

City of Napa

# Residential Design Guidelines

A guide to building livable neighborhoods



**November 2004**

prepared by: City of Napa Planning Department  
with assistance by: RACESTUDIO





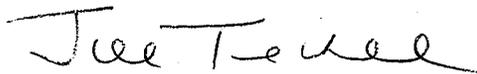
## Foreword

The City of Napa prides itself on its rich and diverse architectural heritage, which spans from the mid 1880's to present day. The City has made a policy commitment to preserve this heritage by protecting our rural setting and agricultural economy. This was accomplished by the adoption of the Rural Urban Limit (RUL) in 1975. Today our neighborhoods proudly display fine examples of architectural styles that vary from Victorian, Craftsman, Spanish Adobe, California Ranch, Modern and Contemporary.

These Residential Design Guidelines reflect the City's desire to have infill projects be complementary to our existing neighborhoods and provide more unique and pedestrian friendly communities. The guidelines further General Plan policies by communicating the community's expectations for quality design. Unlike standards, which prescribe minimum acceptable limits, *these guidelines present parameters for a desired course of action and include a certain amount of flexibility*. Given this concept of flexibility, it is important to note that not every guideline will apply in each case. However the intent of meeting the community's expectations for quality design should ultimately be achieved.

These guidelines emphasize quality design and sensitivity to the neighborhood environment. They are matched by a well-conceived design review process. Through this process City staff will meet with project sponsors early in the process to answer questions, review design issues and then coordinate review among the various City departments then, if necessary, through the Planning Commission and to City Council.

These Residential Design Guidelines represent Napa's commitment to stewardship of both our history and our future. Please utilize them in that spirit.



Jill Techel  
Mayor of Napa.



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# SECTION ONE: Introduction

## Community Values

THE DESIGN GUIDELINES REFLECT THE CITY'S DESIRE TO HAVE INFILL PROJECTS BETTER FIT INTO EXISTING NEIGHBORHOODS AND PROVIDE MORE UNIQUE AND PEDESTRIAN FRIENDLY COMMUNITIES. THE GUIDELINES FURTHER GENERAL PLAN POLICIES BY COMMUNICATING THE COMMUNITY'S EXPECTATIONS FOR DESIGN.

**N**apa's Residential Design Guidelines are a product of a community-based process. Developed under the stewardship of a City Council, Planning Commission and Housing Committee working group, the process included community workshops, focus group meetings and public hearings. The Guidelines build on popular policies providing direction for shaping residential development in Napa. They complement Napa's land use and growth management policies by illustrating how infill housing can strengthen and enhance existing neighborhoods and create livable, walkable new neighborhoods reflecting Napa's context and traditions.

### 1.0 Purpose

Located in the beautiful internationally celebrated wine region of Napa Valley, Napa is facing opposing economic forces. The traditional working class and agricultural economy is under pressure from the Bay Area's expanding population and housing shortage.

To address these issues, Napa's land use and housing policies require urban development to be within the City's rural urban limit line and adding housing to Napa that is compatible with the design and character of existing neighborhoods. The Guidelines pursue these objectives in four ways.

The Guidelines:

- Support the development and conservation of walkable and livable neighborhoods reflecting napa's context and traditions;
- Shape and connect new infill subdivisions;
- Provide direction for designing infill housing that fits with and strengthens existing neighborhoods; and
- Support the update of Napa's Zoning Ordinance and other City standards.

### 1.1 Process

The Residential Design Guidelines are the result of a community-based, three-step process.

### STEP ONE: Identification of Residential Design Issues and Objectives

The first step resulted in an outline of design issues and objectives for the Guidelines. The community participated in a workshop where they identified Napa's character areas and key design features of Napa's neighborhoods the Design Guidelines should build upon. Focus groups consisting of builders, staff and others discussed how Napa was changing, what infill sites looked like, and how the guidelines could help make the process easier for the community and project sponsors.

### STEP TWO: Preparation of Draft Residential Design Guidelines

The second step resulted in the preparation of the draft guidelines. This included preparation of Design Principles that were reviewed with the Working Group and with the community at a second workshop.

### STEP THREE: Completion of the Final Guidelines Process

The third step included updating the Draft Guidelines based on the input of the Working Group, community and staff. Finally, the Planning Commission and City Council adopted the Guidelines in a public hearing process.

## **1.2 Organization of Guidelines**

The Residential Design Guidelines are organized into four sections. These include:

### Introduction

This section provides background on the purpose, process, organization of the report, and its relationship to other policies and documents.

### Neighborhood Design

The second section provides an overview of design characteristics and features of Napa's neighborhoods and guidelines for neighborhood design. Neighborhood design guidelines are for Old Town (pre-war traditional) neighborhoods and evolving infill areas.

### Architectural Design

The third section focuses on residential design for development of multi-family, single family, second units and mixed-use projects.

### Case Studies

The fourth section provides case study examples of how the Guidelines would shape various types of residential projects.

## **1.3 Relationship to Policies and Other Documents**

The Guidelines support existing land use and growth management policies for Napa. They are intended to communicate the community's expectation for quality neighborhoods and housing. The Guidelines are to be used in concert with Napa's General Plan, Zoning and Subdivision Ordinances, and other area plans.

The Residential Design Guidelines will add a qualitative direction for new projects in support of General Plan policies. The Guidelines provide direction on how multifamily development should fit with existing neighborhoods; how to create a community of interconnected and livable neighborhoods with their



*Above:*

*The planning process included community workshops and focus group meetings.*

*Participants in workshops wanted new residential development to:*

- *Emulate Napa's traditional neighborhoods;*
- *Fit into existing neighborhoods; and*
- *Be better connected to the community.*



Above:

Old Town Napa has many of the residential design features the community values. Workshop participants felt traditional neighborhoods have a sense of place, mature streetscapes, a variety of architectural styles and housing types, integrated parks and open space, less visible parking, and are more pedestrian friendly.

**HISTORIC PRESERVATION GUIDELINES:**

Napa's Historic Preservation Guidelines are to be used when developing infill housing in Napa's official historic districts and renovation of historic landmark properties.

own unique sense of place; and ways to reduce the impact of parking on neighborhood design.

Selected Napa General Plan Land Use Element Policies Pertaining to Infill Housing

The General Plan establishes allowed land uses, densities and intensities. In addition, the Plan provides the following policies that support the development of new Residential Design Guidelines.

LU-4.B (Prepare Guidelines) *The City shall prepare residential design guidelines to implement the neighborhood topology concept described in Appendix B. Investigate the use of floor area ratios, setback averaging, and other means to encourage project design compatible with neighborhood character.*

LU-1.2 (Protect Character of Existing Neighborhoods) *The City shall strive to preserve and enhance the integrity of existing neighborhoods and to develop new neighborhoods with similar qualities as the existing neighborhoods.*

LU-4.1 (Density) *The City shall require new residential development to conform to the density range shown in Table 1-4 (unless site-specific physical or environmental constraints constrain the achievement of minimum density, or unless the project qualifies for a density bonus or density flexibility under the City's housing policies), and to be consistent with the general neighborhood topology (see Table 1-3 and Appendix B) of the surrounding area. The City may require clustering in environmentally sensitive areas when special measures are adopted to ensure the sensitive portions of each property remain undeveloped in the future.*

HR-1.5 (Promote Historic Patterns) *The City shall adopt land use regulations that recognize, maintain, and promote historic patterns of housing densities and urban form.*

HR-1.8 (Historic Gateways) *The City shall identify its historic gateways and support the preservation of their historic bridges, stone walls, street trees and viewsheds.*

HR-1.19 (Historic Landscapes) *The City shall identify historic landscape features and landmark trees as a first step toward their preservation.*

Selected Napa Housing Element Policies

The following policies from the City's 2001 Housing Element support the development of new Residential Design Guidelines.

H-3.1 High Quality Design and Varied Housing Types  
*The City shall assure high quality, well designed housing that respects the surrounding neighborhood, and provides a greater variety of housing options to meet community needs.*

H-3.2 Design Principles  
*The City shall use the "Design Principles" [in Housing Element] for reviewing multi-family projects until such time as more detailed guidelines are prepared.*

### H-3.4 Second Units

*The City shall encourage additional well-designed second units as a desired use in all residential neighborhoods throughout the city by simplifying permit review and encouraging that in new subdivisions, a substantial portion of the lots construct a second dwelling unit. Consistent with the State housing law, the City exempts second dwelling units from area density calculations.*

### H-3.5 Duplexes and Triplexes

*The City shall encourage additional well-designed duplexes and triplexes throughout the Single Family Infill (SFI), Traditional Residential Infill (TRI) and any other single family designations that allow these uses. Density bonuses may be provided for affordable duplex and triplex units.*

### H-3.A Design Process

*The City shall use the design review process to ensure that infill multi-family housing development meet design principles. The City may also encourage project designers to meet with neighbors during the early stages of the larger projects.*

### H-3.B Design Guidelines

*The City shall develop more detailed design guidelines for multi-family and additional infill development throughout the city.*

### H-3.C. Use of Planned Development Zoning

*The city shall continue to use Planned Development regulations to promote design flexibility for residential developments, particularly for those located in unique settings.*

### H-3.D. Street and Subdivision Design

*The City shall study street standards for new subdivisions to improve their pedestrian friendly quality and traffic calming features, and promote internal consistency between the operating standards used by the Fire and Public Works Departments and General Plan standards.*

### Zoning Ordinance

The Guidelines are to be used in conjunction with the Zoning Ordinance. The City's Zoning Ordinance establishes basic quantitative direction for residential development standards including lot sizes, setbacks, lot coverage, height limits and parking. The Guidelines supplement the development standards with neighborhood and architectural design principles and guidelines.

### Subdivision Ordinance and other Standards

The Subdivision Ordinance establishes the process and information that must be provided for approval of subdivisions in Napa. The City's General Plan, Public Works specifications, and Fire Department standards provide basic street standards. Napa Sanitation District has standards for installing sanitary sewer systems. The Guidelines augment these standards with additional criteria for public streetscape and a greater variety of street sizes. The Guidelines support the overall objectives for pedestrian friendly streets and neighborhoods by adding these qualitative elements to the design review process.



Above:

*Parts of Napa are still evolving and can be enhanced with well-designed infill development. Former rural areas with farmhouses, heritage landscapes, agricultural structures, scattered contemporary housing, and new subdivisions, should be developed to incorporate historic features and utilize many of the design elements the community finds desirable in Old Town.*



Above:

*New development should be an integral part of Napa and integrate historic agricultural structures (1), not isolated homogenous enclaves (2). Participants in community workshops expressed concern that new "monster homes" on the edge of Napa were being developed as separate communities, both in terms of their design character and connections to the city.*

### 1.4 Using the Design Guidelines

Used with the City's Zoning and Subdivision Ordinances, these Guidelines identify the qualitative aspects to site and architectural design for residential projects in Napa. Guidelines are descriptive statements that explain or illustrate a desired course of action. Standards, by contrast, prescribe minimum acceptable limits.

For many years, Napa has required design/architectural review of projects, but the focus has generally been whether the building and site plan complies with zoning and subdivision standards, and broad General Plan design policies. It has not been unusual for this review to also include case-by-case analysis of design issues that arise. The Residential Design Guidelines establish clear design direction to assure high design quality that is "context based". In other words, new housing is to respond to its site features and surroundings.

These Guidelines also apply to public works projects in residential neighborhoods. They are to be used by applicants, staff, the Planning Commission and City Council in proposing and reviewing projects subject to design review permits. Some single family and all residential projects with two or more units must obtain design review permits at one of the following tiers of review (See Appendix for detail):

#### Tier 1 Projects (Staff Review)

Tier 1 review includes submitting the project for staff design review. Tier 1 review is primarily small residential projects including single family homes and upper story additions, second units upon adoption of a revised zoning ordinance to the extent permitted by state law and 2-3 unit multi family projects.

#### Tier 2 Projects (Staff and Planning Commission review)

The Tier 2 review process includes "concept review" and a public hearing with the Planning Commission. Tier 2 review is for subdivisions with four or fewer lots, flag lots, and 4-10 unit multi family and mixed use projects.

#### Tier 3 Projects (Staff, Planning Commission and City Council review)

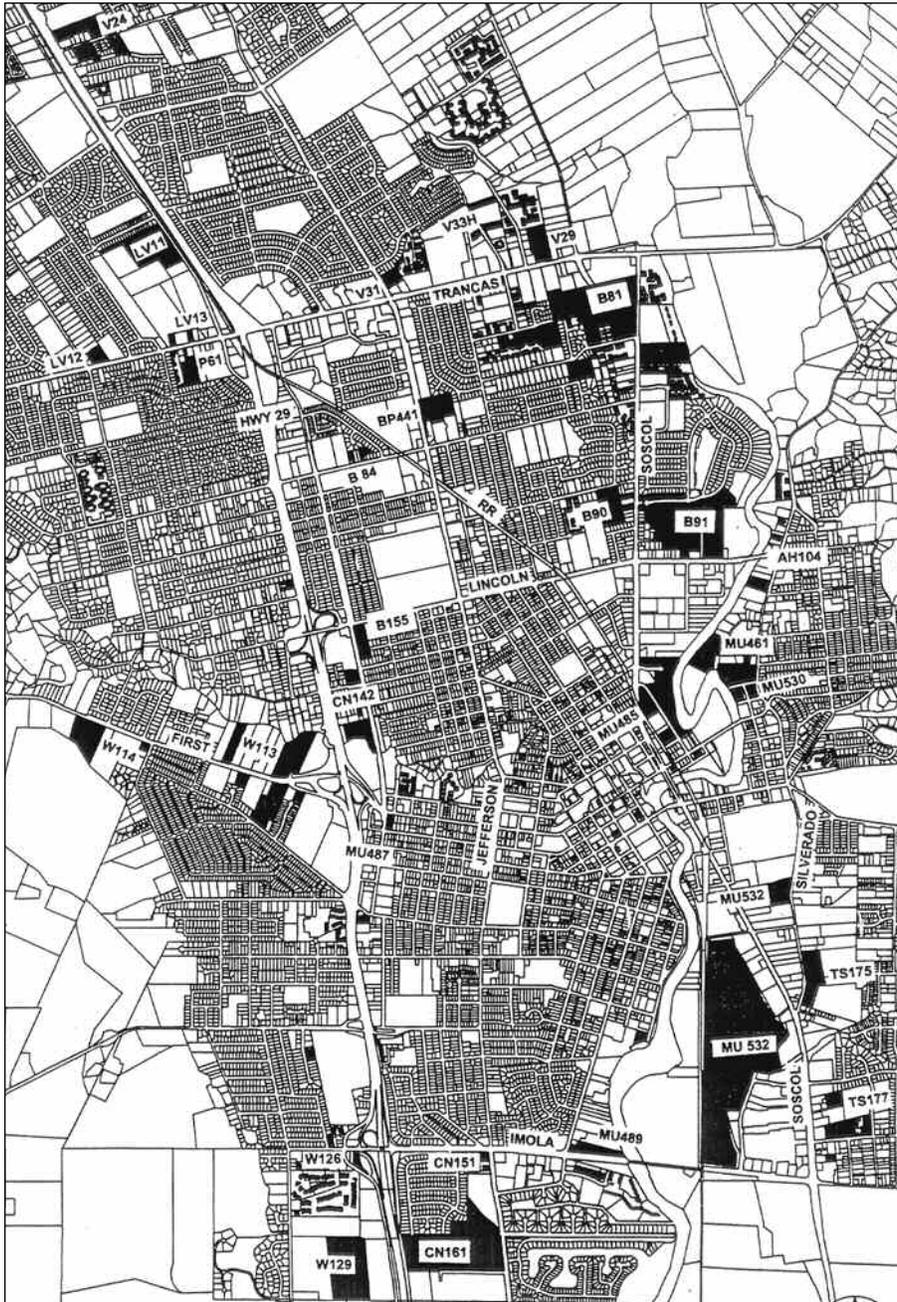
The Tier 3 review includes "concept review" with staff and public hearings with the Planning Commission and City Council. Tier 3 review is generally for larger subdivisions and larger multi family or mixed use projects.

#### Submittal Requirements

Standard design review submittal requirements include a site plan, building elevations, grading plans, roof plans, typical cross sections, and landscape plans. (See Appendix for detail)

The design guidelines are intended to assure that all applicants think about their site and surroundings, and City design objectives, when designing projects. The submittal requirements for all projects subject to design review therefore require some additional information to describe the project's context (i.e., surrounding land uses, height, style of existing development, lot pat-

terns, streets, pedestrian connections, site and neighborhood features; near-by destinations, etc.). For Tier 2 and 3 projects subject to concept review, the applicant will typically provide this information on a sketch map for staff and the applicant to consider when the project is first being designed.



Above:

Participants in the builders' focus group felt:

- The easy housing sites have been developed. Remaining development sites are "non-standard" and uniquely constrained. These sites need design solutions that can not be developed using existing standards.
- There is a "reality gap" between incentives to provide more housing and project feasibility.
- The design guidelines should provide ways of increasing density and streamline the process, rather than add another layer.

Below:

The General Plan identifies a number of infill housing opportunity sites. These sites include multifamily or attached housing sites. Preparation of design guidelines are a General Plan policy and are intended to provide direction to property owners and developers of how new residential and mixed-use projects are to fit into Napa's existing and emerging neighborhoods.

# SECTION TWO: Neighborhood Design

## Building Neighborhoods

**T**he Design Guidelines emphasize neighborhood design where residential projects enhance streets and Napa's existing and future communal spaces.

By stressing contextual plan-

ning and design, the Guidelines create more social new neighborhood streets; make new projects better fit the character and scale of existing neighborhoods; and incorporate cultural, historic and natural features in to their designs.

THE LIVABILITY AND PEDESTRIAN FRIENDLINESS OF NAPA'S NEIGHBORHOODS SHOULD BE ENHANCED BY NEW INVESTMENT.

### 2.0 Understanding Napa's Neighborhood Patterns

Napa's residential Design Guidelines provide criteria for enhancing and creating walkable and livable neighborhoods. The Guidelines conserve what the community values in the Old Town neighborhoods and transfers many of those qualities to new neighborhoods. They provide guidance for public and private investment to create quality Napa residential addresses.

#### 2.01 Napa's Evolution

#### 2.02 Napa's Character Areas

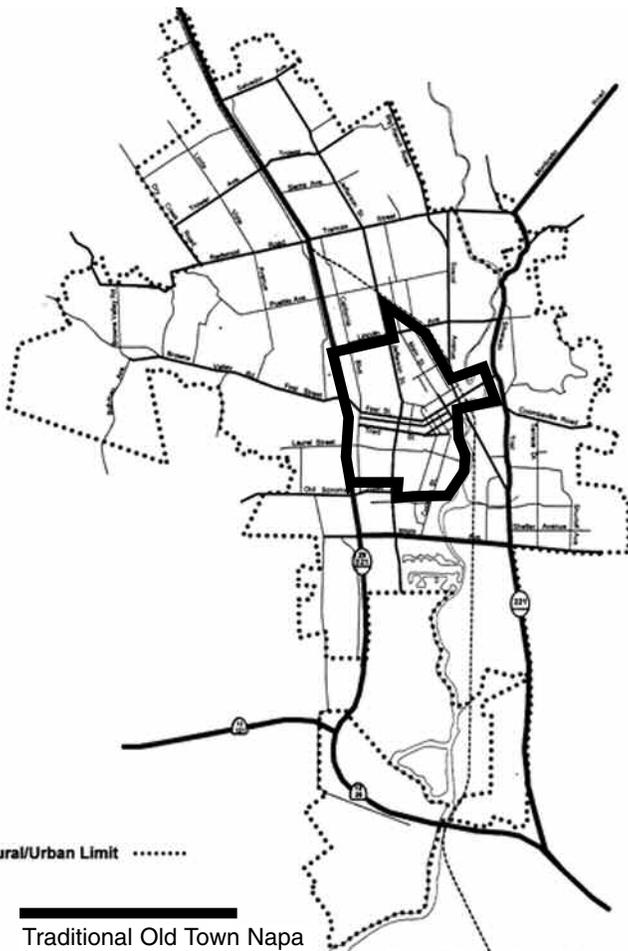
#### 2.03 Neighborhood Design Principles

### 2.01 Napa's Evolution

Before World War II, Napa developed slowly from its agrarian roots. Industry sprang up along the Napa River and Southern Pacific Railroad (1868). Early in the last century, Napa's residential neighborhoods were connected to downtown and to Vallejo and Up-Valley communities by a trolley (1905). The traditional gridded blocks were incrementally added to the City, and lots were developed a few at a time. Schools, parks and shopping were an integral part of these traditional neighborhoods. The city was walkable and compact.

The traditional neighborhoods had a variety of housing types. Napa's National Register Landmark Napa Abajo/Fuller Park Neighborhoods reflect this variety were large houses and small worker cottages were built next to one another. This resulted in mixed-density and mixed-income neighborhoods.

At the edge of Napa's urban area, streets turned and curved as they approached the city through Napa Valley farms. Agricultural lands came right up to the edge of the commu-



Traditional Old Town Napa

nity, further defining what was town and country.

Post World War II Napa evolved in a very different way. As many communities in California, Napa entered the freeway age. Post War Napa grew along State Roads 29, 12, 221, and 121. These streets provided access to areas outside the city limits. Post War patterns reflected the size and shape of agricultural parcels of willing sellers and new auto-oriented development standards. The subdivisions of the 50's, 60's and 70's often did not integrate parks, schools or shopping. They also tended to have less variety in density and income levels, were more introverted, and less connected to other parts of the community.

