



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 7/8/2013

Agenda Placement: 9A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: Hillary Gitelman - Director
Planning, Building and Environmental Services

REPORT BY: Melissa Frost, Administrative Secretary II - 707-299-1380

SUBJECT: Housing and Development Field Trip

RECOMMENDATION

NAPA PIPE DESIGN GUIDELINES STUDY SESSION I (BUS TOUR)

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

Request: The Planning Commission is holding a special meeting in order to tour sites in the Bay Area that will be instructive during development of design guidelines for the Napa Pipe site. The City Planning Commission has been invited to participate. The bus tour will depart from the Napa Pipe site after a short orientation at 8:00AM. The bus will return to the Napa Pipe site around 2:30 PM.

Staff Recommendation: Observe master planned communities and multifamily housing sites elsewhere in the region to inform future discussions and deliberations regarding design guidelines for the Napa Pipe site.

EXECUTIVE SUMMARY

Members of the Napa County Planning Commission and the Napa City Planning Commission will take a field trip and tour of other residential development sites. The field trip will include 3 stops to visit sites in Hercules, Emeryville and San Mateo.

At each location, Commissioners will have an opportunity to discuss a variety of issues that will inform the development of Napa Pipe design guidelines. The trip and discussions will be lead by Evan Rose, the County's urban design consultant. Members of the Napa Pipe applicant's design team will also be available to answer questions. Please see the Background section for a full itinerary.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: 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

There will be limited capacity on the bus for members of the public after City and County officials, staff and consultants are on board. In the event that some members of the public who wish to attend cannot be accommodated on the bus, the following itinerary includes tour sites and stop locations (maps are also attached), so that those individuals can drive, meet the bus, and join in discussions.

8:00 to 8:30 AM: Orientation -- Next Steps in the Napa Pipe Process and Purpose of Today's Field Trip

Location: Napa Pipe Site (site office, second floor meeting room)

9:15 to 10:00 AM: Hercules -- master planned community with small-lot single family, townhouses, and town center. We will stop first at the end of the waterfront district, on the edge of Phase II and see some dense single family and larger single family homes in one block. Discuss pros and cons of residential products and mixed use; also street widths, alleys, entrances, lot width, variation, details, etc. The second stop will allow us to observe a slightly lower-end townhouse product and discuss how details make a difference.

First Location: corner of Sycamore & Railroad (see map attached)

Second Location: corner of Central and Tsushima (see map attached)

10:30 to 11:15 AM: Emeryville -- multifamily housing in a post-industrial setting. We will stop at the intersection of two higher density projects, Courtyards at 65th and Glashauss. (Bathrooms available at Starbucks/Subway.) As we walk east through the Glashauss project to the Emeryville Greenway, we will see high density multifamily housing and then attached townhouses. We will be able to observe the Greenway and if there's time walk to see the Liquid Sugar and City Limits projects. Discuss variety, podium and townhouse parking, how certain details, depths, materials, etc. make for good projects, regardless of style.

Location: corner of 65th and Hollis Streets (see map attached)

12:00 to 1:00 PM: Bay Meadows -- master planned community. We will stop at a public open space where we can observe office, retail, and residential uses (Bathrooms available at Quiznos, Starbucks, Whole Foods. Box lunches will be provided for commissioners and staff; members of the public may purchase food at this location.) We will walk through the development towards Yates and Wayne Way to see the alleys, parks, etc.

Location: corner of Saratoga Drive and Park Place (see map attached).

2:30 PM (estimated): Return to Napa Pipe/Adjourn.

SUPPORTING DOCUMENTS

A . Hercules Intersection Maps

B . Emeryville Intersection Maps

C . San Mateo Intersection Maps

Napa County Planning Commission: Approve

Reviewed By: John McDowell