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Agenda Date: 7/24/2013

Agenda Placement: 10A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: Melissa Frost for Hillary Gitelman - Director
Planning, Building and Environmental Services
REPORT BY: Sean Trippi, Principal Planner - 299-1353
SUBJECT: Napa Pipe Design Guidelines Study Session II

RECOMMENDATION

NAPA PIPE DESIGN GUIDELINES STUDY SESSION II

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

Request: The Napa County and City of Napa Planning Commissions are holding a special meeting to discuss design guidelines for the Napa Pipe site. The presentations and discussions will address (1) lessons learned from the recent field trip and other master planned communities and multifamily housing sites; (2) the organization and function of design guidelines at the Napa Pipe site; and (3) next steps.

Staff Recommendation: Discussion regarding design guidelines for the Napa Pipe site.

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 inform the development of Napa Pipe design guidelines including (1) lessons learned from the recent field trip and other master planned communities and multifamily housing sites; (2) the organization and function of design guidelines at the Napa Pipe site; and (3) next steps.

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

The Napa Pipe-related zoning ordinance and General Plan amendment adopted by the Board of Supervisors in early June requires development of design guidelines before development can occur on portions of the Napa Pipe site zoned "Napa Pipe Mixed Use." County and City officials have discussed developing design guidelines that can serve as a regulatory tool, (e.g. "form based code") ensuring that the quality and form of development are consistent with both jurisdictions' expectations even if the current developer sells the site to other builders in the future.

Prior to development of the design guidelines, members of the Napa County Planning Commission and the Napa City Planning Commission took a field trip on July 8, 2013, touring residential development sites in Hercules, Emeryville and San Mateo, as described below.

- Hercules -- master planned community with small-lot single family, townhouses, and town center. The first stop was at the end of the waterfront district, on the edge of Phase II to see some dense single family and larger single family homes in one block. Discussed the pros and cons of residential products and mixed use; also street widths, alleys, entrances, lot width, variation, details, etc. The second was to observe a slightly lower-end townhouse product and discuss how details make a difference.
- Emeryville -- multifamily housing in a post-industrial setting. Stopped at the intersection of two higher density projects, Courtyards at 65th and Glashaus and walked east through the Glashaus project to the Emeryville Greenway, to view high density multifamily housing and then attached townhouses. Observed the Greenway, Liquid Sugar and City Limits projects. Discussed variety, podium and townhouse parking, how certain details, depths, materials, etc. make for good projects, regardless of style.
- Bay Meadows -- master planned community. Stopped at a public open space to observe office, retail, and residential uses. Walked through the development towards Yates and Wayne Way to see the alleys, parks, etc.

At each location, the Commissioners had an opportunity to discuss issues that will inform the development of design guidelines for the Napa Pipe site. The trip was led by Evan Rose, the County's urban design consultant. Members of the Napa Pipe applicant's design team were also available to answer questions.

The special meeting/study session on July 24 will begin with a re-cap and discussions of the field trip, including what Commissioners saw and learned at each stop. Mr. Rose will also describe other sites that can be visited in the Bay Area, as illustrated in the brochure prepared for the field trip (attached), and multifamily housing sites that are farther afield.

Following the re-cap and discussion, Mr. Rose will present a proposed outline for the design guidelines and invite Commissioner comments and questions. The Commission may also accept comments and questions from members of the public. The goals of this presentation and exchange are to discuss an organizational structure for the guidelines, and also to develop a common understanding of the terminology and function of various elements of the guidelines. Finally, City and County staff will lead a discussion of next steps, and provide an update on the status of related activities (e.g. Development Plan application & Development Agreement negotiations). In terms of next steps, the Commissions may wish to consider informal visits (i.e. unnoticed visits, without a quorum) to other

development sites, and whether to utilize/appoint ad hoc committees to work with staff and consultants on the Napa Pipe project. Mr. Rose will describe the steps involved in preparing a draft of the design guidelines for review by the Commissions.

The function and status of the development documents are summarized in the attached handout, and staff would be happy to provide additional detail.

SUPPORTING DOCUMENTS

- A . Napa Pipe Similar Projects-Part 1
- B . Napa Pipe Similar Projects-Part 2
- C . Purpose & Status of Development Approvals

Napa County Planning Commission: Approve

Reviewed By: Melissa Frost