By 1973, Napa's citizens feared the loss of their green belt of agricultural lands to this sprawling development and included a progressive Residential Urban Limit Line (RUL) in the 1975 General Plan. The RUL has compressed and moderated Napa's growth. The current General Plan places an emphasis on infill development as a way to accommodate housing needs while protecting Napa's agricultural green belt.

## 2.02 Napa's Character Areas

Napa's 1998 General Plan identifies six neighborhood topologies. These include Post War Neighborhoods (example-Laurel), Estate Residential (example-Montecito), Period Tract Subdivisions (example-Alta Heights), Ranchettes (example-Terrace Shurtleff), Deep Lot Subdivisions (example-Pueblo), Traditional Neighborhoods (example-Behrens), and Attached Unit Residential (example-River Glen). Within these neighborhood types, the participants in the Residential Design Guideline 2001 community workshops wanted the Guidelines to address how infill housing fit into traditional neighborhoods, shapes and integrates evolving areas into the community, and connects new development at the edges of the city to Napa's existing neighborhoods and design traditions.

## 2.03 Neighborhood Design Principles

Section Two of the Guidelines focuses on neighborhood design. This includes projects located in traditional downtown neighborhoods, evolving infill areas, and new development at the city's edge.

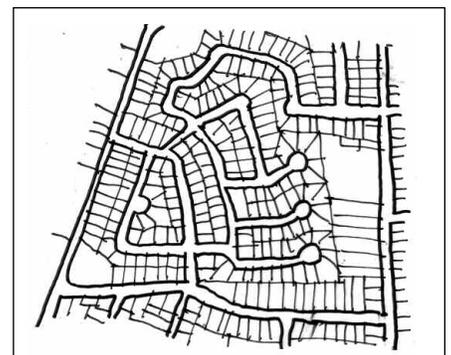
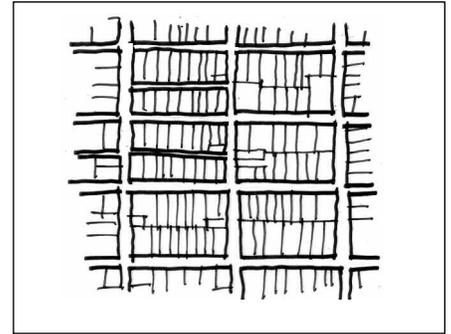
The section identifies three overall guiding principles. Each principle is supported with planning and design guidelines.

### Neighborhood Design Principle 1: Old Town Napa

In Napa's traditional pre-war neighborhoods, infill housing should be of similar scale, orientation and design as existing buildings.

### Neighborhood Design Principle 2: Evolving Infill Areas and Development at the City's Edge

Evolving infill areas and sites at the city's edges are characterized by a mix of older houses, established landscape features and scattered contemporary housing. In these areas, development should fit into the community by incorporating historic and natural features with an emphasis on pedestrian-friendly design.



Above:

*Both of the above Napa neighborhoods are distinctive. However, they have very different neighborhood patterns.*

*The first diagram is an example block pattern from one of Napa's traditional neighborhoods. It features:*

- Grid blocks
- Alleys
- Variety of lot sizes and housing types

*The second diagram is an example from a Post War neighborhood. It features:*

- Curvilinear streets
- Cul-de-sacs
- Similar size lots and housing types

## Neighborhood Design Principle 1: Old Town Napa

In Napa's traditional pre-war neighborhoods, infill housing should be of similar scale, orientation and design as existing buildings.

### 2.1 Old Town Napa

The following guidelines pertain to infill housing and subdivisions in Napa's Old Town neighborhoods. These neighborhoods were built before the Second World War and have grid-shaped blocks, occasional alleys and a variety of block and lot sizes.



*Above: DESIRABLE*  
These examples of infill houses utilize site plans and architectural designs that reflect the street orientation and scale familiar to the street.

This subsection is organized around five neighborhood design goals and guideline categories for infill projects in Old Town Napa:

- 2.11 Orientation
- 2.12 Front Setbacks
- 2.13 Parking
- 2.14 Massing
- 2.15 Architectural Features

#### 2.11 Orientation and Streets

Infill housing located in Old Town Napa should reflect the traditional orientation towards the street and sidewalk.

- Locate the primary entrance towards the street.
- Clearly define the primary entrance by using a raised front porch, retaining wall, or stoop.
- Infill subdivisions in Old Town Napa should have street design, sidewalk, and streetscaping that is similar to that found in the surrounding neighborhood.

#### 2.12 Front Setbacks

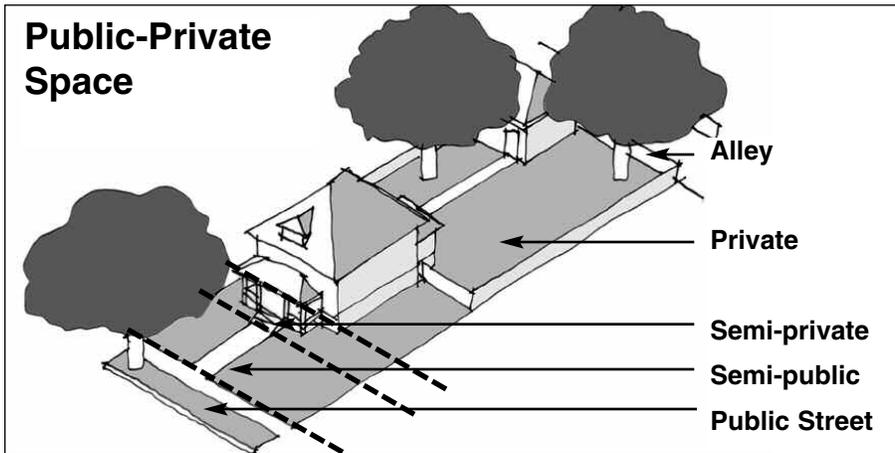
Infill housing should have similar front setbacks and side yard spacing of neighborhood streets and blocks.

- Provide a front setback consistent with those found on the block facing the street.
- Limit front setback fencing to 42" in height. Masonry, chain link and solid fences are discouraged.
- Front porches are encouraged and may extend into the required front setback by up to six feet.

#### 2.13 Parking

Residential parking for infill projects in Old Town Napa should be located along existing alleys or towards the rear of the lot or along existing or new alleys.

- Parking in the front setback is inappropriate and discouraged.
- Garages should not dominate the street scene.
- Shared driveways are encouraged to reduce the amount of paving and number of curb cuts.
- New development should access parking from alleys where possible.
- Locate parking areas and garages towards the rear of the lot.
- Design new driveways and parking in a way that minimizes their visual impact. Use wheel-well ("Hollywood") driveways, visually soft materials such



*Left: DESIRABLE*  
This diagram illustrates how Napa's traditional neighborhoods provide a "eyes-on-the-street" and clearly defined public and private spaces.

**HISTORIC PRESERVATION GUIDELINES:**

*Napa's Historic Preservation Guidelines are to be used when developing infill housing in Napa's official historic districts and renovation of historic landmark properties.*

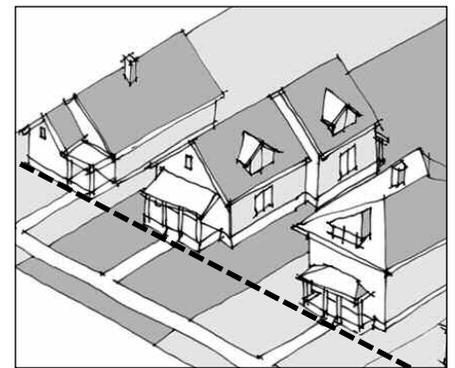
as turf block, and break up parking areas with landscaping to reduce their visual presence.

- Screen the view of parking from the public way with landscaping, low fencing, or garage orientation.

**2.14 Massing**

The scale, roof form and shape of infill housing should be compatible with the existing houses along the street and block.

- The mass and scale of new infill residential buildings should appear to be similar to the buildings seen traditionally in the neighborhood.
- The width of building face of an infill project should not exceed the width of a typical residential structure on adjacent lots.
- Minimize the perceived scale of new infill buildings by stepping down their height toward the streets and neighboring smaller structures.
- Divide larger buildings into smaller "modules" of similar size as traditional houses in the neighborhood.
- Use building roof forms that are similar to those seen traditionally in the neighborhood. These include gabled and hip roofs. "Exotic" or "foreign" roof forms, such as geodesic domes, "A" frames and flat roofs are not allowed.
- Infill development should have finished floor heights within the range typically seen in the neighborhood.

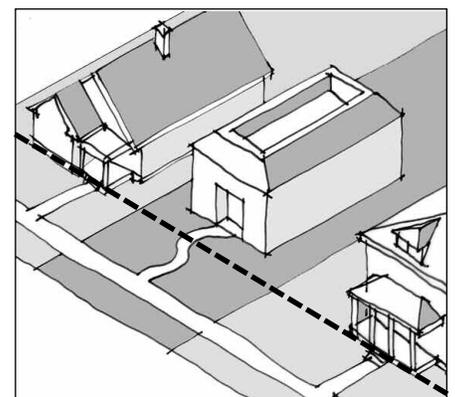


*Above: DESIRABLE*  
This residential infill project in a traditional Old Town Napa neighborhood demonstrates how infill housing should be of similar scale, orientation and design as existing structures.

**2.15 Architectural Features**

New infill housing in Old Town Napa should respect their architectural context with richness in texture, patterns and design elements that are common in traditional neighborhoods.

- New infill projects in Napa's traditional neighborhoods should have a coherent architectural design concept where windows, doors, roof forms, siding materials and other building elements create a balanced composition.
- The patterns of windows and doors should reflect the scale and patterns in the neighborhood. Windows should be proportioned and grouped to provide a pleasing composition.
- New development should use a materials and colors that are indigenous to the traditional neighborhood.



*Above: UNDESIRABLE*  
This residential example does NOT fit into the neighborhood. It is set back too far from the street and lacks basic architectural elements and roof forms found in the surrounding neighborhood.

## Neighborhood Design Principle 2: Evolving Infill Areas

**Evolving infill areas are characterized by a mix of older houses, established landscape and scattered contemporary housing. In these areas, development should fit into the community by incorporating historic and natural features with an emphasis on pedestrian-friendly design.**

### 2.2 Evolving Infill Areas

The following guidelines are for new infill subdivisions in Napa's evolving areas.

This subsection contains design goals and guidelines organized into four categories for evolving infill areas:

- 2.21 Creating a Sense of Place
- 2.22 Connections to Surrounding Neighborhoods
- 2.23 Creating Residential Streets
- 2.24 Streetscape
- 2.25 Block Sizes, Lot Patterns and Building Orientation
- 2.26 Parking
- 2.27 Integrating Natural and Historic Features
- 2.28 Urban and Rural Edge Buffer
- 2.29 Flag Lots

#### 2.21 Creating a Sense of Place

New projects in evolving neighborhoods should create a sense of place by using a strong organizational concept with a hierarchy of streets, parks and public facilities.

- New developments should use open space and community facilities to provide social and design focal points.
- New residential subdivisions should integrate common open space as a centrally located and defining feature.
- Communal activities, such as recreation and gathering spaces, should be centrally or purposefully located to contribute to the social interaction of infill projects and surrounding areas.
- Pedestrian and auto entry and travel experiences should contribute to the sense of community and "neighborhood belonging" in new projects and adjacent areas.
- New buildings should be designed and oriented to spatially define and activate streets and common open space areas with entry porches and pedestrian routes. Buildings should frame views of hills, historic landmarks, and natural landscape features.

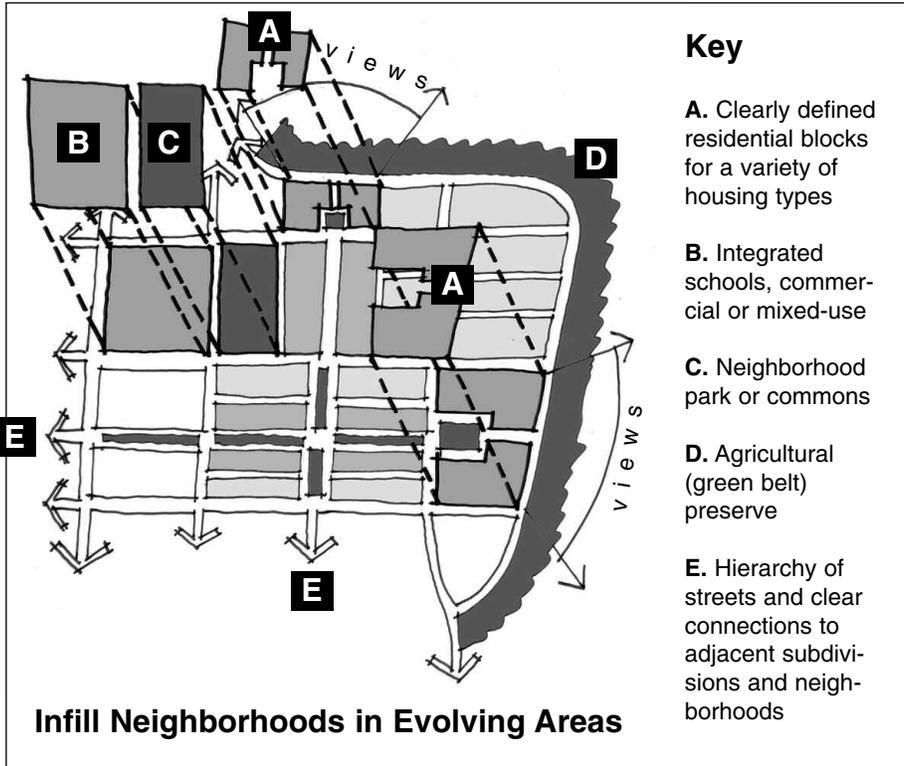
#### 2.22 Connections to the City

New development in evolving infill areas should be planned as part of an interconnected neighborhood of existing and future streets. They should be planned and designed as an extension of adjacent neighborhoods' auto, bicycle, pedestrian, and open space systems.

- Gateways and edges of new development should promote landscape and street improvements as common amenities that are shared with adjacent neighborhoods in the future.
- Subdivisions should not be socially gated or distinguished as an enclave.



*Above: DESIRABLE  
Schools, parks and community shopping are an integral part of Napa's traditional neighborhoods. New neighborhoods should include these types of social focal points and amenities.*



*Left: DESIRABLE*  
 This diagram illustrates how new subdivisions should connect to the community, use block patterns that are similar to Napa's traditional neighborhoods, have a hierarchy of street sizes, avoid flood and wetland areas, and fully integrate parks and community facilities.

- New projects should provide for connections of future streets.
- New projects should minimize the use of cul-de-sacs.
- Principal access roads into new development areas should be of similar scale as streets they are connected to.
- The street patterns at the edges of the new project area should be extended into the site.
- The design for new projects, and for retrofit of existing streets, should have emergency and service vehicle access that maintains the pedestrian friendliness of the street.
- New subdivisions should use block patterns that create access points for emergency vehicles.

### 2.23 Creating Residential Streets

New infill development in evolving areas should be organized around pedestrian oriented residential streets rather than driveways and parking lots.

- Public streets must meet City of Napa's Public Works standards, including standards for traffic calming.
- New subdivisions should have a street design that reflects both functional and design hierarchy.
- Primary organizational streets in new neighborhoods should incorporate planting strips, medians and other design features.
- Private drives should be designed as pedestrian-friendly streets that are a natural extension of the neighborhood.
- All neighborhood streets should include an interconnected system of sidewalks and crosswalks.



*Above: DESIRABLE*  
 This new subdivision is land-efficient with narrow residential streets and small lots. Front porches face the streets and houses share driveways in the back of the lot.



*Above: DESIRABLE*  
This residential neighborhood sidewalk has a planting strip and mature canopy trees separating pedestrians from traffic. The streetscape provides shade and beauty that makes this a desirable residential address.



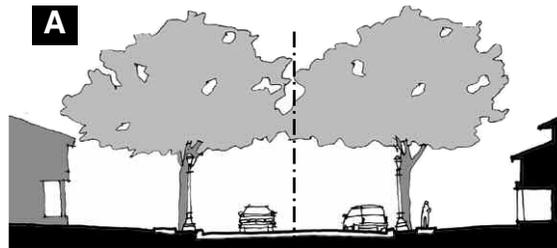
*Above: DESIRABLE*  
New streets in Napa's evolving areas should include a street tree concept plan that adds to the identity of the neighborhood. The examples above show strong tree canopy for both attached and detached sidewalks.

**2.24 Streetscape**

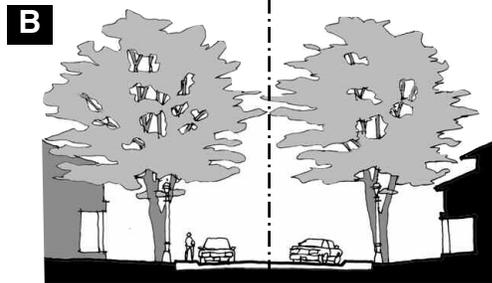
Streetscape planting should be a unifying and defining feature of new residential neighborhood streets.

- All streetscape improvements must meet City of Napa's Public Works and Community Resources standards. Larger trees will require wider planting strips.
- All new residential subdivision developments should include a comprehensive streetscape plan. The plan should satisfy street design, pedestrian comfort, and visual amenity objectives for the neighborhood.
- Streetscaping should enhance the identity of the neighborhood by employing a variety of trees and other plant material that contributes to each street's identity and character.
- In new residential areas, projects should include at least one street tree per lot or 40' of lot frontage, whichever is smaller. Trees should be placed in planting strips, sidewalk tree wells or front yards in a manner that supports the neighborhood comprehensive streetscape plan.
- New subdivisions should include pedestrian-scaled lighting.

**Examples: Street Cross Sections**



The Guidelines stress creating a hierarchy of streetscapes that enhance the pedestrian environment and neighborhood identity. Streetscape design should reflect the importance of the street in the community and complement the scale of housing and road widths.



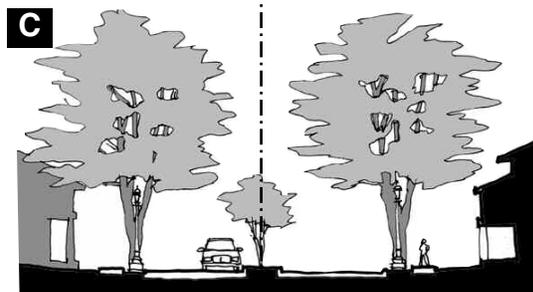
**Example Streets:**

A. Traditional Street

- Detached sidewalk and planting strip
- Pedestrian-scaled lighting
- On-street parking on both sides

B. Narrow Street (low volume streets)

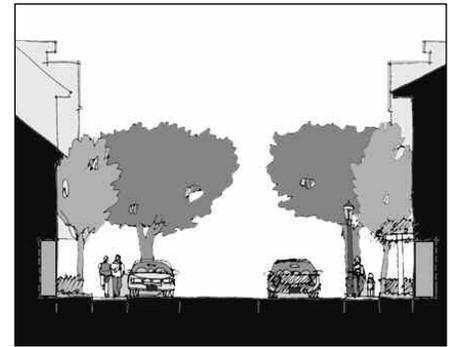
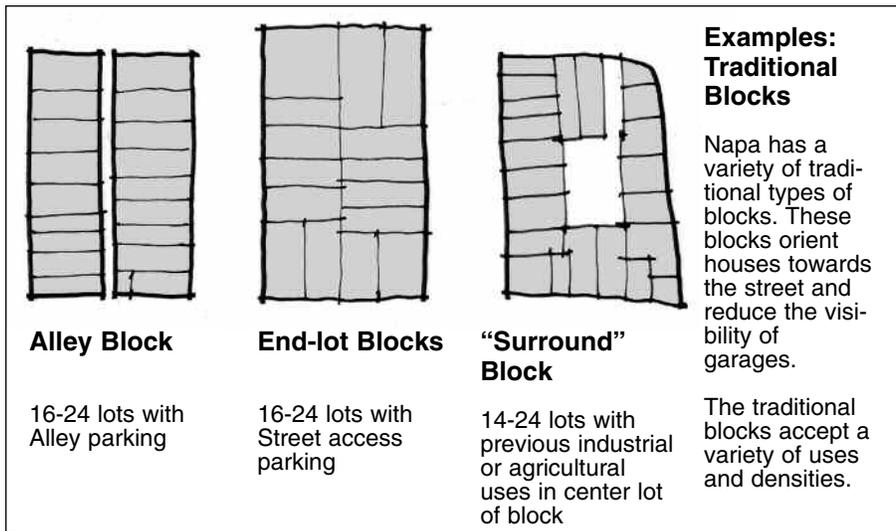
- Attached sidewalk
- Pedestrian-scaled lighting
- Parking on one side



C. Boulevard Street

- Landscaped median
- Detached sidewalk and planting strip
- Pedestrian-scaled lighting

*Above: DESIRABLE*  
New infill projects should strive to create walkable and social streets rather than driveways and parking lots. These street sections indicate landscaping and configurations for new residential streets that add to the neighborhood's identity and comfort.



Above: *DESIRABLE*  
This is an illustration of a “private drive” that has been designed like a neighborhood street. It has porches, pedestrian-scaled lighting, street trees and sidewalks.

## 2.25 Block Sizes, Lot Patterns and Building Orientation

New subdivisions developed in evolving parts of the community should use block sizes, lot patterns and housing orientation that supports pedestrian friendly and social neighborhoods.

