



A Tradition of Stewardship
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Agenda Date: 4/23/2014

Agenda Placement: 10A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: Charlene Gallina for David Morrison - Director
Planning, Building and Environmental Services

REPORT BY: Sean Trippi, Principal Planner - 299-1353

SUBJECT: Napa Pipe Design Guidelines

RECOMMENDATION

NAPA PIPE DESIGN GUIDELINES STUDY SESSION

CEQA Status: No action is requested and CEQA does not apply.

Request: The City of Napa and the Napa County Planning Commissions are holding a joint Special Meeting to discuss the Napa Pipe Design Guidelines prepared by SiteLab Urban Studio. The General Plan and zoning for the Napa Pipe property approved by the Board of Supervisors in June 2013 requires preparation of design guidelines before development can occur on the property. The Design Guidelines will ultimately serve to ensure the quality and form of development consistent with City/County expectations. A subsequent meeting or meetings of both the City Planning Commission and County Planning Commissions will be held to ultimately forward a recommendation regarding the Design Guidelines to the Napa City Council and the Board of Supervisors, respectively.

Staff Recommendation: No action required. Discussion regarding design guidelines for the Napa Pipe site.

Staff Contact: Larry Florin

EXECUTIVE SUMMARY

Members of the Napa County Planning Commission and the Napa City Planning Commission will have an opportunity to discuss a variety of issues that will further refine the Napa Pipe Design Guidelines including the organization, function and use of the design guidelines. The first joint Study Session was held on February 6, 2014. Subsequent meetings with the County Planning Commission were held on February 19, 2014, and March 19, 2014.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

SiteLab, a consultant to the County of Napa has prepared draft design guidelines for the Napa Pipe project. These design guidelines, and the form based code that is included in them are intended to provide guidance to staff on future applications that are submitted for development. On February 6, 2014, a joint session with both the Napa County and Napa City Planning Commissions was held. At that meeting, it was determined that each of the Planning Commissions would hold study sessions on the proposed guidelines and then get back together to recommend changes to the guidelines. At subsequent meetings, the County Planning Commission discussed organizational structure for the guidelines, developed a common understanding of the terminology and function of various elements of the guidelines, the review process for future development, the range and appropriateness of the architectural styles.

The purpose of this discussion is to identify areas within the Guidelines that the Commissions would like further clarification on (i.e., standards vs. guidelines, number of architectural styles, number of housing types, encouraging diversity of design), and if appropriate recommend changes to the document. City and County staff will also update the Commissions on the status of related activities (e.g. Development Plan application & Development Agreement) and next steps for these Guidelines.

The Design Guidelines can be accessed via <http://www.countyofnapa.org/NapaPipe/>

SUPPORTING DOCUMENTS

None

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina