding the time limit to commence any legal challenge and matters that may be raised by such challenge.

V. REQUIRED FINDINGS

The Planning Commission's recommendation on this application is subject to the required findings in the Municipal Code, NMC 17.66.080 relating to zoning amendments. These findings are provided in the draft ordinance attached to this staff report.

VI. STAFF RECOMMENDATION

Staff recommends approval of the Zoning Regulations Amendment for the Napa Valley Commons Corporate Park including the rescission of the Napa Valley Corporate Park Specific Plan.

VII. 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.

VIII. RECOMMENDED ACTIONS

Applications for final action by the City Council after recommendation from the Planning Commission:

Make the findings set forth in the attached draft ordinance and forward a recommendation to the City Council to adopt:

1. A resolution adopting a Negative Declaration
2. A resolution rescinding the Napa Valley Corporate Park Specific Plan
3. An ordinance authorizing a Zoning Regulation Amendment

IX. DOCUMENTS ATTACHED

1. Draft City Council Resolution adopting a Negative Declaration
2. Draft City Council Resolution rescinding Resolution No. 81-177, which adopted the Airport North Industrial Area Specific Plan
3. Draft City Council Ordinance authorizing a Zoning Regulation Amendment
4. Location Map
5. Napa Valley Corporate Park Specific Plan
6. Negative Declaration and Initial Study
7. Economic Analysis

Prepared by:



Michael Allen
Associate Planner

c: Applicant

RESOLUTION R2014 __

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, ADOPTING A NEGATIVE DECLARATION FOR THE NAPA VALLEY COMMONS ZONING REGULATION AMENDMENT AND THE RESCISSION OF THE NAPA VALLEY CORPORATE PARK SPECIFIC PLAN (PL13-0150)

WHEREAS, the Community Development Director authorized the Napa Valley Commons Property Owners Association (Kory Kramer) to submit an application for a Zoning Regulations Amendment to the Industrial Park (IP-A, IP-B, & IP-C) districts, expanding winery and hotel uses and adding ancillary uses related to wine manufacturing, showrooms, sales, and ancillary hotel uses, including the rescission of the Napa Valley Corporate Park Specific Plan (“the Project”) affecting multiple properties within the Napa Valley Commons (formerly Napa Valley Corporate Park) (APNs: 046-600-007-000, 013, 017, 021, 022, 023, 024, 025; 046-610-008-000, 009, 011, 018, 019, 020; 046-620-003, 004, 015, 016, 017; 046-630-004, 005, 006); and

WHEREAS, the California Environmental Quality Act, Public Resources Code, Section 21000 et seq. (“CEQA”), requires that the City consider the potential environmental impacts of the Proposed Project prior to approving any entitlements for the Proposed Project; and

WHEREAS, in accordance with the California Environmental Quality Act(CEQA), the City of Napa Community Development Department prepared an Initial Study which concludes that the project will not have a significant effect on the environment, therefore a Negative Declaration has been prepared for adoption; and

WHEREAS, the City of Napa prepared a Negative Declaration regarding the Proposed Project, pursuant to CEQA and the CEQA Guidelines, Code of California Regulations, Title XIV, Section 15000 et seq., and the City of Napa CEQA Guidelines; and

WHEREAS, on February 26, 2014 the City of Napa posted a notice of Completion of the Negative Declaration which identified the review period from February 28, 2014 to March 20, 2014, for review and comment by the public and public agencies having jurisdiction by law with respect to the project; and,

WHEREAS, on March 20, 2014 the Planning Commission considered the Negative Declaration and all written and oral testimony submitted to them at a noticed public hearing on the General Plan Amendment and Zoning Amendment at which the Planning Commission heard a presentation by staff and took public testimony, and thereafter closed the public hearing and subsequently recommended that the City Council adopt a Negative Declaration, a General Plan Amendment and Zoning Amendment; and

WHEREAS, on May XX, 2014 the City Council considered the Negative Declaration and all written and oral testimony submitted to them at a noticed public hearing on a General Plan Amendment and Zoning Amendment, and received the recommendation of the Planning Commission, received a presentation by staff, and took public testimony, and thereafter closed the public hearing and considered the adequacy of the Negative Declaration; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Napa, as follows:

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for the City Council's adoption of this Resolution. The record of the proposed Project's environmental review shall be kept at the Napa City Community Development Department, 1600 First Street, Napa, CA 94559.

2. The City Council hereby finds that there is no substantial evidence, in light of the whole record before the City Council, that "the Project", as analyzed in the Initial Study prepared for the Napa Valley Commons Zoning Regulations Amendment, PL13-0150 dated February 26, 2014, will have a significant effect on the environment; and that this determination reflects the City Council's independent judgment; and the City Council adopts a Negative Declaration for this project.

3. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Napa at a public meeting of said City Council held on the ____ day of April, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____

Dorothy Roberts
City Clerk

Approved as to form:

Michael W. Barrett
City Attorney

ATTACHMENT 2

RESOLUTION R2014__

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, RESCINDING RESOLUTION NO. 81-177, REGARDING THE NAPA VALLEY CORPORATE PARK SPECIFIC PLAN (FORMERLY THE AIRPORT NORTH INDUSTRIAL AREA SPECIFIC PLAN) (PL 13-0150)

WHEREAS, the City Council adopted Resolution No. 81-177 for the Airport North Industrial Area Specific Plan on July 21, 1981 to serve as the focused zoning regulations and development standards for the corporate park properties when they were first annexed into the City limits; and

WHEREAS, the City Council adopted Resolution No. 83-77 re-designating the Airport North Industrial Area Specific Plan to the Napa Valley Corporate Park Specific Plan; and

WHEREAS, the Napa Valley Corporate Park Specific Plan is no longer necessary to guide development, because the primary infrastructure is in place and the development and use regulations of the Specific Plan were incorporated into the 2003 Zoning Ordinance Update and the Industrial Park (IP) Zoning District; and

WHEREAS, rescinding the Specific Plan would eliminate several inconsistencies between the Specific Plan and the Industrial Park zoning regulations, including the City's Sign Ordinance, and

WHEREAS, the rescission of the Napa Valley Corporate Park Specific Plan ("the Project") would affect multiple properties within the Napa Valley Commons (formerly Napa Valley Corporate Park) (APNs: 046-600-007-000, 013, 017, 021, 022, 023, 024, 025; 046-610-008-000, 009, 011, 018, 019, 020; 046-620-003, 004, 015, 016, 017; 046-630-004, 005, 006); and

WHEREAS, the Planning Commission of the City of Napa, State of California, held a noticed public hearing on March 20, 2014 and has recommended approval of the subject application; and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meetings of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings; and

WHEREAS, The City Council hereby determines that the potential environmental effects of "the Project" described in the Agenda Report presented to the City Council at their May __, 2014 meeting, were adequately examined by the Negative Declaration that

was adopted by the City Council on May __, 2014, pursuant to CEQA Guidelines Section 15162.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Napa, as follows:

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for the City Council's adoption of this Resolution.
2. The City Council hereby repeals Resolution No. 81-177.
3. This Resolution shall take effect immediately.

I HEREBY CERTIFY that the foregoing resolution was duly and regularly adopted by the City Council of the City of Napa at a public meeting of said City Council held on the __ day of May, 2014 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Dorothy Roberts
City Clerk

Approved as to form:

Michael W. Barrett
City Attorney

ORDINANCE O2014 __

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, AMENDING SECTION 17.14.020 OF THE NAPA MUNICIPAL CODE PERTAINING TO WINERIES, HOTELS, OFFICES AND THEIR ANCILLARY USES IN THE INDUSTRIAL PARK DISTRICT (PL13-0122)

WHEREAS, the Community Development Director authorized the Napa Valley Commons Property Owners Association (Kory Kramer) to submit an application for a Zoning Regulations Amendment to the Industrial Park (IP-A, IP-B, & IP-C) districts, expanding winery and hotel uses and adding ancillary uses related to wine manufacturing, showrooms, sales, and ancillary hotel uses (“the Project”) affecting multiple properties within the Napa Valley Commons (formerly Napa Valley Corporate Park) (APNs: 046-600-007-000, 013, 017, 021, 022, 023, 024, 025; 046-610-008-000, 009, 011, 018, 019, 020; 046-620-003, 004, 015, 016, 017; 046-630-004, 005, 006); and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meeting of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings; and

WHEREAS, The City Council hereby determines that the potential environmental effects of “the Project” described in the Agenda Report presented to the City Council at their May __, 2014 meeting, were adequately examined by the Negative Declaration that was adopted by the City Council on May __, 2014, pursuant to CEQA Guidelines Section 15162.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Napa as follows:

SECTION 1: The City Council hereby makes the following findings:

1. The proposed amendment is consistent in principle with the General Plan.

The proposed zoning regulations amendments are consistent with the General Plan in that the General Plan designation of Corporate Park (CP) allows manufacturing, warehousing, and office, public and quasi-public uses, and similar compatible uses in a campus-like setting. The zoning regulations amendments provide for an expansion and clarification of certain uses within the IP-A and IP-B districts to be comparable to existing uses currently allowed within the IP-C district. The expanded uses provided by the zoning regulations amendments are already permitted in the IP Zoning district and provide for manufacturing and warehousing (wine production), office, public and quasi-public (wine tasting showrooms ancillary to wine broker establishments and hotels serving the region’s industry) which are consistent with the intent of the CP designation.