- Napa’s traditional blocks should be used as a reference for the pattern and scale that organize new development areas.
- Block patterns should result in pedestrian-scaled neighborhood that is comfortable for pedestrians and increases access options for new neighborhoods.
- Design concepts for the neighborhood should consider the scale and character of residential streets. The sizes of lots, scale of buildings, and width of streets should be planned to support the neighborhood design concept.
- Lots should be planned to promote friendly building orientation towards neighborhood streets. Residential lot patterns should orient porches, yards and architectural plans that enhance the social role of streets in the neighborhood.
- For smaller infill subdivisions, divide larger buildings into smaller “modules” of similar size as neighborhood homes.

## 2.26 Parking

Parking in new subdivisions should be in less visible locations such as toward the rear of the site, side yards, and along new alleys.

- Parking garages should be located behind the front building elevation.
- Solutions that minimize the visual impact of driveways should be used including sharing driveways, using alleys, or other innovative design approaches.
- Large parking lot surface areas for multifamily developments should be located in courts that are not visible from public streets; broken up with shade trees and landscaping; and use a variety of paving materials.
- A maximum of four garage doors (spaces) should be allowed without a 5’ break between groups of doors.
- New subdivisions involving small units and a planned development process



Above: *DESIRABLE*  
These two new subdivisions’ homes have strong street orientation and garages pushed back from the street.



*Above: DESIRABLE*  
Integrating historic and natural features into new residential neighborhoods provides a cultural link to Napa's wine country economy and lifestyle.

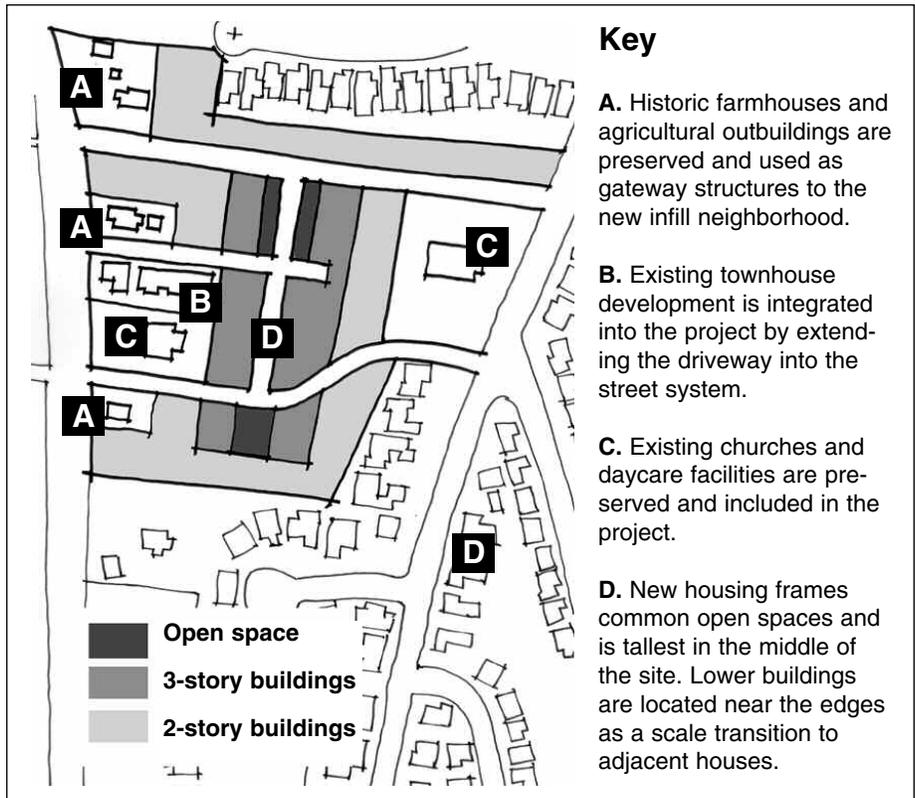
*Right: DESIRABLE*  
This diagram illustrates how new infill subdivisions in evolving areas should connect to the community, have a hierarchy of street sizes, transition in scale from adjacent development, avoid demolishing historic farmhouses, and integrate parks and community facilities.

should consider alternative parking solutions including tandem parking, single car garages and other methods of reducing the visual presence of parking and cars from the street.

### 2.27 Integrating Natural and Historic Features

New development located in evolving infill areas where there are existing natural features and historic structures should incorporate these features into the neighborhood plan. Historic structures should be used as an architectural reference.

- Historic and/or traditional agricultural houses and structures should be preserved and incorporated into the site planning of new development.
- Roof forms, materials, doors, windows, and other architectural features of historic or traditional houses located on or near the project should be referenced in the design of new residential development.
- Historic fences, walls and landscape should be incorporated in new development.
- Natural landscape features and landforms such as creeks with riparian vegetation, swales, water courses, wetland areas, landmark trees, or hills, should be incorporated into the site planning of new infill development.
- Site planning should continue to minimize the need for grading of steep slopes and hillsides.
- Grading contours and building pads should connect to and blend with, existing elevations on adjacent sites. Extensive use of retaining walls is discouraged.
- Drainage and run-off should not impact adjacent areas as required by Public Works.



## 2.28 Urban/Rural Edge Buffers

New neighborhoods and development at the edge of Napa should continue to employ site planning and design that provides a buffer between residential and agricultural uses.

- In accordance with Napa’s agricultural buffer standards, existing or introduced landscaped setbacks should be used to separate residential development from agricultural or natural areas outside the rural urban limit.
- Agricultural buffer ordinance standards permit a mix of trees, shrubs, berms, fences or walls, these guidelines encourage berms, landscaping and open fencing rather than opaque sound walls.

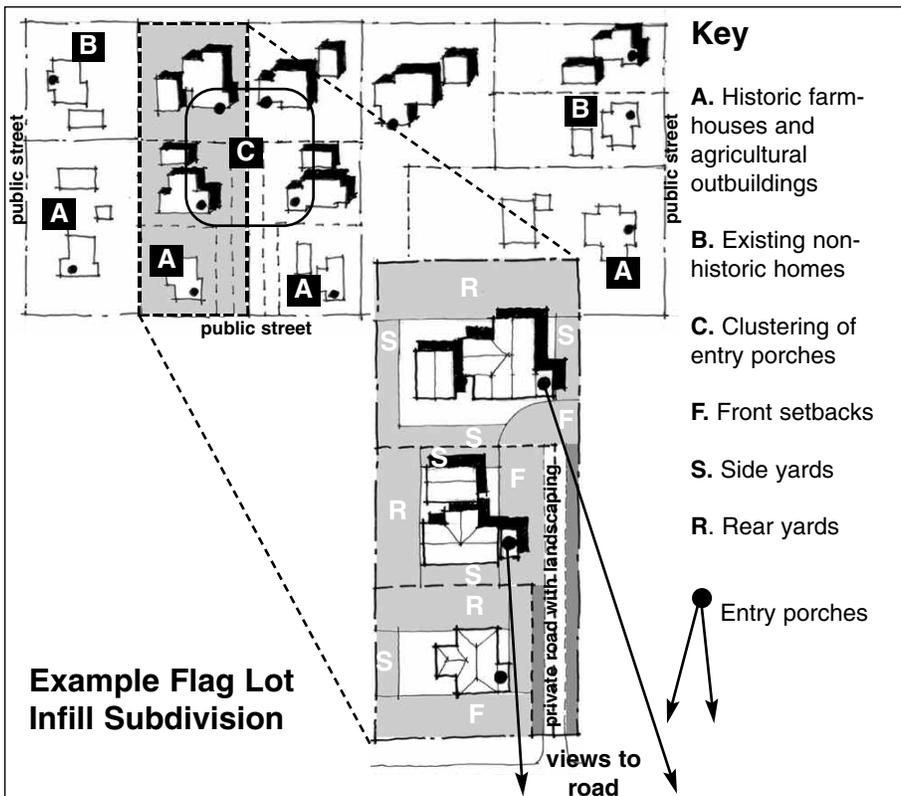
## 2.29 Flag Lots

Flag lots are not a preferred method for subdividing land, but when necessary to develop a rear portion of a parcel, they should be planned to reflect the traditional patterns in the neighborhood and reduce isolation or rear lots.

- Flag lot development should reflect the general building spacing and pattern of front and side setbacks seen in the frontage road houses.
- Site planning should orient houses towards drives as though they were streets where front porches are allowed to project 6’ into front setbacks.
- For flag lot subdivisions with three or more houses, entry porches should be clustered to promote more social and secure development.
- Parking should be located to reduce visibility of driveways and garages.
- When possible, entry porches of rear lots should be located to be visible from the public street.
- Fencing should not visually isolate rear lot houses.



*Above: UNDESIRABLE*  
These residential projects are POOR design examples. Their parking, garage doors and driveways dominate the neighborhood.



*Left: DESIRABLE*  
Throughout Napa’s former rural areas are scattered lots with exiting houses facing frontage roads. The rear portions of these lots can be subdivided for additional units. Know as “flag lots”, these subdivisions are challenged by isolation of new rear lots and privacy issues for existing residences.

The diagrams at the left illustrate a typical context block for flag lots. The block has historic farm houses and other scattered non-historic houses. Larger lots are being subdivided into double and triple flag lots.

The example subdivision has added two lots which are served by a private street. The houses reflect the architectural design of the historic farmhouses and have detached garages and outbuildings. Porches are clustered for social and security benefits while protecting the privacy of adjacent houses. New home entries can be seen from the public street.

## SECTION THREE: Quality Design

# Architectural Design

RESIDENTIAL ARCHITECTURE IN NAPA SHOULD BE **“OF THE PLACE”**. BUILDINGS SHOULD FEEL FAMILIAR AND BE RESPONSIVE TO THE NEIGHBORHOOD CONTEXT AND **LOCAL DESIGN TRADITIONS**.

**G**ood design contributes to the value and livability of neighborhoods. Durable and contextually-based solutions for new housing will enhance existing neighborhoods and create new ones that fit Napa’s climate and traditions. Section Three provides guidelines for infill housing at various scales—from single family houses to apartments. Regardless of the size and market niche, the Guidelines demand quality.

### 3.0 Understanding Residential Design in Napa

The Residential Design Guidelines provide criteria for developing new housing that is compatible with Napa’s architectural traditions and sustain the value of neighborhoods. The Guidelines protect the desirable features of existing neighborhoods and provide guidance for new infill projects and subdivisions.

- 3.01 Napa’s Architectural Traditions
- 3.02 Climate and Natural Context
- 3.03 Architectural Design Principles

### 3.01 Napa’s Architectural Traditions

New development should reflect the community’s architectural and town planning traditions. Napa’s design traditions are rooted in historic styles, response to climate, and a rural and agricultural economy.

#### Historic Styles

Napa is blessed with a substantial stock of historic commercial, mixed-use, multifamily and single family housing. These buildings provide an important context for projects in traditional neighborhoods. They contain a rich texture of design elements that establish a walkable scale and visual variety.

There are a variety of styles that can be found in Napa. The earliest is the Adobe style. These simple utilitarian structures feature plain massing with large simple roofs. Expressive rafters and chimney caps provide selected opportunities for variety.

Victorian era buildings constructed from the 1880's to the 1900's include a number of revival styles. Some of the styles that can be seen in Napa's historic neighborhoods include:

- Gothic Revival with gable roofs and spare detail;
- Italianate Revival with mansard roofs, elaborate brackets and cornice details, and vertical proportions;
- Colonial Revival with simple forms and Greek columns and details;
- Eastlake or Stickstyle with Italian details, shingles and ornate windows and;
- Queen Anne with fanciful turrets, fishscale shingle siding, and fancy trim and spindle details.

Starting in the 1900's, Napa witnessed the development of housing influenced by the Arts and Crafts movement. These include:

- Bungalow houses built as single story homes or as courtyard housing with large porches, deep overhangs and open raftertails and finished with shingles and/or stucco;
- Craftsman houses in a variety of styles with great attention paid to carpenter details; and
- Prairie-style houses, influenced by the Chicago School, with horizontal proportions.

In the 1920's there began a new generation of revivals where stucco became an often used finish material. These "romantic" revivals included:

- English Fantasy houses with Gothic and English garden house forms;
- Spanish or Mission Revival with early California mission themes including red tile roofs; and
- Wood detailed California Ranch houses that were later emulated in the Post War suburbs.

Starting in the 1950's, Napa, like many California cities, started to develop production tract houses. These houses have several design features that the design guidelines will discourage in the future, such as highly visible parking and poor orientation towards the street.

### 3.02 Climate, Natural and Agrarian Context

The climate and geologic context should influence the design of houses. Napa's Mediterranean climate has hot summers and warm winters. This climate supports indoor-outdoor lifestyles. It lends itself to passive solar and ventilation design where the orientation of new houses and design of additions can take advantage of sun access and prevailing winds.

The agricultural traditions in Napa Valley provide a variety of architectural references. The simple agrarian forms of barns and outbuildings are landmarks in the landscape. These buildings and settings could offer an opportunity to incorporate agricultural themes.



*Above:  
Napa has a variety of styles and architectural traditions that provide a context for new investment in existing neighborhoods.*

- (1) Victorian-Queen Anne
- (2) Arts and Crafts
- (3) Italianate
- (4) Vernacular Cottage



### 3.03 Architectural Design Principles

Section Three of the Guidelines focuses on architectural design of single family, second unit, multi-family and mixed-use development. This includes projects located in traditional downtown neighborhoods, low-density infill opportunity sites, and new subdivisions.

The section identifies four overall guiding principles. Each principle is supported with planning and design guidelines.

#### Architectural Design Principle 1: Single Family Housing

The design of new single family housing should reflect the scale and street orientation of Napa's traditional neighborhoods.

#### Architectural Design Principle 2: Second Units

Second units in existing and new single family lots should be compatible with the design of the primary structure and neighborhood.

#### Architectural Design Principle 3: Multi-family Housing

Multifamily housing and should be designed to reflect the scale, rhythm and street orientation of Napa's traditional neighborhoods.

#### Architectural Design Principle 4: Residential Mixed-use

Residential mixed-use should respect adjacent development and provide a pleasing pedestrian street orientation and comfortable living environments.



*Above: DESIRABLE  
Housing design in Napa should strive to be "of the place". It should be familiar and fit the community.*

# Architectural Design Principle 1: Single Family Housing

The design of new single family housing should reflect the scale and street orientation of Napa's traditional neighborhoods.

This subsection includes design goals and guidelines for single family housing organized around three categories:

- 3.11 Site Planning
- 3.12 Massing and Architectural Design
- 3.13 Materials and Color

## 3.11 Site Planning

New single family housing and subdivisions should result in residential design and site planning that supports overall neighborhood design objectives and context.

- New single family housing should be oriented towards public streets and reduce the visibility of parking garages.
- New housing in existing neighborhoods should reflect the setbacks, yards and orientation of Napa's traditional neighborhoods.
- Entrances and windows, not garages, should be the dominant elements of front facades. Low hedges, fences or entry gates should be used to define the edge of private yards.
- Garages should be pushed back at least 5' from the front elevation. Rear garages are strongly encouraged and should be designed to preserve back yard space.
- In no case should the width of the garage be more than 50% the width of the house or 24', whichever is less.
- Corner homes should be planned so both exposed facades enhance the street.
- On corner lots, the sides of the house should be set back at least 10' from the property line.
- Where natural features exist, such as creeks or hills, open spaces should be preserved and used to frame and define residential areas.
- Grading for new homes should limit the visual distinction between grading of existing neighborhood streets and adjacent natural landforms.
- Grading should be contoured to blend into adjacent open spaces.

## 3.12 Massing, Transitions and Architectural Design

New single family housing should be high quality architecture and provide a variety of styles and design within each block, respecting the neighborhood setting.

- Block frontages should include at least three distinct models (both in plan and elevation), plus one or more variations for corner lots. Homes of the same model should not occur on adjacent lots.
- Architecture within each new residential area should use a variety of forms,

## 3.1 Single Family Housing

The following design guidelines illustrate how new single family housing should be designed to make better neighborhoods.



*Above: UNDESIRABLE*  
*These small lot houses and court homes are POOR design examples. They have prominently visible garages, remove entries from the street, and lack variety.*

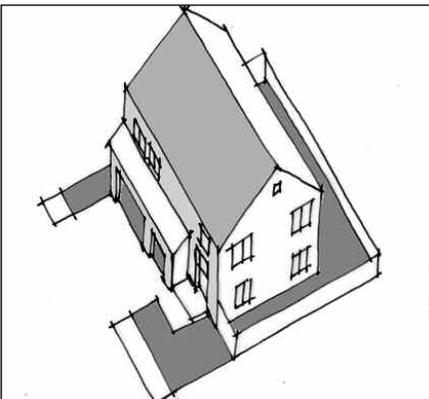


Above: **DESIRABLE**  
 These new houses in suburban Portland are built on small lots with alley access. The top example is a detached single family project. The lower picture is of an attached townhouse project.

Each of these examples have:

- A variety of architectural styles and forms;
- Entry and sitting porches oriented towards the street; and
- Include planting strips and street trees between the sidewalk and street.

Below: **UNDESIRABLE**  
 Houses like this “monster house” create streets of garages and small yards.



details and materials. New projects should create a pleasing variety of homes.

- Roof forms should be consistent on all parts of the house and garage. All roofs should have a similar pitch.
- Larger wall and roof planes should include 3-dimensional design features such as chimneys, balconies, bay windows or dormers.
- All facades of a home, including side and rear elevations, should have the same vocabulary of forms, detail and materials.
- The entire home should have a coherent architectural composition. Roofs, walls, and materials should gracefully transition from front, sides and rear elevations.
- Open porches, balustrade railings, and roofs that complements the pitch and materials of the main roof are encouraged.
- On corner lots, architectural style and details shall be consistent on both exposed facades.
- Details should reinforce and enhance the architectural form and style of the house. Windows and doors should be unifying architectural elements. Trim profiles and recessed windows and doors are encouraged. Special windows, such as bays, and dormers are encouraged to add interest to the facade.
- Stairways, fences, trash enclosures and other accessory elements should be designed as integral parts of the architecture. These should not be visible features at the ends of streets or driveways.
- Where more than half of homes adjacent to a proposed subdivision are one story, at least half of the new single family detached home designs should also be one story or have a predominantly one story appearance. The emphasis is on providing single story designs. “Predominantly one story appearance” is defined as a design that includes a smaller second story (less than 60% of the first floor footprint) in a location with minimal impacts on existing adjacent homes.
- Second stories of new homes should be subordinate in scale and not project or overhang the first floor footprint. “Subordinate” is generally considered to mean 75% or less of the first floor footprint. [Where a historic home style

**Examples: Making parking less visible**

A. Mid-block lot with 5' minimum garage setback from front facade

B. Mid-block lot with detached garage located in rear yard

C. Corner lot with 5' minimum garage setback from front facade

D. Mid-block lot with tandem parking and 5' minimum garage setback from front facade

E. Mid-block with alley accessible garage

F. Corner lot with detached garage

typically has a second floor footprint equal to the first floor footprint, this guideline may not apply].

- Two story homes should also step back second floors and/or increase side and rear yards to provide transitions to adjacent existing single story homes.
- For smaller infill subdivisions, the side yard spacing should appear to be similar (from the street) to that found in the surrounding neighborhood. Building footprints that are stepped as illustrated help accomplish this, and lot design may also be important.
- Varying roof heights, stepbacks, and/or changes in wall planes should be used to break up perceived mass.
- In two story designs, applicants should use more than one material or color changes on an elevation to help break up the vertical mass; minimize use of two story high design elements (turrets, two story entryway features); avoid massive, tall chimneys; and use visually “heavy” materials such as stone or brick sparingly.
- Privacy of neighbors should be respected to extent feasible through window placement, entry locations, landscape or other screening, second story step backs, etc.



**Undesirable: Lacks design variety**

**Examples:**

This example residential block lacks variety. The roof and unit types are the same. The block does not have a corner housing type.

**Desirable: Design variety**

**Examples:**

This example residential block has architectural variety. The roof and unit types are different. The block uses a specially designed corner housing type.

Above:

**(1) DESIRABLE**

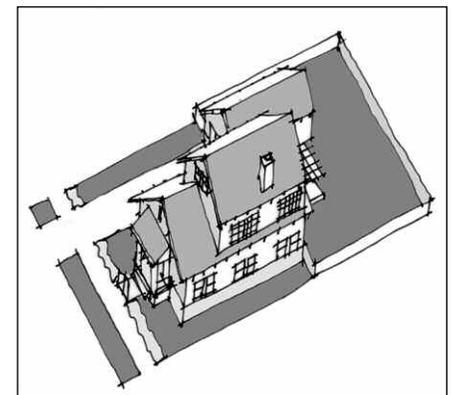
*This example has quality materials and architectural articulation. The massing is broken up with bays and stepping wall planes. The house has a stucco “base” and a wood shingle upper story. The roof is tile.*

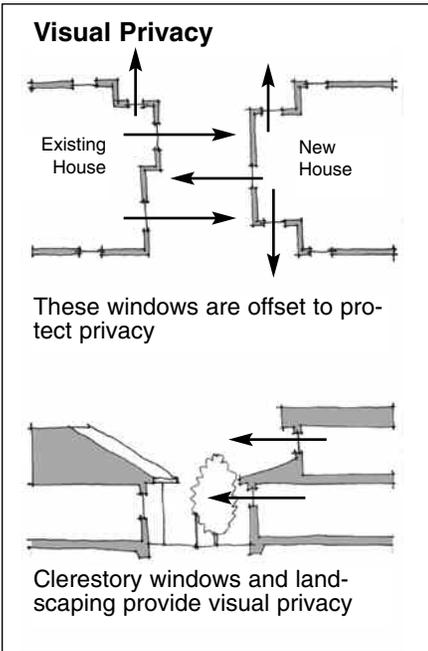
**(2) UNDESIRABLE**

*This is a POOR example. There is no architectural articulation or detail. The stucco walls are flat with flush aluminum windows.*

Below: **DESIRABLE**

*Houses like this can create social streets and architectural variety.*





- A Floor Area Ratio of .35 or greater (+500 sq. ft. for garages) is a “flag” for more careful scrutiny of any proposed two story home size and design in comparison with adjacent and nearby homes within 100 feet. The FAR is calculated as the total square footage of the house divided by the lot size, excluding any private street right-of-ways.

**3.13 Materials and Color**

The choice of materials and colors should provide an enduring quality and enhance architectural and massing concepts.

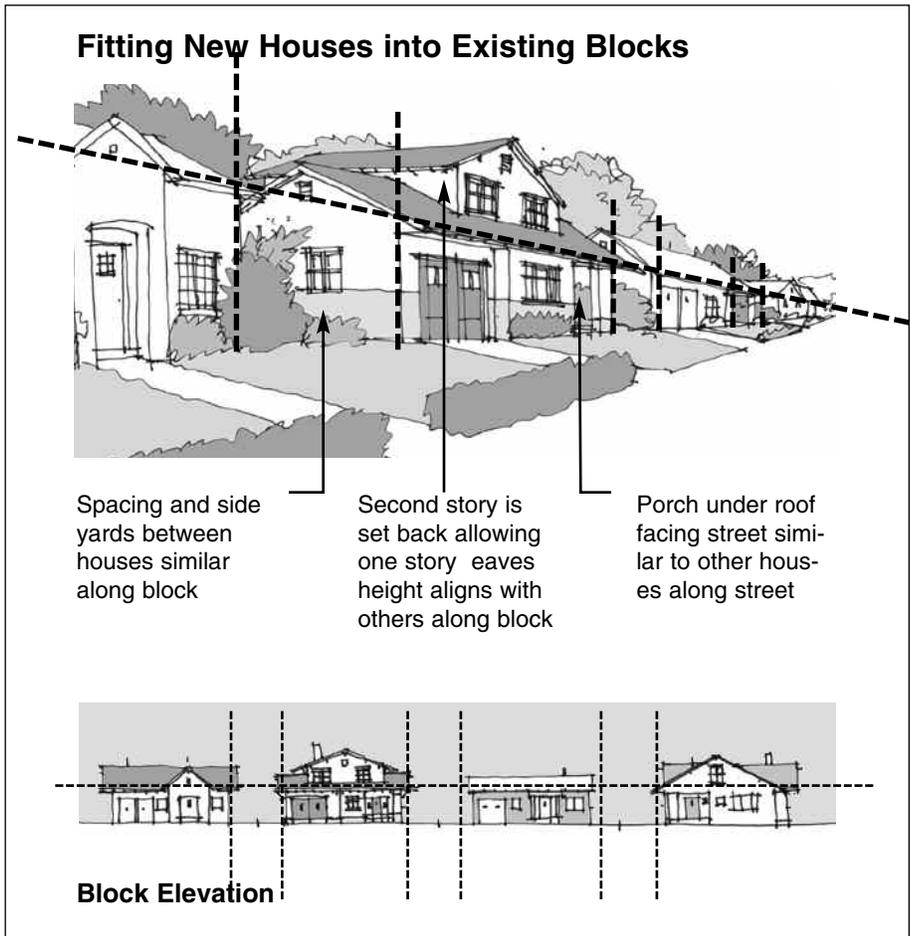
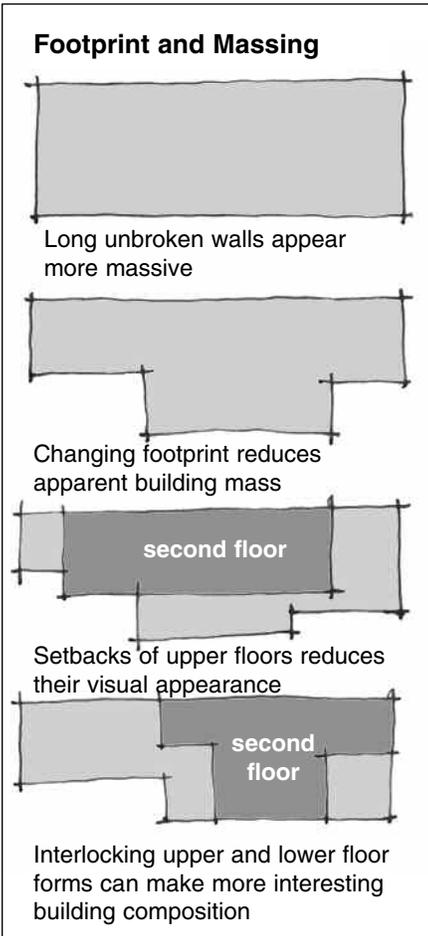
- Architectural design within each residential subdivision or infill site should use a palette of materials that convey an image of quality and durability.

*Examples include:*

*Roofs: Unglazed clay tile, architectural composition shingles*

*Walls: Painted stucco, shiplap wood siding, wood shingles, board and batten wood siding*

- All facades should employ the same vocabulary of materials.
- On corner homes, architectural materials should be consistent on both exposed elevations.



Above: New homes in existing neighborhoods need to respect the surrounding scale and character.

- Certain materials have an inherently inexpensive, insubstantial or garish quality. These materials should not be used in new construction.

*Examples include:*

*Roofs: glazed or painted tiles, highly reflective metal or sheet materials, composition roll roofing*

*Walls: vinyl, metal, T-111 siding, plywood, other sheet materials*

- Wood or hardboard siding, if used, should be shiplap or board-and-batten. Shiplap should be installed so there are no visible joints. Board-and-batten should be installed so there are no visible joints in the underlying "board" material.
- Painted surfaces should use colors that reinforce architectural concepts and are compatible with natural materials, such as brick or stone, used in projects.



### Making Houses One Story in Appearance



**1**

- Pushes second floor under roof
- Wraps house in one-story porch



**2**

- Pushes second story to rear
- Uses one-story porch element facing street with dormer windows



**3**

- Moves second floor to rear of house
- Presents one-story gable to street



**4**

- Steps back second floor
- Makes massing horizontal in appearance

*Above: DESIRABLE*

*(1) This one-story house fits into a single story neighborhood. Some additional space is gained in the attic by using dormer windows.*

*(2) This house located in a two-story neighborhood actually has three stories. The attic is used by adding a dormer and a single story porch wraps the front of the house to reduce its scale along the sidewalk.*

*Left: MAKING HOUSES ONE STORY IN APPEARANCE*

*These four examples appear to be predominantly one-story in appearance.*

*1. 1-1/2 Story Design*

*2. Using Dormer Windows and Single Story Porch*

*3. Moving Second Story to Rear*

*4. Stepping Back the Second Floor*

## Architectural Design Principle 2: Second Units

**Second units in existing and new single family lots should be compatible with the design of the primary structure and neighborhood.**

### 3.2 Second Units

How to add second units to existing and new neighborhoods is illustrated by the following design guidelines.



*Above: DESIRABLE*  
These new residential neighborhood projects use alleys for access to parking and service. They also provide an opportunity for accessory units.

This subsection includes design goals and guidelines for second units organized around three categories:

- 3.21 Attached Units
- 3.22 Detached Units
- 3.23 Alley Units

#### 3.21 Attached Second Units

Second units added to existing structures should be designed to maintain the building scale, architectural character, and yard patterns found indigenous to the surrounding neighborhood.

- Primary residences containing second units should be compatible in scale with nearby residences.
- An addition should be visually subordinate to the original building. Massing, scale, and the location of an addition should allow the original building to remain visually prominent.
- If an addition is taller than the original building, it should be set back from the primary facade.
- The second entrance should not be visible from the street front (except corner lots) to maintain the appearance of a single family home.
- The materials and windows of an addition should be compatible with those in the original house.
- Roof or attic additions should be in scale and compatible with the original structure. Dormers or roof additions should be subordinate to, and set back from, the primary facade so the original roofline can be perceived from the street.
- Lower level additions created by raising the original house should result in a design that is compatible with the surrounding neighborhood. The overall building height, yard setbacks, street orientation, use of front porches and other design elements indigenous to the block should be respected.

#### 3.22 Detached Second Units

Units built as detached secondary structures should be in scale with neighborhood lots and buildings and be architecturally compatible with existing houses.

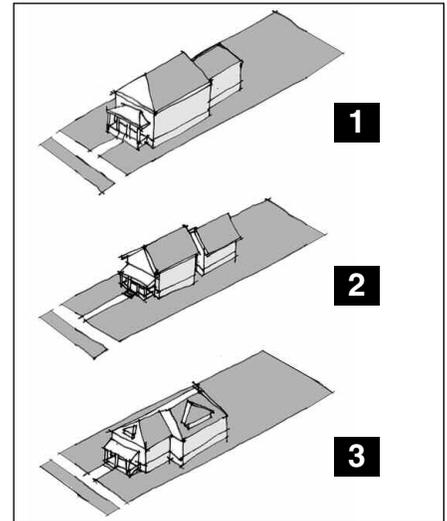
- Detached second units should be architecturally compatible with the primary structure and other houses in the neighborhood.
- Detached second units should be clearly subservient in scale and total size to the primary structure on each lot.
- Detached second units should have the roof eaves face adjacent properties to lower the visual scale of the building.
- Detached second units should be designed to reduce the impact on privacy

of neighbors. Windows and entries should be oriented towards rear alleys or yards between the second unit and original house, rather than neighboring yards.

### 3.23 Alley Units

Alley accessible units should be developed along the edge of the alley and be architecturally compatible with the primary structure and neighborhood.

- In traditional neighborhoods, or new subdivisions with alleys, accessory second units should be built along the edge of the alley to maintain the pattern of back yard open space in neighborhoods.
- Alley housing should be designed to provide “eyes-on-the-street” security.
- Preserve existing trees in rear yards along alleys.
- To maintain visible access of alleys, fences shall not exceed a maximum of 42" (see 2.12.).
- Parking garages should have maximum setbacks of 5' feet from the edge of an alley 20' or greater. Narrow alleys may require a larger setback.
- Parking garages should be a maximum of two spaces wide or be articulated as separate buildings. 40% of alley frontage should be landscaped with a minimum 5' deep planting strip visible from the alley.
- Consistent with City standards, dumpster shall be stored in trash enclosures that are architecturally compatible with the project.
- Trash enclosures should be oriented to provide easy access for trash collection trucks.
- Garbage cans for individual units or parcels should be stored behind a fence on a concrete pad.



Above: **DESIRABLE**  
These additions do not overwhelm the existing house. They are: (1) small additions; (2) attached with a small “connector”; and (3) have compatible roof lines.

**Alleys**  
For blocks with alleys, second units should be located at the rear property line.

**Detached**  
Second units in detached structures should be smaller and architecturally compatible with the house.

**Attached**  
Attached second units should have similar massing and not overwhelm the existing house.

Rear yard requirements varies for zoning categories



Above:  
Second units developed as part of new projects or added to existing homes should not overwhelm the original structure and respect the scale and setbacks found along the street and block. Locating and designing second units should take in to account the privacy of neighbors and the pattern of back and side yards in the neighborhood.

Above: **DESIRABLE**  
These two new homes have second units developed over the garage additions to the main structure.

## Architectural Design Principle 3: Multi-family Housing

**Multifamily housing should be designed to reflect the scale, rhythm and street orientation of Napa's traditional neighborhoods.**

### 3.3 Multi-family Housing

The following guidelines describe how new multi-family housing of two or more units should fit with and be designed to make existing and new neighborhoods better.



*Above: UNDESIRABLE*  
 These new apartment building and attached housing projects are organized around parking lots. They are introverted and not connected to the neighborhood. These projects lack common open space or amenities.

This subsection includes design goals and guidelines for multi-family housing organized into six categories:

- 3.31 Site Planning
- 3.32 Scale and Use Transition
- 3.33 Common Areas
- 3.34 Architectural Design
- 3.35 Materials and Color
- 3.36 Lighting
- 3.37 Landscape

#### 3.31 Site Planning

New multi-family housing should be an integral part of the neighborhood and community creating and enhancing pedestrian friendly streets and places.

- New multifamily development should incorporate a mix of housing types, such as flats, townhouses, granny units, and duets.
- Infill multifamily housing should reflect the patterns of front and side setbacks found in the neighborhood.
- Buildings should frame neighborhood gateways and define community and common open spaces.
- Public, communal, and private spaces should be clearly distinguishable.
- Ground floor units should have direct access from streets and from common spaces.
- Units should provide "eyes-on-the-street" security by orienting towards streets and common areas.
- Site entries should distinguish themselves with added texture or use of contrasting materials.
- Entry drives to multifamily housing should be designed to create a positive identity for the project. Landscape and site design should frame and distinguish entry drives.
- Parking lots should be screened by shade trees, landscaping or buildings.
- Parking should be unobtrusive and not disrupt the quality of common spaces and pedestrian environments of multifamily development.
- Visible long, and unbroken rows of parked cars or garage doors should not be permitted. Parking should be distributed throughout the site in discrete courts and garages.
- Services for multifamily development should not be visible from public areas. Trash bins, utility meters, transformers, and other service elements should be enclosed or otherwise concealed from view in enclosures architecturally compatible with the project.
- Where garbage cans are used for individual units they should be stored behind a fence on a concrete pad.

### 3.32 Scale Transition

Neighborhood and architectural design concepts should provide for a transition in scale between multifamily streets and smaller single family residential streets. The transition should respect the character, privacy and sunlight of adjacent properties without isolating individual houses or developments.

- Projects should be designed to integrate with adjacent development.
- Opaque sound walls are discouraged.
- Multifamily and single family houses interface should use a variety of design methods to ensure a well integrated community.

*Design concepts may include:*

- Orienting units towards public streets and commons rather than neighboring backyards;
- Enclosing parking in smaller, scattered structures within multifamily projects to reduce the impact of parking lots and expansive carports on adjacent houses;
- Including screening and shading in the landscape plan;
- Interfacing single and multifamily development with streets or open spaces; and/or
- Stepping down the mass and increasing side or rear yard setbacks of taller multifamily projects adjacent to existing single family homes.

### 3.33 Common Areas

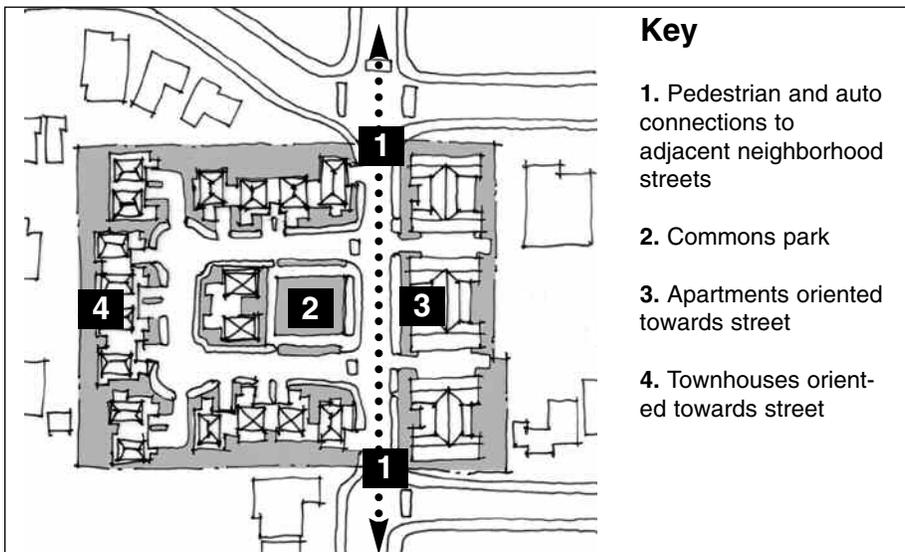
New multi-family projects should provide common spaces that are physically defined and socially integrated into the site plan as gathering places.

- Multifamily development must provide common and/or private open space for each unit consistent with development standards in the Zoning Ordinance.

Key features in the Ordinance include:

*Usable Open Space:*

*The Zoning Ordinance requires usable open space in private and/or common courtyard areas.*



*Above: DESIRABLE*

*These examples illustrate how affordable housing can respond to climate, local architectural traditions, and provide common open space.*

*(1) These affordable apartments are organized around a “village square” entry court. The architecture reflects the agricultural traditions of the Livermore Valley.*

*(2) These duplex units are part of a small infill neighborhood organized around a mini-park. The structures include large shared sitting porches oriented towards the street.*

*Left: DESIRABLE*

*This example residential block is located adjacent to the low density portion of the community.*

*The concept links neighborhoods by:*

- Creating pedestrian and auto connections to existing streets; and
- Including a central park that is part of the neighborhood open space network.



Above: **DESIRABLE**  
 (1) This apartment has a quiet pedestrian street along the edge of a shared park. The apartments overlook the park and walkway.

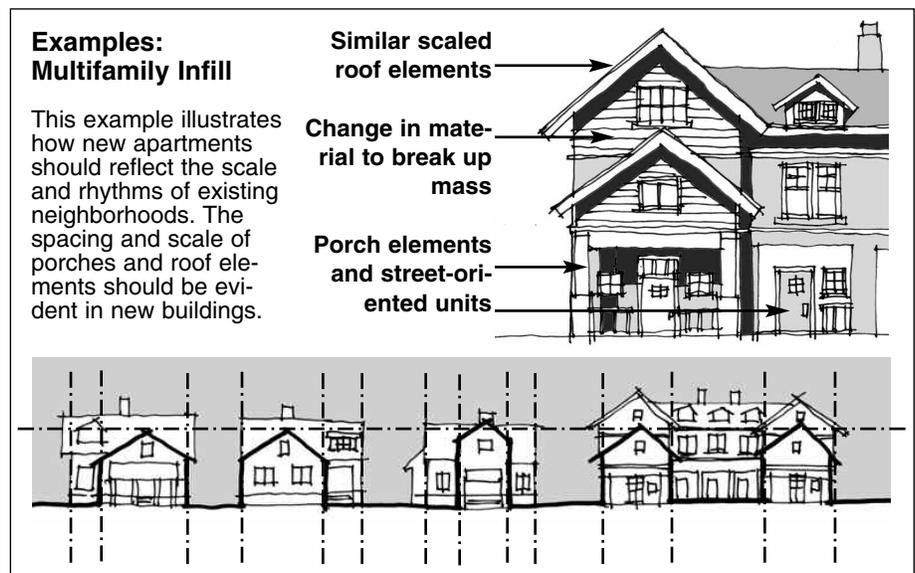
(2) This apartment building has units with stoops and planting strips along the sidewalk. This activates the edge of the building and provides “eyes-on-the-street.”

- Common spaces and amenities should enhance the sense of community in multifamily projects.
- Multifamily projects should include both landscaped and hardscape areas that encourage social interaction.
- Play spaces for children are strongly encouraged and should be both secure and observable.
- Common private open space should be centrally located and have a physical and visible connection to public open space.
- Common open space should be connected to each project’s internal pedestrian system.

**3.34 Architectural Design**

New multi-family projects should fit into the surrounding neighborhood by transitioning in scale, and reflect local architectural traditions, and respond to Napa’s climate.

- Architectural styles and features found in traditional Napa neighborhoods or in historic structures on or around the site should be reflected in the design of new housing.
- Multifamily projects should utilize a unifying theme and a common vocabulary of forms and architectural elements.
- Building forms should use varying roof heights, setbacks and wall planes to break up the perceived bulk of buildings. Long, unbroken volumes and large, unarticulated wall and roof planes should not be permitted.
- Facades should have 3-dimensional elements, such as chimneys, balconies, bay windows or dormers, to break up large wall and roof surfaces.
- Every facade should possess an overall design concept that is well composed and articulated and of consistent quality.
- Roof forms should cover the entire width and depth of buildings. Superficial roof forms, such as “mansards”, affixed to the building should not be allowed.
- Upper floors of taller buildings should be incorporated into the design of roof “attic space”.

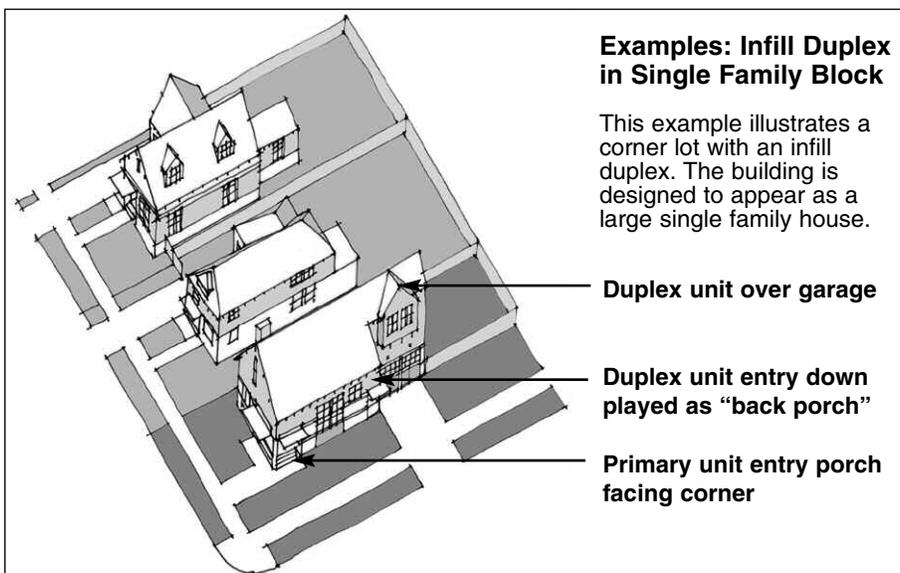


- Roof forms should reflect their context. While traditional sloping roofs, such as gable or hip roofs are generally preferred, there may be instances (such as adjacent to a traditional commercial district) where flat roofs may be allowed, if screened from public view by continuous parapets or by pitched roofs.
- In response to single family context, smaller multifamily developments should strive to have the appearance of gracious single family homes.
- Outbuildings, such as community buildings, management offices, club houses, or freestanding parking garages should incorporate design features, materials and colors of the residential buildings.
- Garage entries should be expressed as single bay openings. Garage doors should be designed to include windows, materials and proportions that reduce their impact and scale.
- Stairways, fences, trash enclosures and other accessory elements should be designed as integral parts of the architecture. These should not be visible features at the ends of streets or driveways.
- Manufactured components attached to the outside of buildings, such as stairways and sheds, should be prohibited.