2. The public health, safety and general welfare are served by the adoption of the proposed amendment.

The proposed amendment is in the public interest, since it is consistent with the principles of the General Plan such as locating appropriate land uses within the boundaries and urban limits of the City of Napa, which land uses are complementary to the mix of uses within the city; and, because they are appropriate to its surroundings. The expanded uses provided by the regulations amendments are no more intense than other uses currently permitted in the Industrial Park Zoning district.

3. If a rezoning to a district with a larger minimum lot size is proposed, effectively reducing the planned residential density, the City shall also find that the remaining sites in the Housing Element are adequate to accommodate the jurisdiction's share of the regional housing need pursuant to California Government Code section 65584; or if not, that it has identified sufficient additional, adequate and available sites with an equal or greater residential density in the jurisdiction so that there is no net loss of residential unit capacity.

The current zoning district is industrial and does not provide for residential development. The project does not increase a minimum lot size or reduce any residential density.

SECTION 2: Amendment. The regulations of the IP-A, IP-B, and IP-C Districts established under Section 17.14.020 of the Napa Municipal Code are hereby amended pursuant to Chapter 17.66 of such Code as shown in Exhibits "A1 & A2" attached hereto and made a part hereof. Exhibit "A1" reflects the Zoning District Regulations as they exist prior to the effective date of this ordinance, and Exhibit "A2" reflects the Amended Zoning District Regulations, as they will be after the effective date of this ordinance.

SECTION 3: Severability. If any section, sub-section, subdivision, paragraph, clause or phrase in this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, sub-section, subdivision, paragraph, sentence, clause or phrase of this Ordinance, irrespective of the fact that any one or more sections, sub-sections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 4: Effective Date. This Ordinance shall become effective thirty (30) days following adoption.

City of Napa, a municipal corporation

MAYOR: _____

ATTEST: _____
CITY CLERK OF THE CITY OF NAPA

STATE OF CALIFORNIA }
COUNTY OF NAPA } SS:
CITY OF NAPA }

I, Dorothy Roberts, City Clerk of the City of Napa, do hereby certify that the foregoing Ordinance had its first reading and was introduced during the regular meeting of the City Council on the xth day of April, 2014, and had its second reading and was adopted and passed during the regular meeting of the City Council on the ___ day of ___, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Dorothy Roberts
City Clerk

Approved as to Form:

Michael W. Barrett
City Attorney

EXHIBIT "A1"

Existing Land Use Regulations

17.14.020 Land Use Regulations

P=Permitted C=Conditional S=Specific Standards apply Blank=not allowed

Zoning Districts	IL	IP-A	IP-B	IP-C	Added Use Regulations
A. Industrial Uses					
Food Manufacture or processing, including wineries	C*			P*	*within a building

Zoning Districts	IL	IP-A	IP-B	IP-C	Added Use Regulations
10. Visitor Accommodations					
Hotels, motels		C	C		

Zoning Districts	IL	IP-A	IP-B	IP-C	Added Use Regulations
C. Offices and Related Uses					
2. Offices, administrative, business and professional	C	P	P	C*	*P if second floor or above

[NOTE: No other cells or columns contained in the table set forth in Section 17.14.020 are amended by this ordinance]

EXHIBIT "A2"

Amended Land Use Regulations

17.14.020 Land Use Regulations

P=Permitted C=Conditional S=Specific Standards apply Blank=not allowed

Zoning Districts	IL	IP-A	IP-B	IP-C	Added Use Regulations
A. Industrial Uses					
Food Manufacture or processing, including wineries	C*	C*	C*	C*	*within a building <i>Includes wine tasting rooms, retail sales and related uses accessory to wine manufacture or bottling.</i>

Zoning Districts	IL	IP-A	IP-B	IP-C	Added Use Regulations
10. Visitor Accommodations					
Hotels, motels		C	C		<i>Retail, restaurant, conference center and related uses permitted accessory to hotel uses.</i>

Zoning Districts	IL	IP-A	IP-B	IP-C	Added Use Regulations
C. Offices and Related Uses					
2. Offices, administrative, business and professional	C	P	P	C*	*P if second floor or above <i>Includes wine related businesses, wine sales, tasting facilities and related uses accessory to non-manufacturing use. Accessory uses allowed up to 20% of gross floor area by right, increase to 40% with use permit.</i>

[NOTE: No other cells or columns contained in the table set forth in Section 17.14.020 are amended by this ordinance]