### 3.35 Materials and Color

Multi-family housing should demonstrate a commitment to lasting and durable design with materials and colors that support overall image and massing concepts.

- Architecture within each multifamily project should use a palette of materials that are complementary to adjacent neighborhoods and convey an image of quality and durability.
- All the facades should employ the same quality of materials.
- On corner units, architectural materials should be consistent on both exposed elevations.
- Buildings designed with obvious references to styles or periods should use materials consistent with that style or period.



*Above: DESIRABLE*  
 (1) This apartment has parking tucked under the side of it. The parking is nicely paved, secure, and hidden from the street.

(2) This walkway links apartment buildings together. The walks are gracious and have brick insets to add texture and interest.



Above: *DESIRABLE*

These are examples of lighting that were planned into multifamily and mixed-use projects anticipating their task and fixture design. They include traditional street lamps, facade lighting, and outdoor arcade column-mounted period style fixtures.

Right: *DESIRABLE*

This elevation sketch illustrates how townhouse and apartment buildings can be designed to support pedestrian-friendly streets by:

- Breaking up the mass of the building and roof;
- Orienting units towards public or private streets;
- Breaking up expansive rows of parking with unit entries, single bay garage doors, and landscaping; and
- Adding residential-scaled architectural features, such as bay windows.

- Painted surfaces should use colors that reinforce architectural concepts and are compatible with natural materials, such as brick or stone.
- Certain materials have an inherently inexpensive, insubstantial or garish quality. These materials should not be used in new construction.

*Examples include:*

*Roofs: glazed or painted tiles, highly reflective metal or sheet materials, fake shingles made from metal or plastic materials*

*Walls: vinyl, metal, plywood, T-111 siding, masonite or other sheet materials*

- Wood or hardboard siding, if used, should be shiplap or board-and-batten. Shiplap should be installed so there are no visible joints. Board-and-batten should be installed so there are no visible joints in the underlying "board" material.

### 3.36 Lighting

Lighting location and design should be an integral part of the design concept for multi-family projects.

- Lighting in projects should be designed for specific tasks (i.e., illuminating common areas, parking, streets, paths, and entryways).
- Lighting should be mounted on architecturally designed posts less than 16' in height, and preferably lower.
- Fixtures and posts should be consistent throughout the project.
- Lighting along public streets and spaces should reflect district or neighborhood standards.
- Fixtures should incorporate lens or shades to screen the view of light sources from residences.

### 3.37 Landscape

Multi-family project landscaping should support the design concepts for residential streets, common areas and architectural design.



Above: *DESIRABLE*

This three-story townhouse development utilizes a variety of features to reduce the mass of the project, make it friendlier to pedestrians, and add visual interest to the facade.

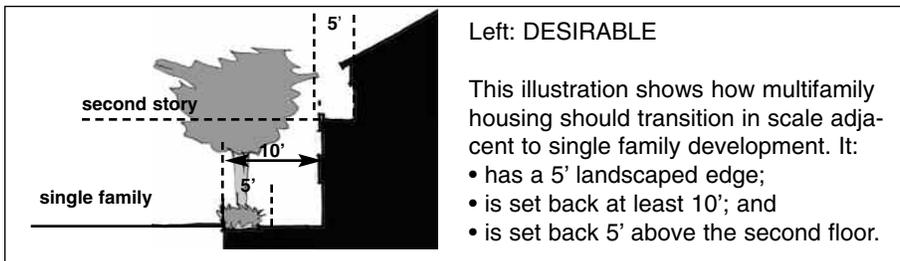
1. Breaks up roof and building massing with "notches" and changes in materials and colors
2. Has windows composed in groups and has bay window elements
3. Has granny flats and unit entry porches facing the street
4. Uses single bay garage doors

- All site areas not covered by structures, walkways, driveways, plazas or parking spaces should be landscaped.
- Landscaping should support the privacy requirements, distinction, and transition between private, common and public spaces.
- Freestanding landscape elements that provide visual accents and a sense of entry are encouraged. These could include trellises, arbors, and special landscape materials that add character to yard and common areas.
- Landscape materials should be live plants. Gravel, rock, bark and other materials are not a substitute for plant cover.
- Landscape shall be permanent with automated irrigation. Water-intensive plants, such as lawns and flowering exotics, should be used sparingly as accents in accordance with Napa's City Water Efficiency Standards.
- Natural features and existing trees should be incorporated into the landscape plan.
- Plazas and common areas subject to pedestrian traffic may be surfaced with a combination of landscape and decorative pavers or textured concrete.
- Parking lots should be generously landscaped to provide shade, reduce glare and provide visual interest. Parking lots should provide shade trees (of at least 15 gallon in size) for each 5 spaces. Higher ratios are desirable.
- Parking lots should be landscaped. Lots should be screened from view with architectural fences, berms or shrubs consistent with City standards.



Above: *DESIRABLE*

*These landscape photos are from multifamily common areas. The top photo is of a shared roof patio and the bottom photo is of an entry court .*



Above: **UNDESIRABLE**

Above: **DESIRABLE**

This side yard of a multifamily development presents a plain three-story facade towards neighboring single family homes.

This elevation steps down to a two-story building with architectural design features making it a better neighbor to adjacent single family development.

Left:

*These sketches illustrate the importance of stepping three-story multifamily projects down where they face single family yards. Side and rear elevations should be designed as well as front elevations and to be "good neighbors" for existing development.*

## Architectural Design Principle 4: Residential Mixed-use

**Residential mixed-use should respect adjacent development and provide a pleasing pedestrian street orientation and comfortable living environments.**

### 3.4 Residential Mixed-use

The following guidelines describe how new residential mixed-use projects should be designed to support street retailing environments and in-town pedestrian-oriented living.



*Above: UNDESIRABLE*  
 These apartment buildings have ground level parking and a tall blank wall along the street. The design is out of scale with the adjacent buildings. The architecture is spare and unattractive.

This subsection for residential mixed-use includes design goals and guidelines organized into six categories:

- 3.41 Site Planning
- 3.42 Ground Floor Land Use
- 3.43 Architectural Design
- 3.44 Materials and Color
- 3.45 Lighting
- 3.46 Streetscape

#### 3.41 Site Planning

Mixed-use residential projects should be designed to create new and enhance existing pedestrian friendly streets that are effective social and economic centers for neighborhoods and the community.

#### Vertical Mixed-use:

- Mixed-use residential projects in existing storefront districts should be designed to fit into the block reflecting the scale and rhythms found along the street edge.
- New areas should establish a patterns and design that provide for pedestrian-oriented businesses and transit-oriented life styles.
- Storefront edges should be set back at least 16' from the curb to accommodate outdoor eating or other anticipated activities and amenities.
- Mixed-use residential projects should be oriented to take advantage of foot traffic and visibility from the street.
- Storefront edges should be transparent with a maximum 18" kickplate, minimum 7' high storefront, and minimum 12' high transom window.
- Parking lots or structures for residents and ground floor commercial tenants should not separate the project from the street edge. Place parking to the side, rear or within a mixed-use project as to not interrupt the pedestrian orientation.
- Project surface parking areas should be shaded and visually screened from the sidewalk with landscaping.
- Access drives to parking should be located to minimize their impact on pedestrians.
- Projects should be set back to traditional front yard depth on residential streets.

#### Horizontal Mixed-use:

- Adjacent commercial and multi-family residential uses should be designed to create and share public spaces and streets.
- Pedestrian connections between commercial and residential developments should be active and friendly.
- Commercial storefront uses should face public spaces and street edges.

- Large blank walls should not face streets or walkways.
- Residential entries and lobbies should face streets and common open spaces.
- Landscape concepts should enhance the linkages between residential and commercial uses.
- Signage, lighting and landscaping should provide a thematic identity for mixed-use sites.
- Service areas for commercial uses should be located at the edge of the site and screened to reduce impacts on residents.
- Unnecessary tall concert block sound walls should not separate commercial uses from residential uses.

### 3.42 Ground Floor Activities

Ground floor uses in residential mixed-use projects should generally take advantage of visual and physical pedestrian access and support economic objectives for the neighborhood or district.

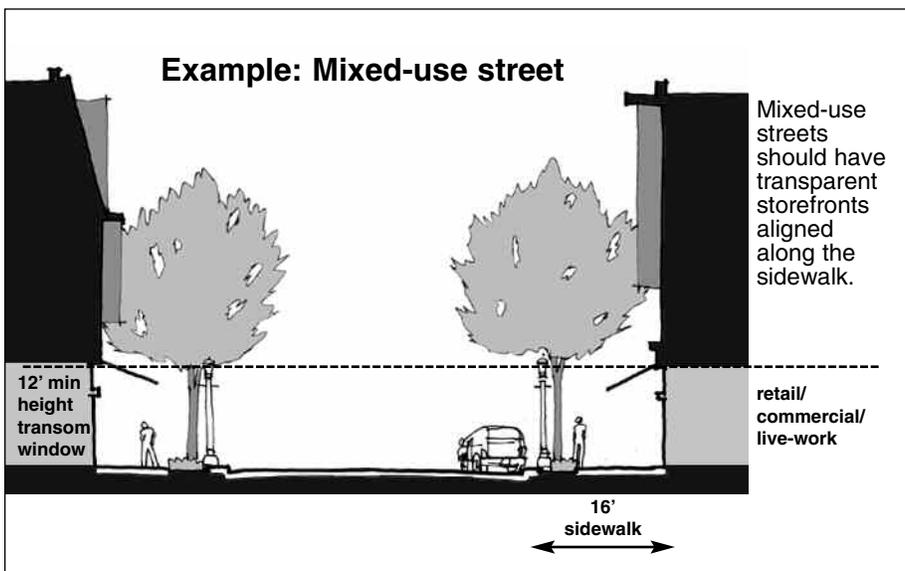
- Mixed-use projects in the Downtown and neighborhood commercial areas need to satisfy economic and social objectives for storefront shopping and commercial services.
- When ground floor commercial uses are not possible, projects should include common amenities for projects, such as health clubs and meeting space.
- For lower foot traffic areas, ground floor uses can include live-work spaces that take advantage of walk-in access for clients.
- Portions of a project's edges facing residential streets should include front stoops, yards and entry porches.
- Projects shall not have blank walls or parking garages along public streets and sidewalks.

### 3.43 Architectural Design

The architectural design of mixed-use projects should reflect the historic or traditional context utilizing design elements and forms that fit the neighborhood or district.



*Above: DESIRABLE*  
 This new mixed-use residential project includes ground floor retail and commercial that serves the neighborhood. It has wide sidewalks and streetscape amenities that support pedestrian connections to adjacent commercial and residential districts.



*Above: DESIRABLE*  
 This new mixed-use project responds to its context in terms of ground floor uses, architectural themes, and cornice lines.



1



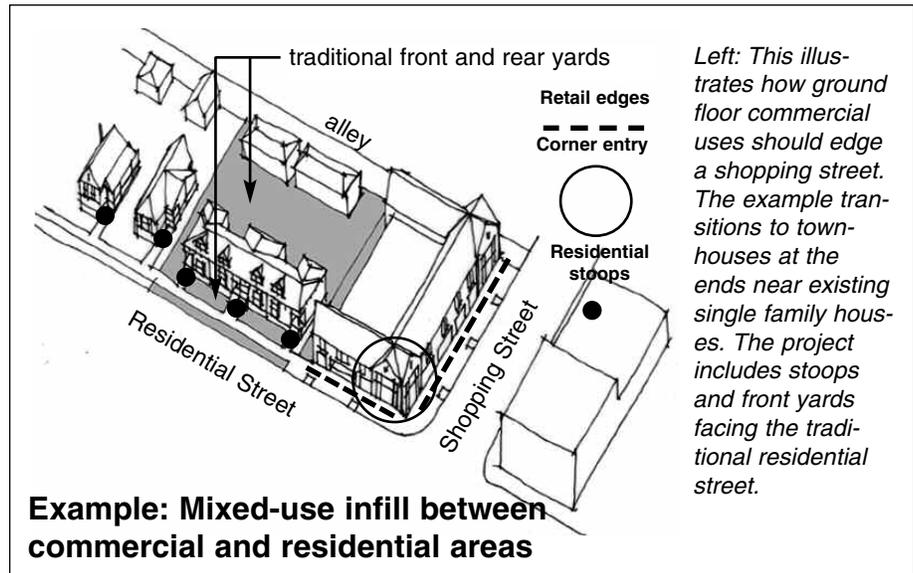
2

Above: **DESIRABLE**  
 (1) This mixed-use project provides streetscaping and outdoor seating areas on a wide sidewalk.  
 (2) This storefront includes a signage and graphic concept that supports ground floor retailing.

- A mixed-use building’s form and design should have a deliberate street and street corner orientation.
- Upper levels should have expressive design features, such as balconies and bay windows, that give the building a rhythm and residential scale.
- Roof forms should reflect the project’s architectural context. In a commercial context, the roof may be flat or have a strong horizontal cornice element. In a residential neighborhood edge or village context, roof forms should include hip or gable elements.
- The massing concepts of multi-story mixed-use development should transition in scale between commercial streets and smaller single family residential streets.

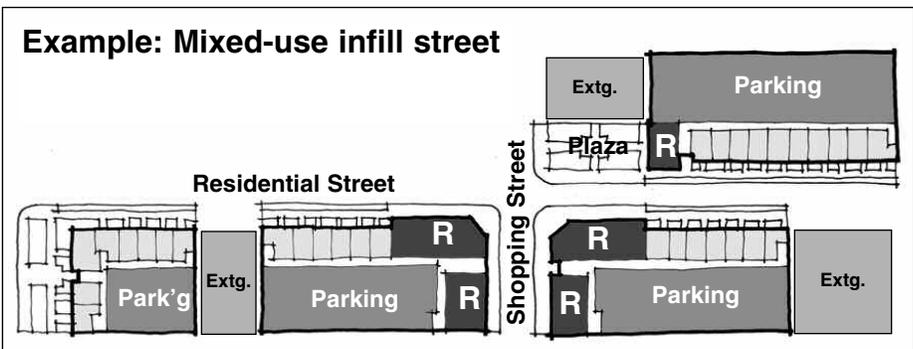
*Design concepts may include:*

- Stepping down the scale and mass and increasing side or rear yard setbacks of taller mixed-use projects where they adjacent to existing single family areas;
- Use residential roof forms on residential streets;
- Orienting units towards public streets and commons rather than neighboring backyards;
- Enclosing parking to reduce the impact on adjacent houses; and/or
- Interfacing single and mixed-use development with streets or open spaces in new developments.



Right: **DESIRABLE**  
 Mixed-use streets should have transparent storefronts aligned along the sidewalk on shopping streets. Residential porches or “stoops” should be located along residential sides of projects. Parking should be located along rear alleys or under the housing.

Small parks and plazas should be developed as part of the neighborhood. Plazas along shopping streets should have retail uses around the edges.



### 3.44 Materials and Color

Selection of materials and finishes should reflect the materials in the district and support overall image and massing concepts.

- Commercial frontage portions of mixed-use projects should utilize materials and colors that support retailing and image objectives for shopping environments.
- Portions of mixed-use projects with residential frontage should use colors and materials that enhance the project’s architectural concepts and are compatible with adjacent residential streets.
- Architecture within each mixed-use project should use a palette of materials that convey an image of quality and durability. Certain materials have an inherently inexpensive, insubstantial or garish quality. These materials should not be used in new construction or renovation.

*Examples include:*

*Roofs: glazed or painted tiles, highly reflective metal or sheet materials, fake shingles*

*made from metal or plastic materials*

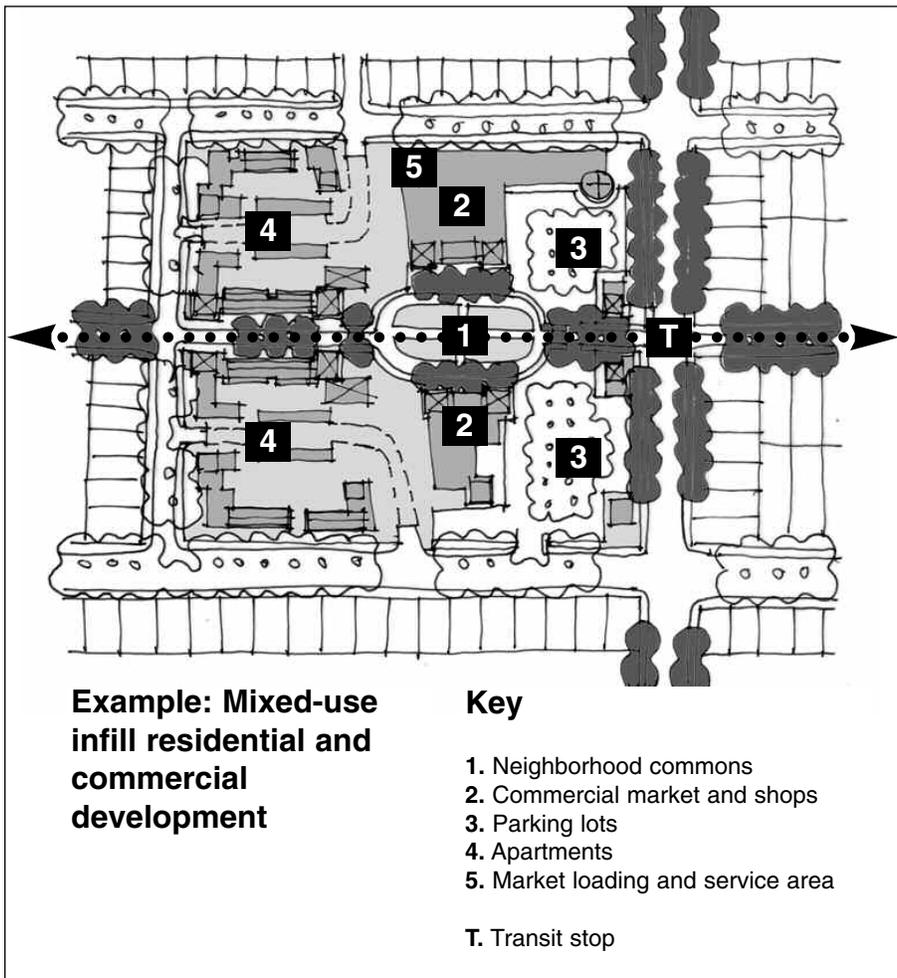
*Walls: vinyl, metal, plywood, T-111 siding, masonite or other sheet materials*

- Wood or hardboard siding, if used, should be shiplap or board-and-batten.



*Above: DESIRABLE*  
 These sketches illustrate proposed new “horizontal mixed-use” projects in Sacramento County, El Cerrito and the City of Sacramento. These projects are where commercial, shopping and residential uses come together to activate and shape central neighborhood open spaces.

*Left: DESIRABLE*  
 This “horizontal mixed-use project” organizes apartments and shops around a neighborhood commons. Shop storefronts link residential blocks and activate the open space and sidewalks. Parking for the commercial and residential portions are situated to reduce the impact on pedestrians.





Above: **DESIRABLE**  
This mixed-use project transitions in scale and design as it “turns the corner” from a storefront shopping street to a residential block. It features:

- Transparent storefront level with neighborhood services and housing above;
- Stepping storefront building up into a third story under a pitched roof; and
- Designing attached housing to reflect the patterns and scale of single family housing found on the block.

- Shiplap should be installed so there are no visible joints. Board-and-batten should be installed so there are no visible joints in the underlying “board” material.
- Painted surfaces should use colors that reinforce architectural concepts and are compatible with natural materials, such as brick or stone.

### 3.45 Lighting

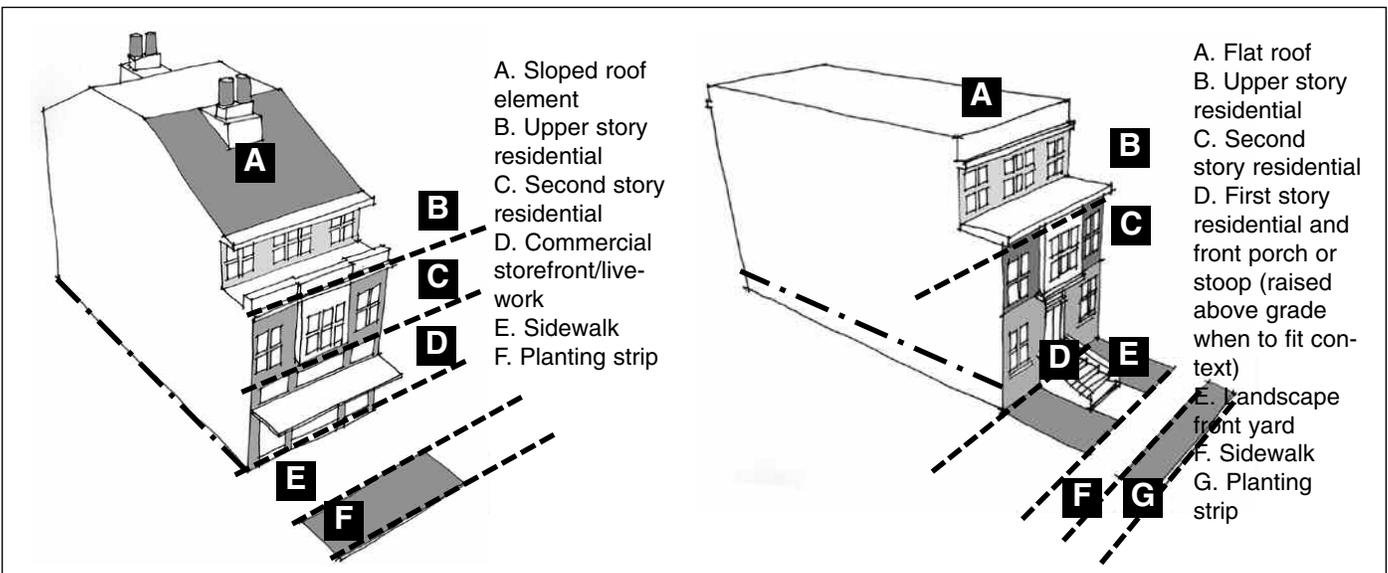
Lighting should be an integral part of the planning and design of mixed-use projects anticipating the needs of the shopping street, storefront businesses and residents.

- Lighting on commercial elevations of mixed-use projects should support overall objectives for the street and storefront design.
- Elevations with residential front porches should have individual lights that illuminate entries and walkways.
- Lighting in service or common areas should be shielded from adjacent residential units.

### 3.46 Streetscape

New and infill mixed-use residential projects should provide street trees, lighting and street furniture that support the streetscape concepts for the district.

- Sidewalks adjacent to mixed-use development should be wide enough to accommodate outdoor sitting areas and landscape. This should include a combination of at least 4’ for planting, 8’ for sitting, and 4’ clear for walking.
- Street trees are required for sidewalk areas. Trees should be spaced 25’-30’ on center and be coordinated with the bay spacing and storefront design of the project.
- Street furniture and pedestrian-scale lighting should be included in development planning for mixed-use projects.



Above: **DESIRABLE**  
This illustrates guidelines for a building bay in a two and three story residential context where commercial or live-work uses are on the ground floor.

Above: **DESIRABLE**  
This illustrates a typical residential building bay in a context with flat roofs on adjacent buildings. On traditional residential streets with front yards, units should be set back and have stoops or porches facing the street.

# Architectural Design Principle 5: Additions to Single Family Structures

**New additions to single family structures should be architecturally compatible with the existing house and respect the pattern of desirable development in the neighborhood.**

This subsection includes design goals and guidelines for additions to existing houses organized by three categories:

3.51 Addition Locations

3.52 Massing of Additions

3.53 Architectural Compatibility of Additions

## 3.51 Addition Locations

Additions to existing single family structures should be located on the site and structure to reflect the traditional pattern of yards and spaces in the neighborhood.

- Ground level additions should be located at the rear of the building. Additions should be located to maintain the traditional side, front and rear yard patterns in the neighborhood.
- Roof top additions should be designed to minimize the effect on the existing house and its setting. Roof pitch, materials, window design, overhang and general form should be compatible with the architecture of the existing house and the neighborhood.
- Lower level additions created by raising the original house should result in a design that is compatible with the surrounding neighborhood. The overall building height, yard setbacks, street orientation, use of front porches and other design elements indigenous to the block should be respected.
- Placement of second story additions should respect the privacy of neighbors. The design of additions should consider how window placement, entry locations and landscaping reduce the impact on the visual privacy of neighbors.

## 3.52 Massing of Additions

Single family additions should be compatible in size, scale and form with the existing structure, and respect the pattern of desirable development in the neighborhood.

- Second story additions should be designed so that the original form and scale of the house can be recognized from the street. Pushing an upper level addition in to attic space with dormer windows rather than adding a full story is encouraged.
- Second story additions should be subordinate in scale to the existing house. Rooftop additions should not project or overhang the footprint of the existing house. "Subordinate" is generally considered to mean 75% or less of the first floor footprint. [Where a historic home style typically has a second floor footprint equal to the first floor footprint, this guideline may not apply]."



*Above: DESIRABLE*  
This second story addition allows the original roof and eaves line to be seen. The addition is pulled back from the front elevation.



*Above: DESIRABLE*  
This small addition is in character with the existing "Santa Fe Bungalow" house. It adds a two-story addition and a second porch.



*Above: DESIRABLE*  
This cottage was raised 1/2-story to make room for a lower level floor. The project also included improving attic space.



*Above: UNDESIRABLE  
This cottage was raised a full level  
requiring the front stairs to “dog-leg”  
away from the sidewalk.*



*Above: DESIRABLE  
This cottage was raised 1/2-level  
allowing the front porch and stairs to  
maintain the traditional relationship to  
the sidewalk and street.*

- Dormer windows that are part of a rooftop addition should reflect the style of the house. Dormers should not dominate a roof form. They should be in scale with the house, have forms and slopes that are compatible with the roof, and align with groups of windows in the wall elevations.
- Raising up houses and adding a new ground floor level should be done in a way that reflects the neighborhood’s character. In two-story neighborhoods, a full second story may be appropriate. In Old Town Napa’s historic cottage-scaled neighborhoods, raising a building a full story is not encouraged and ground level additions are preferable. In single and one and one-half story neighborhoods, adding a floor should include a partial story with the lower floor being below grade.
- The front entry of raised additions should have a similar relationship to the street as existing adjacent houses. This includes similar orientation, heights from grade, length of steps, and porch size and design.
- Two story homes should step back second floors and/or increase side and rear yards to provide transitions to adjacent existing single story homes
- Varying roof heights, stepbacks, and/or changes in wall planes should be used to break up perceived bulk.
- A Floor Area Ratio of .35 or greater (+500 sq. ft. for garages) is a “flag” for more careful scrutiny of any proposed two story home size and design in comparison with adjacent and nearby homes within 100 feet. The FAR is calculated as the total square footage of the house divided by the lot size, excluding any private street rights of way. (This criterion does not apply to single story grade level additions; below ground floor space additions that do not raise the building; or additions that stay within the existing house volume such as additions where the only exterior change is dormer windows.)

### 3.53 Architectural Compatibility of Additions

Single family additions should reflect the architectural character of the existing house and surrounding neighborhood.

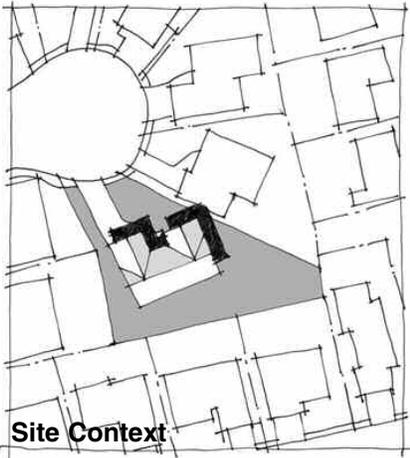
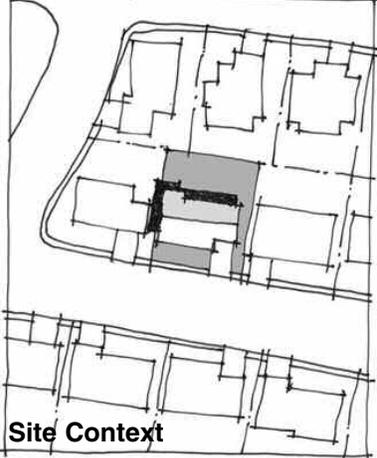
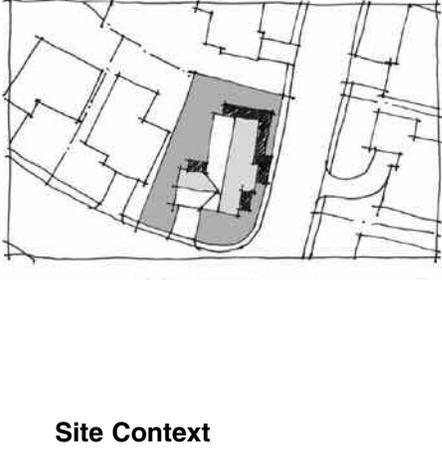
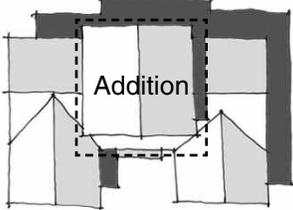
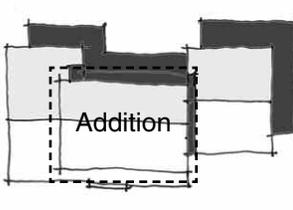
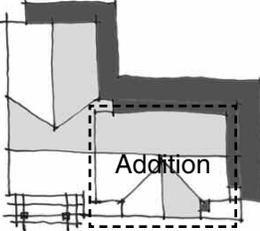
- Windows should be grouped to reflect the patterns, proportions and solid-to-void ratio (similar amounts of glass and wall surface) as the existing house.
- Windows and doors on additions should have a similar profile and recess as those on the existing house.
- Replacing existing wood and multi-pane windows with out of character metal windows is discouraged.
- If a garage door is incorporated into an addition, it should be designed to reduce its visibility. Single bay doors that reflect the building’s architecture, doors and windows should be used.
- Materials used on additions should be compatible with those of the existing house. Wall cladding materials that are known to have long term environmental implications, such as vinyl siding, are discouraged.
- Trim and wood siding should have similar size and profile as the existing house.
- Roof materials should be compatible with the existing house. Glazed ceramic tile and reflective metal are discouraged.
- New chimneys should be integrated design features. If they are exterior elements, they should have materials and proportions that add to their distinction. Chimneys as roof elements should be viewed as an overall feature in the building elevation.

- Roof vents and skylights should be considered in the overall design. They should align with elevation elements, windows, etc.
- Rooftop mechanical equipment is discouraged. If it is necessary, it should be screened by roof or wall elements.

**Below: ADDITIONS TO RANCH HOUSES**

Ranch-style houses are challenging to add on to. They often have small yards which makes adding a second story the only option. In a single story neighborhood, second story additions need to be designed carefully to fit.



Cul de sac Lot	Mid-block Lot	End Lot
 <p data-bbox="191 1121 347 1148">Site Context</p>	 <p data-bbox="634 1121 790 1148">Site Context</p>	 <p data-bbox="1097 1121 1253 1148">Site Context</p>
 <p data-bbox="337 1272 441 1299">Addition</p>	 <p data-bbox="753 1310 857 1337">Addition</p>	 <p data-bbox="1263 1331 1367 1358">Addition</p>
Roof Plan	Roof Plan	Roof Plan
		
Elevation	Elevation	Elevation
		
Sketch	Sketch	Sketch

**Second Story Additions to Ranch-style Houses**

# SECTION FOUR: Local Examples

## Case Studies

NAPA'S REMAINING INFILL SITES OFFER A **VARIETY OF HOUSING OPPORTUNITIES.** THERE ARE A WIDE RANGE OF SITE CONTEXTS AND HOUSING TOPOLOGIES. ALL OF THE REMAINING OPPORTUNITY SITES SHOULD BE DEVELOPED TO ENHANCE AND CREATE **WALKABLE AND CONNECTED NEIGHBORHOODS.**

**N**apa's Residential Design Guidelines provide examples of how they would shape investment in a variety of site contexts and densities. These examples demonstrate how site planning and building design responds to their context making neighborhoods more walkable and housing better.

### 4.0 Development Opportunity Sites

As Napa continues to mature, sites that provide an opportunity for housing development will be more challenging. Increasingly, they will require redevelopment; "doubling-up" on single family lots with accessory units or alley houses; or will be sites that have not developed because they are environmentally constrained, oddly shaped or have limited accessibility.

Section Four of the Guidelines provides four case study examples of single family and multi-family development. This includes:

- 4.1 Second Units
- 4.2 Subdivisions (10 du's or more)
- 4.3 Mixed-use
- 4.4 Small Infill Subdivisions (10 du's or less)
- 4.5 Additions to Existing Single Family Structures

These case studies strive to create a sense of place. They integrate existing historic and natural features while emulating the best of Napa's architectural traditions. The case studies result in the enhancement and creation of new residential streets; reconnect neighborhoods to the community; and demonstrate a variety of ways to meet Napa's housing needs.



# 4.1 Second Units

This second unit site is located in a Post War neighborhood of small two bedroom homes with single car garages. The side yard setbacks are only five feet and do not meet existing zoning that requires one side to be 10 feet. This case study features:

- Alternative examples to adding second units;
- How to examine neighborhood context in terms of yards, building heights, and parking access; and
- Maintaining and improving street orientation of existing houses.



Right: EXISTING HOUSE AND LOT  
 Zoning: RL-6  
 Site size: 52 x 97  
 Site area: 5,044 SF

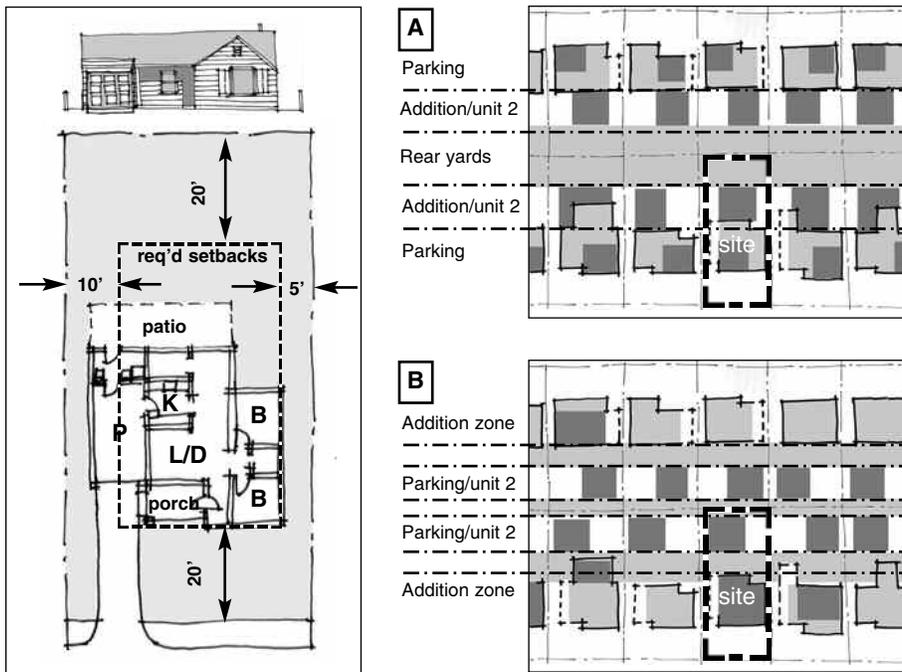
Design issues for adding second units in single story Post War neighborhoods include:

- Creating two covered parking spaces;
- Adding second story additions;
- Development of rear yard areas for parking or detached second units; and
- Extensive demolition to meet zoning.

Far Right: ALTERNATIVE NEIGHBORHOOD CONTEXTS

Each neighborhood has a existing and potential future pattern of yards, parking and additions.

- A. Rear Additions and Street-facing Garages
- B. Rear Yard Parking and/or Second Units

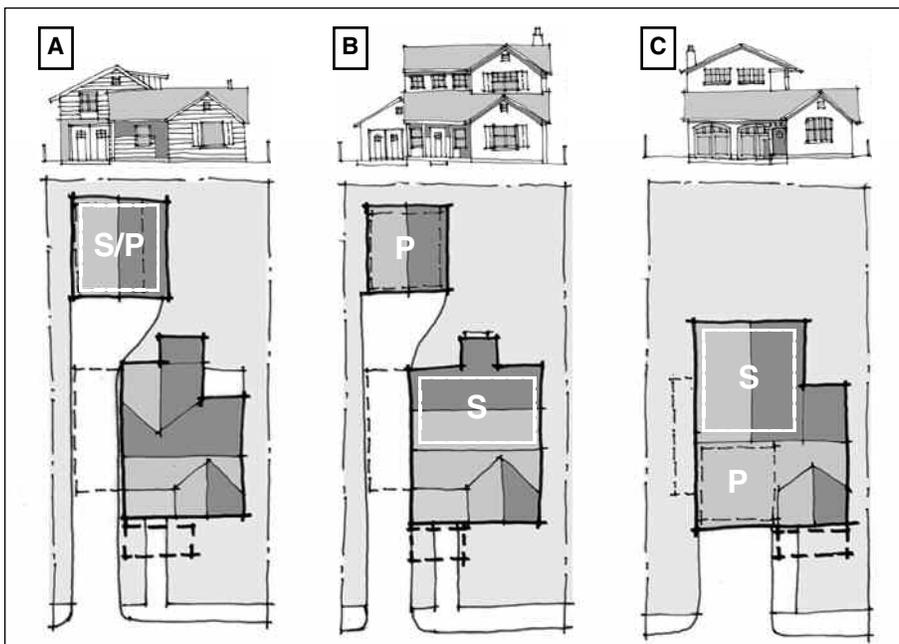


Right: ALTERNATIVE PLANS  
 Depending on the neighborhood pattern of yards and parking, there can be more than one approach to creating a second unit.

- A. Unit over Rear Yard Garage  
 + Limits demolition of existing house  
 + Cost effective  
 – Two-story unit could impact privacy of neighbors

- B. Second Story Addition and New Rear Yard Garage  
 + Moderate demolition of existing house  
 + Pushes parking to rear of site  
 – Two story addition in single story neighborhood/side yard setback

- C. Two-story Addition with New Garage  
 + No development in rear yard  
 – Extensive demolition and expense  
 – Parking and wide drive faces street



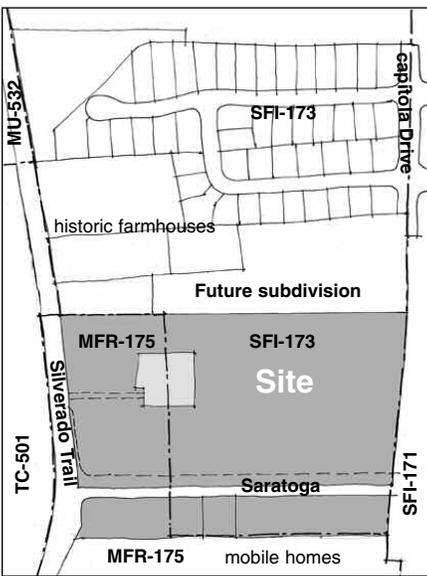


**PROGRAM:**

Single family: 6.62 acres  
 42 lots (6.3 du/a)  
 Multifamily: 2.78 acres  
 56 du's (20 du/a)

**Below: CONTEXT**

The site has both multifamily and single family General Plan designations. There is single family designations to the north and east, multifamily to the south, and tourist commercial.



**Below: SILVERADO TRAIL ELEVATION**

The sketch illustrates how new development should preserve and frame the views of the site's historic farmhouse and water tower.



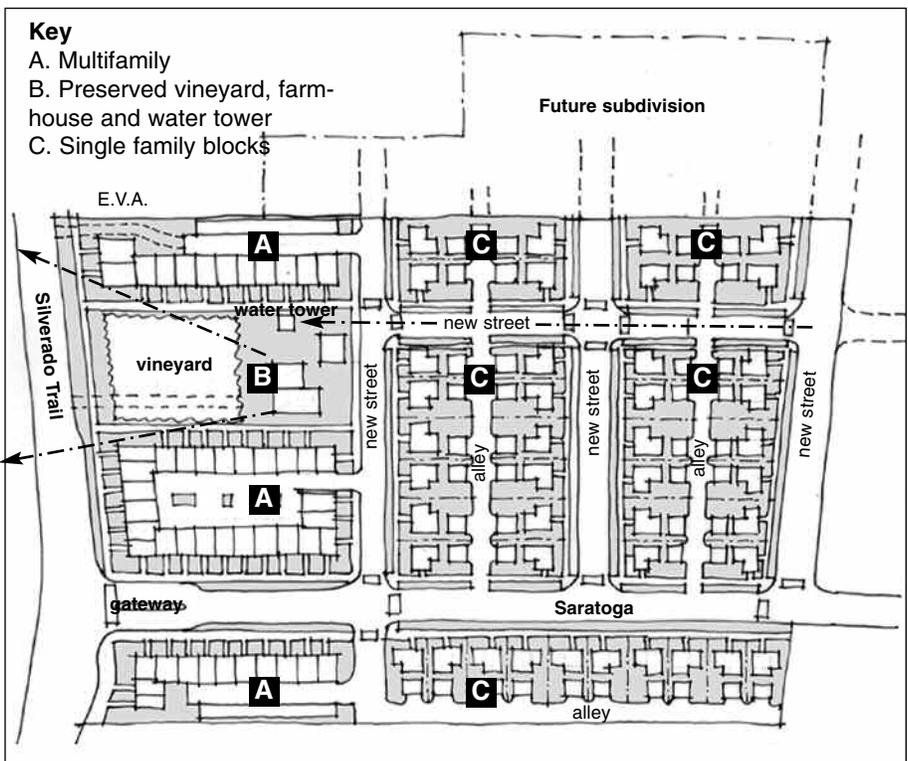
## 4.2 Subdivisions

This 9.4 acre infill subdivision site is located east of Silverado Trail. It contains both multifamily and single family uses. There is an existing historic farmhouse and a water tower that is a visual landmark that are preserved and integrated into the plan. The adjacent uses include single family, mobile home park, and commercial uses. The concept plan features:

- Preservation of a portion of the vineyard, the historic farm and water tower as a centerpiece design feature;
- Multifamily uses along Silverado Trail with a deep landscaped setback;
- Landscaped gateway at Saratoga and Silverado;
- Single family blocks with alleys for garages and second units;
- Wide landscape strips between sidewalks and curbs for planting of large canopy trees.

**Below: CONCEPT**

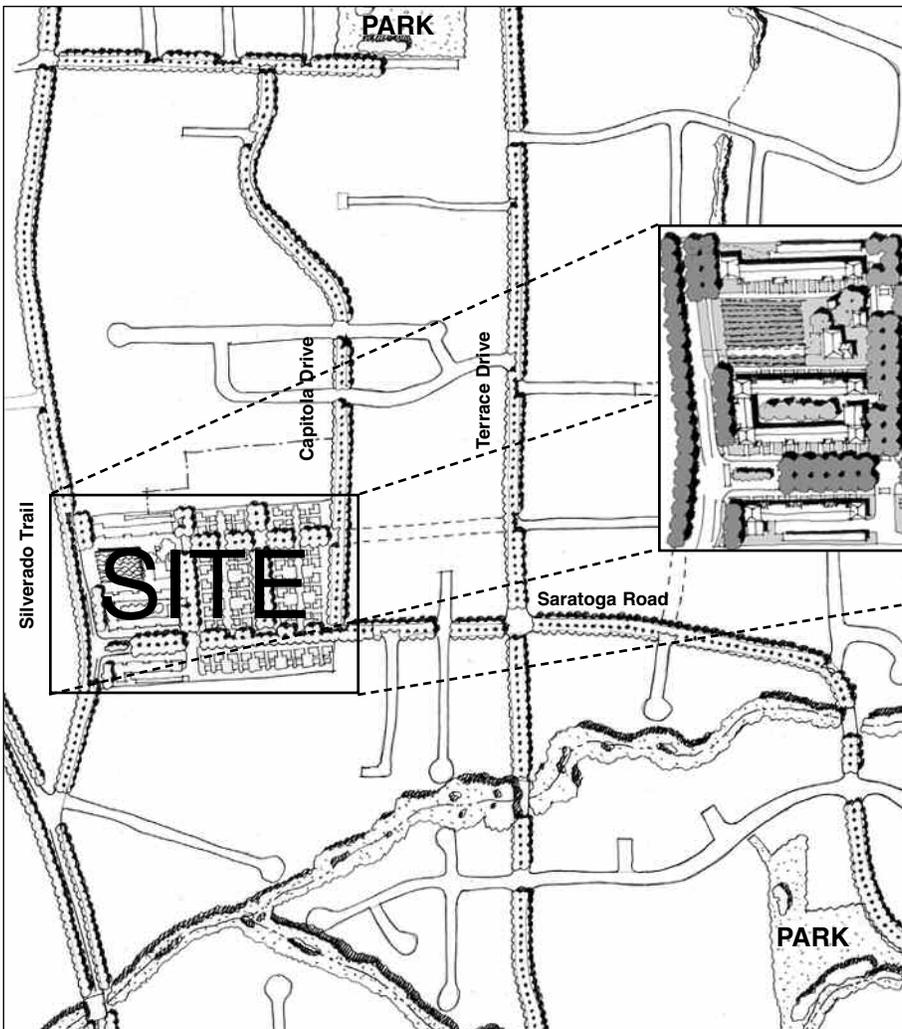
The concept plan for the infill subdivision case study emphasizes both multifamily and single family housing that is oriented towards the street. Parking is located in garages access by alleys and parking courts. The plan provides for future road connections and provides a new gateway for the evolving neighborhoods east of Silverado Trail.





**Above: VIEWS**  
 The case study site enjoys sweeping views of the mountains.

**Above: CREATING A SENSE OF PLACE**  
 The case study concept captures a part of Napa's wine country heritage by preserving and adaptively reusing the historic farmhouse, water tower and a portion of the vineyard. Porches face the vineyard and orient towards distant views of the Coastal Range.



**Left: NEIGHBORHOOD CONTEXT**  
 The case study site connects Saratoga to Silverado Trail. It demonstrates the planning principles for evolving areas emphasizing connecting neighborhoods to the community. The diagram connects neighborhoods to the community-wide street system; reduces isolation of existing residential developments; and enhances access to parks and open space.

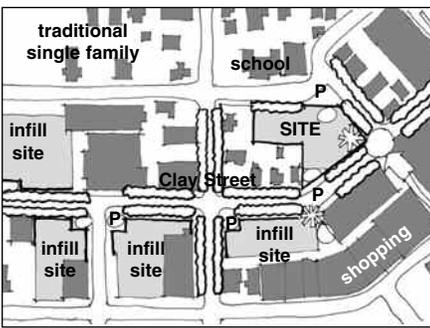
The concept diagram illustrates the completion of three neighborhood-serving streets. These include:

- Terrace Drive
- Saratoga Road
- Capitola Drive

The case study site would become a "gateway" to the existing neighborhoods. There would be added landscaping and setbacks along Silverado Trail and at the Saratoga Drive intersection.



Right: The case study project fits into a residential street while extending Downtown's commercial uses.



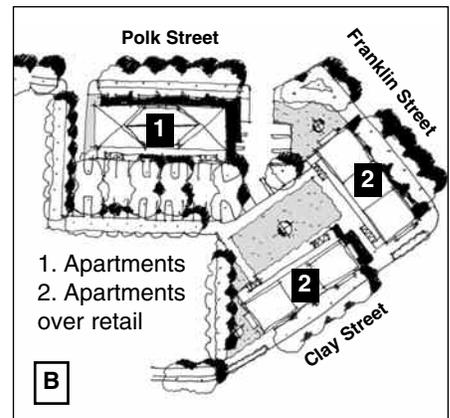
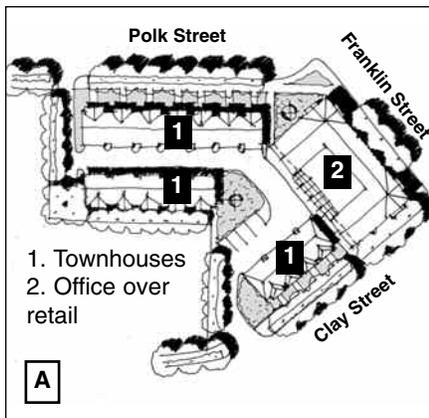
Above: CURRENT AND FUTURE CONTEXT

The mixed-use case study site is located on Clay Street. Clay Street has several potential infill sites for mixed-use projects. The case study site should anticipate and influence the character of the street in terms of ground floor land uses, front yard setbacks, parking, plazas and open spaces. Franklin Street on the east side of the site is a commercial street that connects neighborhoods to Downtown's shopping.

### 4.3 Mixed-use

This mixed-use case study site is located on the edge of Downtown. The 47,869 SF site is currently used as by a bank. The main parcel is "parking exempt". This allows parking to be off-site in the district. The adjacent uses include commercial, a school and single family houses. It is zoned Central Commercial (CB) and allows mixed-use. The case study features:

- Townhouse and apartment flats alternatives;
- Example vertical and horizontal mixed-use concepts; and
- Setbacks that support storefront shopping and traditional residential streets.



Right: ALTERNATIVE CONCEPTS

A. Ownership Housing and Two-story Commercial Building

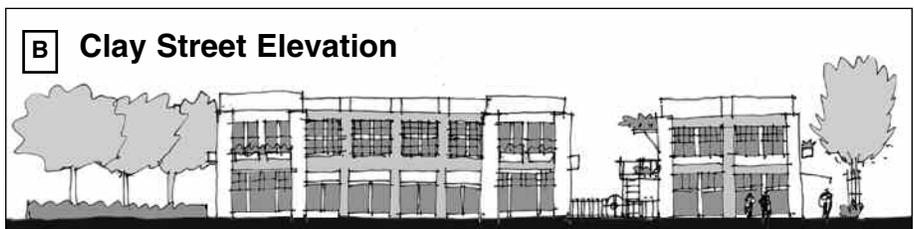
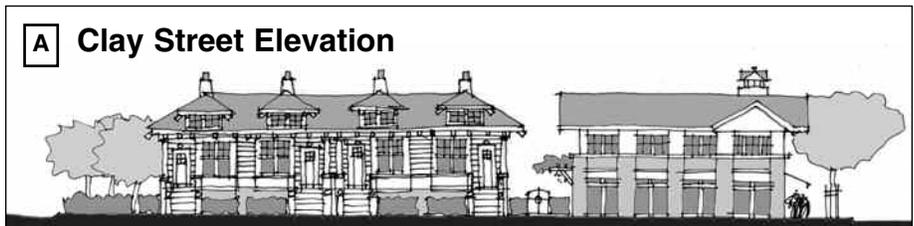
**PROGRAM**

- 16 Townhouses
- 16,800 SF Commercial
- 34 Parking spaces

B. Mixed-use Storefront Buildings and Two-story Apartment Building

**PROGRAM**

- 20 Apartment units
- 8,000 SF Commercial
- 32 Parking spaces



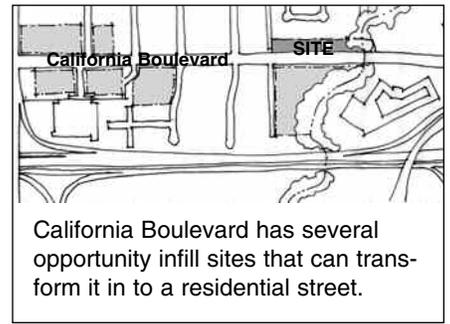
# 4.4 Small Infill Subdivisions

This vacant 1.3 acre infill subdivision site is located on California Boulevard. The General Plan designation is SFI- 141 which allows between 3-8 units per acre. The adjacent uses include single family housing and there is a vacant multifamily site across the street. The concept plan features:

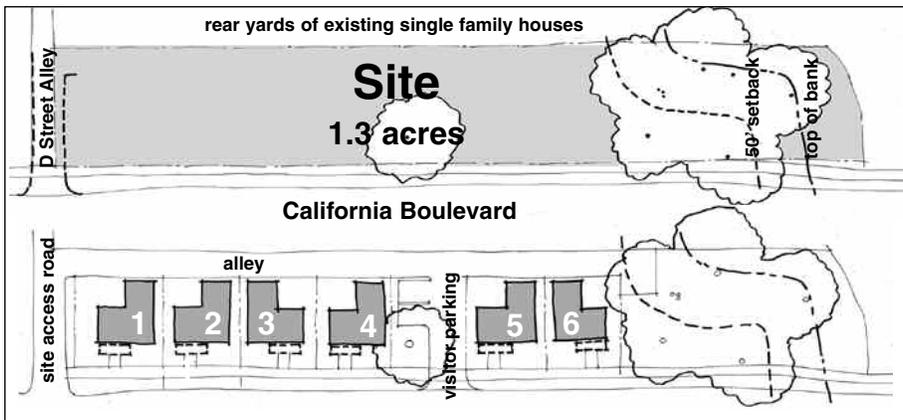
- Preserving trees and habitat;
- Introduction of an alley for accessing parking garages;
- Street-oriented houses; and
- Architectural variety.



Left: The case study would assist in the transformation of California Boulevard into a residential address.

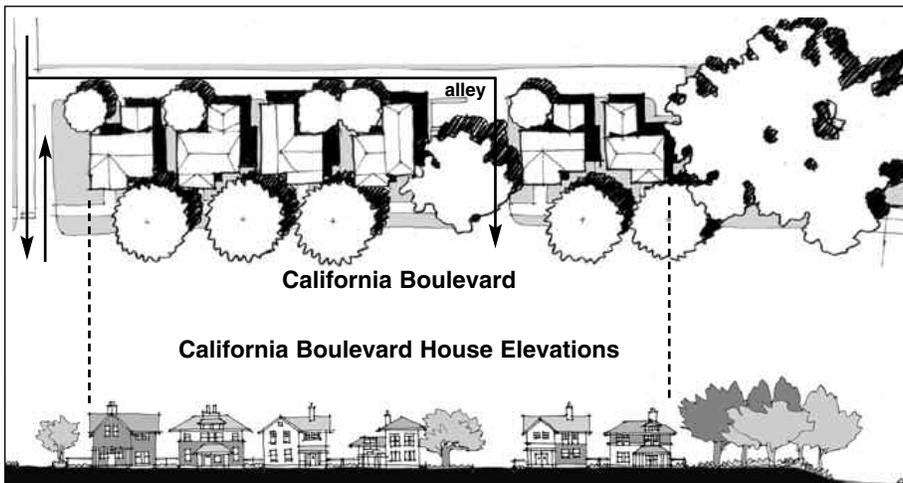


California Boulevard has several opportunity infill sites that can transform it into a residential street.



Left: EXISTING SITE AND LOT LAYOUT

The site has four key constraints. There is a habitat and wet lands setback, large existing trees, narrow lot depth and poor access. The site plan overcomes these by working around trees and wetlands, opening up D Street Alley and creating a new service alley with parking. This results in six street-oriented single family lots.



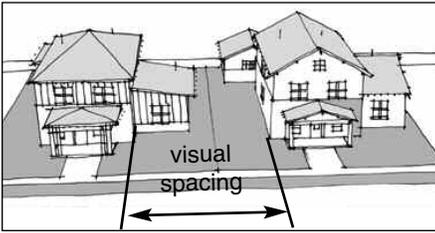
Left: DESIGN CONCEPT

The design concept for the case study emphasizes:

- Street oriented houses with front porches facing California Boulevard;
- Architectural variety; and
- Preservation of existing large trees.



Above: Case study neighborhood has mostly smaller one-story homes with wide side yards



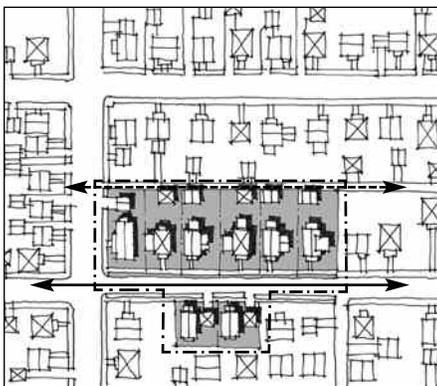
Above: VISUAL SEPARATION

New houses face the street, setback portions of the house to give the appearance of larger side yards

## 4.4 Small Infill Subdivisions

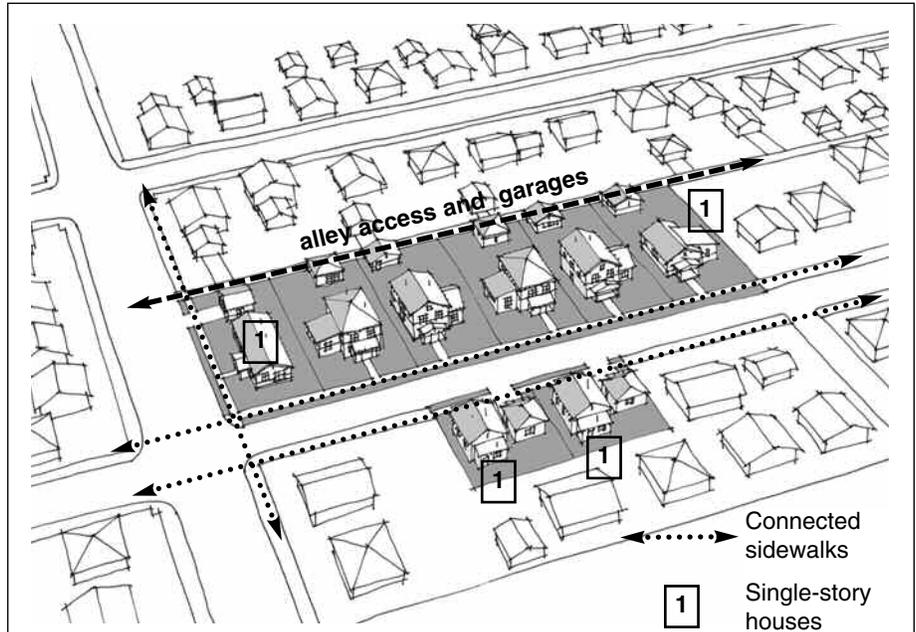
This vacant 1.8 acre infill subdivision site is located in an established Post War neighborhood with smaller homes and larger yards. The concept plan features:

- Using lot sizes similar to the neighborhood;
- Extending the existing alley and street to connect the project to the neighborhood;
- Providing front, side and rear setbacks similar to the neighborhood; and
- Mixing single and two-story houses into the plan where single story houses are adjacent to existing ones.



Above: CONNECTING STREETS AND SIDEWALKS

The eight-house infill subdivision completes a street and alley to reconnect the block to the surrounding neighborhood.



Above: FITTING INTO THE NEIGHBORHOOD

The case study neighborhood has smaller homes ranging from 900 SF to 1,600 SF on average. The case study mixes 2,400 SF and 1,200 SF houses into the neighborhood by using similar lot, block and setback patterns. Smaller homes are adjacent to existing houses and along single-story streets. Two-story homes are placed facing other new homes and separated from existing back yards by an alley.

# 4.5 Additions to Existing Single Family Structures—Dormer Addition

This addition site is located in a Old Town Napa neighborhood of small historic cottages. The house sits on a corner lot and has no on-site parking. The case study cottage includes:

- Improving the attic as a second level;
- Using dormer windows to open the attic space and provide head room; and
- Adding a small detached garage at the rear of the site.



Above: Photo of cottage

Below: Sketch of dormer addition



**A**

**Existing 1-1/2 Story Cottage**

**B**

**DESIRABLE: Attic Dormer Addition**

**C**

**UNDESIRABLE: Full Second Story Addition**

Left: CASE STUDY

In small lot and scale neighborhoods additions should strive to respect the character of the block and privacy of neighbors.

**A. Existing Cottage**

The existing cottage dates from the early 1900's and never was expanded, except for sun room on the porch. An addition will require on-site parking.

**B. Second Story Attic Addition and New Rear Yard Garage**

- + Scale and character of existing house largely preserved
- + Dormer windows use gable form similar to house
- + Detached garage at the rear of site respects the pattern of back yards and small secondary structures

**C. Full Two-story Addition with Attached New Garage**

- Extensive demolition and modification to original house
- Tall 2-1/2 story house in a neighborhood of 1 and 1-1/2 story houses
- Attached garage has wide driveway interrupting the sidewalk
- Garage is located in back yard space which is counter to the traditional pattern in the neighborhood



Above: Photo of cottage

Below: Sketch of garden-level addition



Right: CASE STUDY

In small lot and scale neighborhoods additions should strive to maintain the house's relationship to the street and yards.

**A. Existing Cottage**

The existing cottage dates from the early 1920's and never was expanded. The lot is small and a ground level addition would fill in the back yard.

**B. Lifting House 1/2 Story and Restoring Garage**

- + Scale and character of existing house largely preserved
- + Maintains relationship with sidewalk
- + Preserves the detached garage at the rear of site and respects the pattern of back yards in the neighborhood

**C. Lifting House Full Story and Removing Garage**

- Extensive demolition and modification to original house
- Tall 2-story house in a neighborhood of 1 and 1-1/2 story houses
- Porch bends—poor relationship to sidewalk
- Surface parking and wide drive reduces yard area

## 4.5 Additions to Existing Single Family Structures—Lifting a Cottage

This addition site is located in a Old Town Napa neighborhood of small historic cottages. The house sits on a mid-block lot with 1 and 1-1/2 story neighbors. The case study cottage includes:

- Lifting the house a half story and adding a level under the existing house;
- Improving the porch and adding front stairs;
- Restoring the existing small detached garage at the rear of the site.

**A**

**Existing 1- Story Cottage**

**P**

**B**

**DESIRABLE: Lifting Cottage 1/2-Story**

**P**

**C**

**UNDESIRABLE: Lifting Cottage a Full Story**

**P**

**T**he Appendix includes additional background on submittal requirements. There are several other documents that are companions to the Guidelines that should be reviewed prior to submitting plans for development and design review. The Guidelines include a checklist and summary matrix of residential development standards for easy reference.

### **Companion Documents**

There are several other documents that are companions to these Guidelines that relate to development in Napa and should be reviewed prior to submitting plans for design review. These include the General Plan, which establishes land uses, densities and general policies for development, and the zoning and subdivision ordinances, which implement the General Plan and list specific development regulations.

### **Design Review Tiers**

The level of design review depends on the scope and types of residential project. Residential projects must obtain design review permits at one of the following tiers of review:

#### Tier 1:

- Single family homes and upper story additions on existing lots
- Second units upon adoption of a revised zoning ordinance, to the extent permitted by state law
- Small multifamily projects (2-3 units)

#### Tier 2:

- Subdivisions with 4 or fewer lots (with or without house plans)
- Multifamily projects of 4-10 units
- Mixed-use projects involving up to 10 units.

#### Tier 3:

- Subdivisions of 5 or more lots (with house plans in most cases)
- Multifamily projects of over 10 units
- Mixed-use projects involving over 10 units

### **Concept Review Meeting**

Tiers 2 and 3 require a concept review meeting with City staff to review planning and design context issues and a preliminary site plan and design. The intent of the concept review meeting is to better understand important issues and overall design approach prior to applicants spending a lot of time and money. A concept review meeting is not required for Tier 1 projects. However, upon request, City staff can review preliminary plans and context boards.

### **Submittal Requirements**

Submittal requirements for concept review are summarized above. All projects require a context analysis board (see example context boards for subdivision and single family projects on page 52).

**Tier 1 Submittal Requirements**

**Context Analysis for Optional Concept Review\***

- Board with photos showing site and adjacent structures and map including major site features (trees, creeks, views, slopes, etc) and adjacent structures
- Checklist description identifying how project has responded to its features and surroundings
- Preliminary site plan\*

**Development Summary**

- Site size and dimensions
- Existing and proposed square feet and unit count
- Existing and proposed parking
- Building coverage
- Multifamily private and common usable outdoor areas

**Project Design Information**

- Site plan
- Building elevations
- Roof plans and floor plans
- Landscape plan
- Fence/wall details
- Grading plan/contours
- Color and material description

**Tier 2 Submittal Requirements\*\***

**Context Analysis for Concept Review**

- Board with photos showing site and adjacent structures and map including major site features (trees, creeks, views, slopes, etc) and adjacent structures
- Checklist description identifying how the project has responded to its features and surroundings
- Preliminary site plan

**Development Program Summary (all)**

- Site plan, size and dimensions
- Existing and proposed square feet and unit count
- Existing and proposed parking
- Multifamily private and any common usable open areas

**Project Design Information (Subdivision only)**

- Subdivision lot layout
- Grading plan/contours

(Added information where buildings are proposed):

- Building elevations
- Roof plans and floor plans
- Site cross sections
- Landscape plan
- Fence/wall details
- Color and material board

**Tier 3 Submittal Requirements\*\***

**Context Analysis for Concept Review**

- Board with photos showing site and adjacent structures and map including major site features (trees, creeks, views, slopes, etc) and adjacent structures
- Checklist description identifying how the project has responded to its features and surroundings
- Preliminary site plan

**Development Program Summary (all)**

- Site plan, size and dimensions
- Existing and proposed square feet and unit count
- Existing and proposed parking
- Multi family private and any common usable open areas

**Project Design Information (Subdivision only)**

- Subdivision lot layout
- Grading plan/contours and site sections
- Any proposed improvements such as landscaping or fences/walls

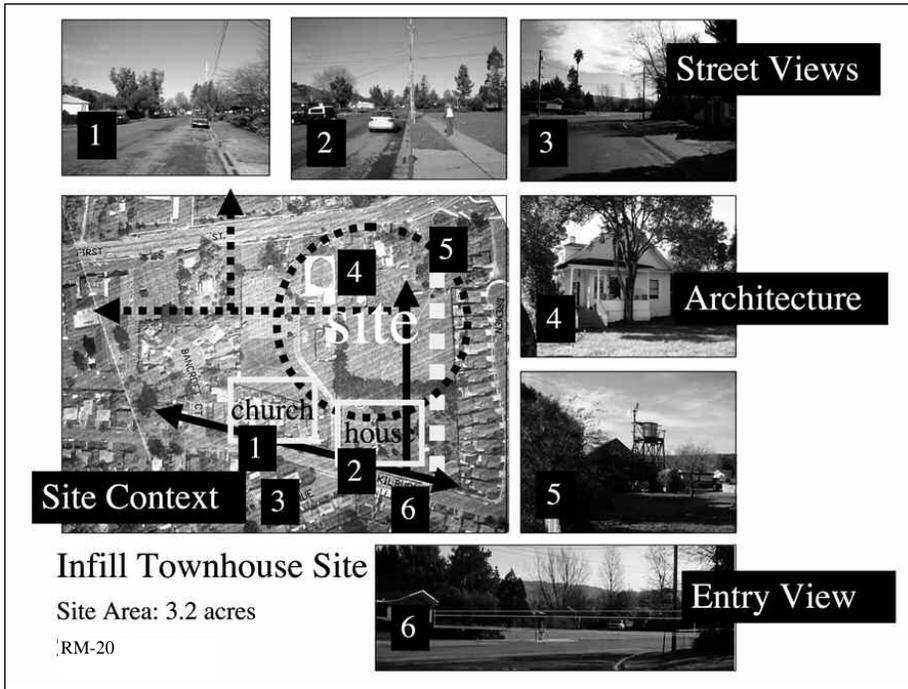
(Added information where buildings are proposed):

- Typical building elevations
- Typical floor plans and Roof plans
- Site cross sections
- Site Landscape plan
- Fence/wall details
- Color and material board
- Typical street sections
- Sketches of public elements

\* Concept review is not required for Tier 1 projects. City staff can review preliminary plans at the request of the project sponsor.

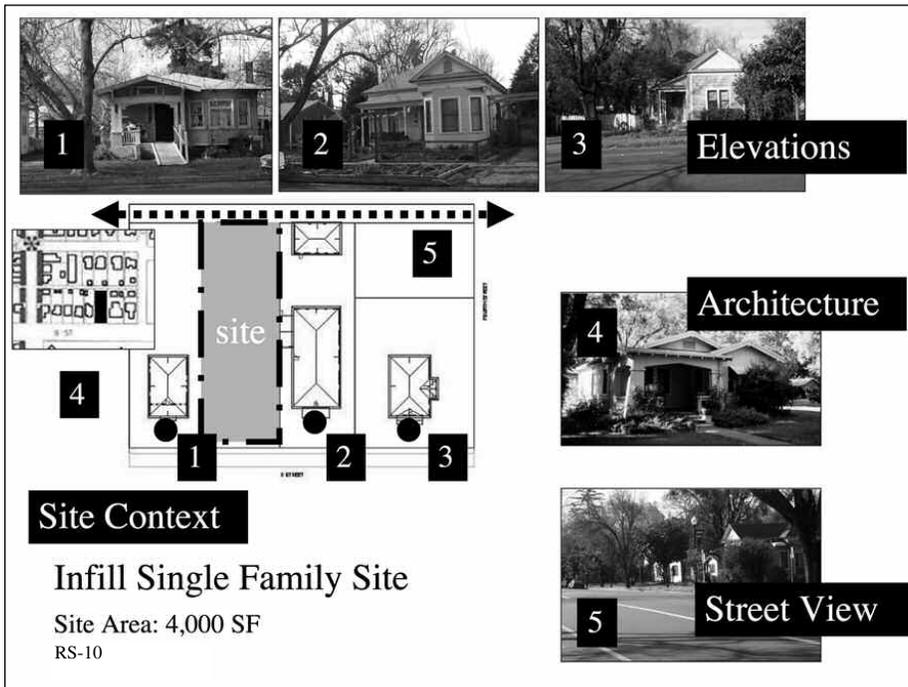
\*\* Additional information may be requested at the discretion of the Community Development Director

Three items are required for Tier 1 and 2 level concept review meetings. These include the context analysis board, preliminary concept(s), and design review checklist (page 54-55). Preliminary concept(s) can consist of preliminary site plan and elevations developed to a level that demonstrates how a project would respond to its neighborhood context and design guidelines.



Left:

This is an example of a context board for an infill subdivision. The board includes a neighborhood plan (aerial or map), photographs of the surrounding context including land uses, architecture, landscape, historic structures, and other important features. Existing, proposed and future site access for vehicles and pedestrian connections should be indicated.



Left:

This is an example of a context board for an infill single family house. The board should include a map of the neighborhood and block where the site is located. Photographs of the surrounding context including streetscape, architecture, landscape, historic structures, and other important features should be included.

### Context Analysis Board

Every concept review and design review application must provide a context analysis board. The board can be any size, but has to contain a map or plan indicating major site features (surrounding buildings, creeks, trees, views, slopes, etc.) and photographs of adjoining properties, block elevations and other information important to understand how a new project would fit the neighborhood. The City can help provide base maps and aerial photographs (for the cost of printing).

# Residential Development Standards Summary Table

17. 08.030 Residential Districts – Property Development Standards								NA=Not Applicable
Single Family Residential (RS), Single Family Infill (RI) and Traditional Residential Infill (RT) Districts are combined on the zoning map with the following development standards, based on General Plan density ranges and neighborhood development patterns.							Multi Family Res,	Comments and Additional Standards
	RS 40	RS 20 RI 20	RS 10 RI 10	RS 7 RI 7 RT 7	RS 5 RI 5 RT 5	RS 4 RI 4 RT 4	RM	
Density– dwelling units per acre	See General Plan density ranges applicable to property							(1)
Height - Principal building - stories/height in feet, whichever is more restrictive	2.5 / 30	2.5 / 30	2.5 / 30	2.5 / 30	2.5 / 30	2.5 / 30	3.0 / 35	Height may be increased up to 35 feet, or in RM Districts up to 40 feet with design review approval to implement design guidelines
Minimum Lot Area (square feet)	40,000	20,000	10,000	7,000	5,000	4,000	5,000	(2)
Lot Width (feet) at front setback line	100	70	70	60	50	45	50	(2) Lot widths of 60 feet or more may be reduced to not less than 50 feet on lots with divergent lot lines, such as cul de sac bulbs.
Lot Frontage (feet) at front property line	50	50	50	50	50	45	50	(2) Lot frontage may be reduced to not less than 40 feet on lots with divergent lot lines, such as cul de sac bulbs. Flag lots are exempt from frontage requirements. See flag lot standards.
Front Setback (feet)	30	30	20	20	20	20	20	(2), (3) In Districts where 50% of the lots along the block are improved with buildings, the front setback may be the average of the improved lots on one side of the street for the length of the block or standard setback, whichever is less.
Side Setback (feet)	30	30	20	15	15	15	15	(2), (3)
Side Yard (feet)	10	10	10	5/10*	5/10*	5/10*	5	(2) *5 feet one side; 10 feet one side
1 story								**The first story of the building shall be set in the required yard distance from the property line. Second and third story yard requirements may be met by stepping back the upper story/ies, except that RM sites adjacent to RS, RI or RT Districts shall also meet transition standards (See 17.08.040).
2-2.5 stories	15**	15**	15**	5/10*	5/10*	5/10*	10**	
3+ stories	NA	NA	NA	NA	NA	NA	15**	
Rear Yard (feet)	30	30	30	20	20	15	15/20*	*15 feet for 1 or 2 stories; 20 feet for 3 stories. Third story yard requirement may be met by stepping back the third story.
Usable Outdoor Area/unit, attached units (square feet).	NA	NA	NA	600	500	400	200	In private yards or common areas
Lot Coverage	20%	25%	30%	35%	45%	50%	50%	

(1) Densities shall conform to General Plan density ranges, except densities may be reduced in accordance with 17.08.050, and increased in accordance with density bonus (17.52) and, in RM Districts, density flexibility standards (17.52). Densities apply to residential uses; Floor Area Ratios apply to non residential uses. See 17.52 for calculation of Density and Floor Area Ratios.  
 (2) In RS 4, 5; RI 4, 5 and RT 4, 5 Districts and the RM District, standards may be modified with a Use Permit if project meets 17.52 Small Lot Development Standards.  
 (3) Also see standards for setbacks along new private and certain public streets (17.52 Pedestrian Friendly Street Standards).  
 NOTE: See Chapter 17.52 (Site and Use Regulations) for additional regulations pertaining to agricultural buffers, creeks and watercourses, historic preservation, wetlands and other site development standards. See Chapter 17.56 (Exceptions) for limited adjustments to zoning standards.

Above:

The table above is provided for easy reference of residential development standards. The table summarizes basic dimensional standards from the Napa Zoning Ordinance. As the Zoning Ordinance is periodically updated, be sure and check with the City on the most recent version.

## City Zoning Ordinance Updates

Periodically, the City updates the zoning ordinance and develops new submittal forms for all types of applications. Zoning requirements and the forms can be found on the City’s website.

## City Staff Support

City of Napa Planning Staff are located in the Community Services Building at 1600 First Street. They are available to answer any questions you may have about your housing project. You can call for an appointment or talk with someone at the counter.

Contact information:

Telephone: (707) 257-9530  
 Fax: (707) 257-9522  
 City Web Site: <http://www.cityofnapa.org>

**NAPA RESIDENTIAL GUIDELINES AND HILLSIDE DEVELOPMENT GUIDELINES**  
**Design Review Checklist for Single Family and Small Multi Family Projects**

Project Address \_\_\_\_\_ APN# \_\_\_\_\_

**Project Type**

- |  |  |
|--|--|
| <input type="checkbox"/> Single Family home on existing lot  | <input type="checkbox"/> 2-3 Unit Multi-Family   |
| <input type="checkbox"/> Upper story addition to an existing home (including upper story second units)   | <input type="checkbox"/> Relocation of any house |
| <input type="checkbox"/> In a :HS Hillside Overlay District, any addition to a single family house over 50% of the house size; new accessory structures or additions to existing accessory structures over 50% of the structure size |  |

Step 1: Context Analysis: Have you provided a Context Board?

**Step 2: Neighborhood Planning**

Identify the sections of the Neighborhood Design Guidelines that apply to your project:

- 2.1 Old Town Napa Neighborhoods \_\_\_\_\_  
 2.2 Evolving Infill Areas \_\_\_\_\_

**Step 3: Residential Design**

Identify the sections of the Architectural Design Guidelines that apply to your project:

(Also review Case Studies

- 3.1 Single Family Housing \_\_\_\_\_  
 3.2 Second Units \_\_\_\_\_  
 3.3 Multifamily \_\_\_\_\_  
 3.5 Additions to Existing Single Family Structures \_\_\_\_\_

From the contextual Guidelines in Steps 2 and 3, what design features should be included in the project?

- ∞ \_\_\_\_\_  
 ∞ \_\_\_\_\_  
 ∞ \_\_\_\_\_

**Step 4: FOR :HS HILLSIDE Properties only:**

Review the Hillside Development Guidelines sections re:

- |                         |                   |
|-------------------------|-------------------|
| Grading                 | Driveway Location |
| Building Site Placement | Building Design   |
| Landscape               |                   |

How has the project been designed to respond to the need to minimize grading, fit the project to the land, minimize visibility and site disturbance?

- ∞ \_\_\_\_\_  
 ∞ \_\_\_\_\_  
 ∞ \_\_\_\_\_

Design Review Checklist Continued

NAPA RESIDENTIAL DESIGN GUIDELINES AND HILLSIDE DEVELOPMENT GUIDELINES  
 Design Review Checklist for Subdivisions, Multi Family over 3 units and Mixed Use Projects

Project Address \_\_\_\_\_ APN# \_\_\_\_\_

Project Type

- |  |  |
|--|--|
| <input type="checkbox"/> Subdivision   | <input type="checkbox"/> Subdivision with home designs |
| <input type="checkbox"/> Multi Family, 4 or more units                       | <input type="checkbox"/> Mixed Use                     |
| <input type="checkbox"/> Check if :HS Hillside Overlay District also applies |  |

Step 1: Context Analysis: Have you provided a Context Board?

Step 2: Neighborhood Planning

Check the sections of the Neighborhood Design Guidelines that apply to your project:

- 2.1 Old Town Napa Neighborhoods \_\_\_\_\_
- 2.2 Evolving Infill Areas \_\_\_\_\_

Step 3: Residential Design

Check the sections of the Architectural Design Guidelines that apply to your project:  
 (Also review Case Studies )

- 3.1 Single Family Subdivisions \_\_\_\_\_
- 3.2 Second Units (if part of subdivision) \_\_\_\_\_
- 3.3 Multifamily \_\_\_\_\_
- 3.5 Mixed Use \_\_\_\_\_

From reviewing the Guidelines sections in Steps 2 and 3, what design features have been included in the project?

∞ \_\_\_\_\_

∞ \_\_\_\_\_

∞ \_\_\_\_\_

Step 4: FOR :HS HILLSIDE Properties only:

- Review the Hillside Development Guidelines sections re:
- |                         |                   |
|-------------------------|-------------------|
| Grading                 | Driveway Location |
| Building Site Placement | Building Design   |
| Landscaping             |                   |

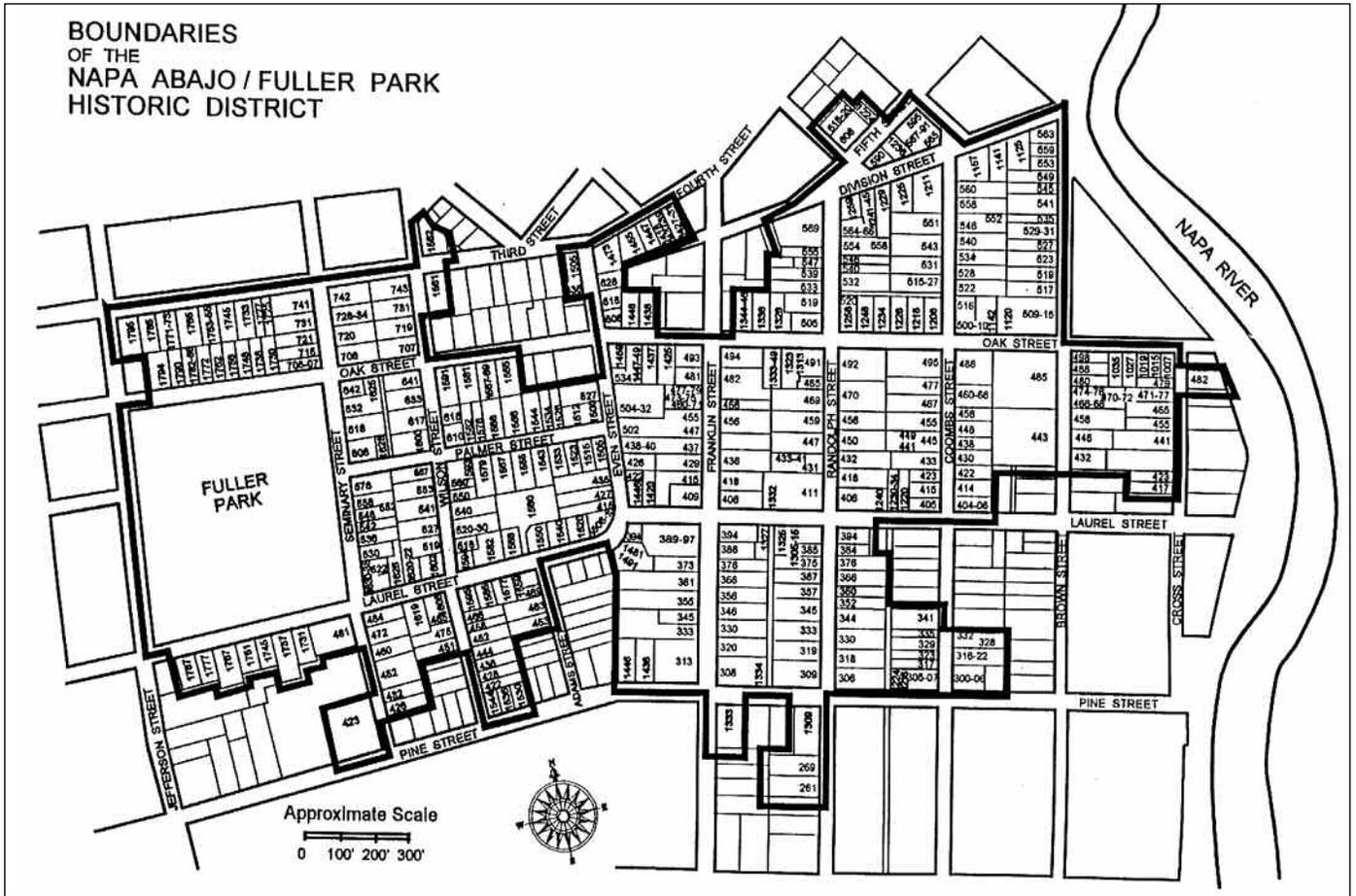
How has the project been designed to respond to the need to minimize grading, fit the project to the land, minimize visibility and site disturbance?

∞ \_\_\_\_\_

∞ \_\_\_\_\_

∞ \_\_\_\_\_

**BOUNDARIES  
OF THE  
NAPA ABAJO / FULLER PARK  
HISTORIC DISTRICT**



**Historic and Cultural Resources**

Napa's Historic Preservation Guidelines are to be used when developing infill housing in Napa's official historic districts and renovation of cultural and historic landmark properties. These projects also require review by the Cultural Heritage Commission. If your project contains a structure over 50 years-old or other potential cultural resources, you should request a current landmark properties list from the City. A map indicating the Napa Abajo/Fuller Park National Register Historic District can be found above. There are special guidelines for projects in the Napa Abajo/Fuller Park Historic District.

**Design Guidelines  
for the  
Napa Abajo/Fuller Park  
Historic District**

Napa, California  
February, 1998



# The Community Team Acknowledgements

**T**he Residential Design Guidelines emerged from an ongoing community process to update the General Plan and Housing Element. Many hours of staff, community, commission and City Council time has gone in to these proceeding efforts as well as in the preparation of these guidelines. The City wishes to acknowledge the following individuals for their contributions and leadership.

## **City Council**

Ed Henderson, Mayor  
Jill Techel, Vice Mayor  
David Crawford  
Harry Martin  
Kevin Block (2004)  
JoAnn Busenbark (2003)

## **Design Guidelines Working Group**

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## **Special Thanks**

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Builder's Focus Group; Morning, October 30, 2001  
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