



CHAPTER 1

LAND USE

INTRODUCTION

This chapter prescribes the pattern of land use in Napa and sets out the standards for future development and redevelopment. The chapter responds to the major issues by both prescribing where and how land should develop and by setting out policies and standards concerning land use, development, and environmental protection in Napa.

Users of this General Plan should understand the goals, policies, and standards are as important as the Land Use Diagram in representing the City's land use and development policy.

The chapter is divided into three major sections.

1. The first section explains the setting and defines the geographic references used in this General Plan.
2. The second section sets out the goals, policies, and implementation programs for existing and future development.
3. The third section describes and defines the land use designation system used in the Land Use Diagram.

Major Land Use Objectives

- A small-town atmosphere that enhances the residential character of existing neighborhoods.*
- New development that respects the character and form of existing neighborhoods and commercial areas.*
- A sustainable economy providing a level of goods, services, and jobs sufficient to support a community the size of Napa.*
- A balanced community where people have opportunities to both live and work, with a range of housing types to meet the needs of a variety of households and income levels in our community.*

This General Plan emphasizes Napa's commitment to containing urban development within the Rural Urban Limit (RUL). As a result, much of the new development will occur within existing neighborhoods and in areas with sensitive constraints (e.g., hillsides, floodplain). Given the diversity and quality of Napa's residential neighborhoods, the plan takes a focused approach to new development at the neighborhood level. This is reflected in the subareas, or "pods", shown on the Land Use Diagram, and in the policies themselves. The plan also seeks to ensure that continued commercial and industrial development are in keeping with the city's small-town character and appropriately located with respect to major services.

GEOGRAPHIC AREAS

The General Plan contains numerous references to the Rural Urban Limit and "planning areas". The following explains these geographic references.

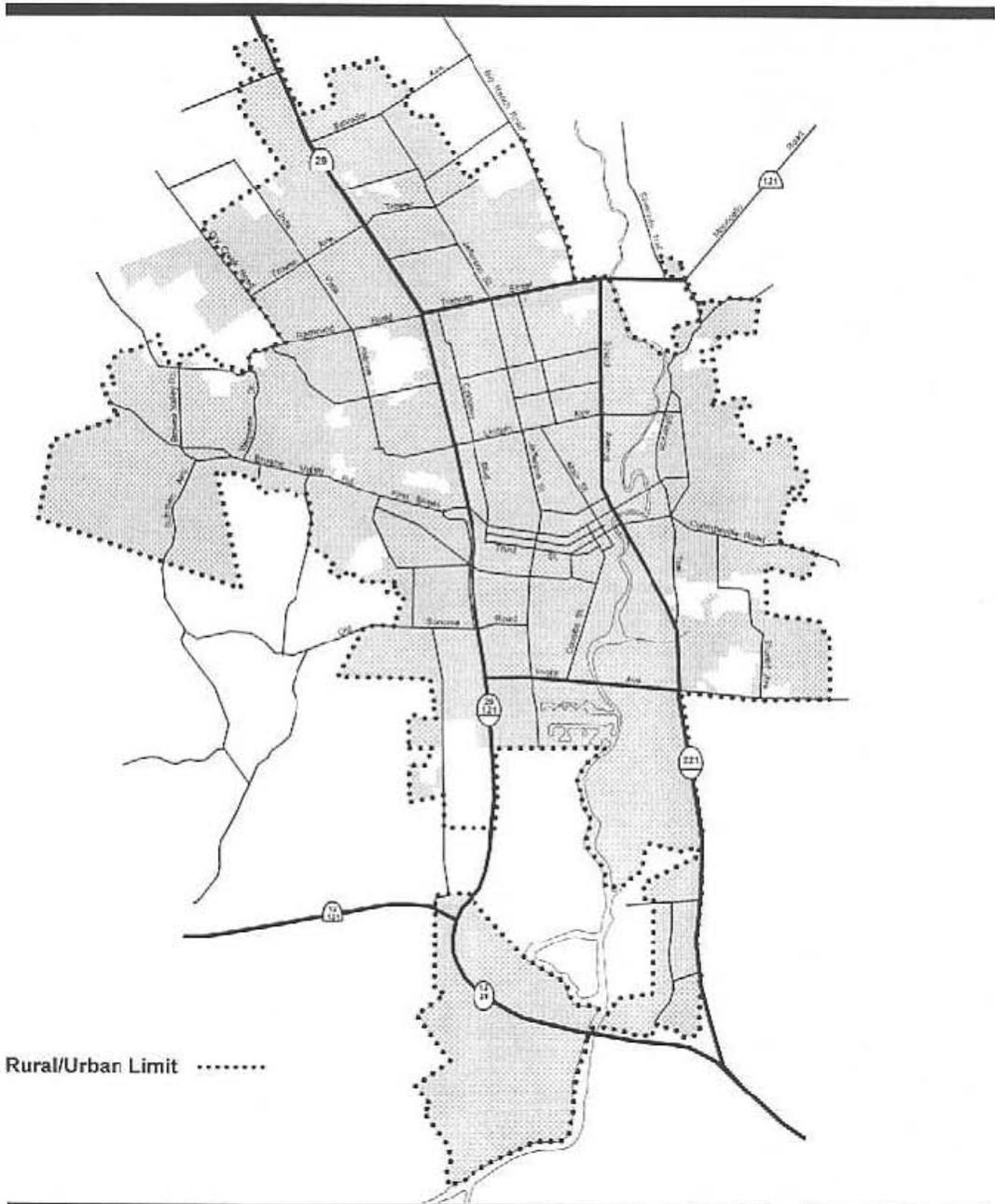
Rural Urban Limit

The General Plan addresses development and land management within the Rural Urban Limit (RUL). Figure 1-1 shows the boundaries of the RUL, which encompasses all land envisioned for urban development through the year 2020 and its relationship to the current (1995) sphere of influence (SOI) approved by the Napa County Local Agency Formation Commission (LAFCO).

In 1992, the City conducted a detailed land use and land availability inventory as the basis for the General Plan update. Table 1-1 summarizes the total land area within the RUL as designated in 1992.

As in most cities, residential development is the predominant use in Napa. Commercial areas, including retail and service uses (medical and real estate offices, barber shops, and the like) and various types of other commercial uses (wholesale, food processing), occupy approximately 963 acres, or 8 percent, of the RUL. Industrial areas, primarily in the southern part of the city, are about 454 acres, or 4 percent of the RUL.

Public, quasi-public, and public open space uses, including parks, City and County buildings, schools, transportation facilities, hospitals, and utilities, make up another 1,343 acres.



City of Napa General Plan Citvlim4.D54 12/98

Figure 1-1a

Incorporated Land & Rural Urban Limit (2020)

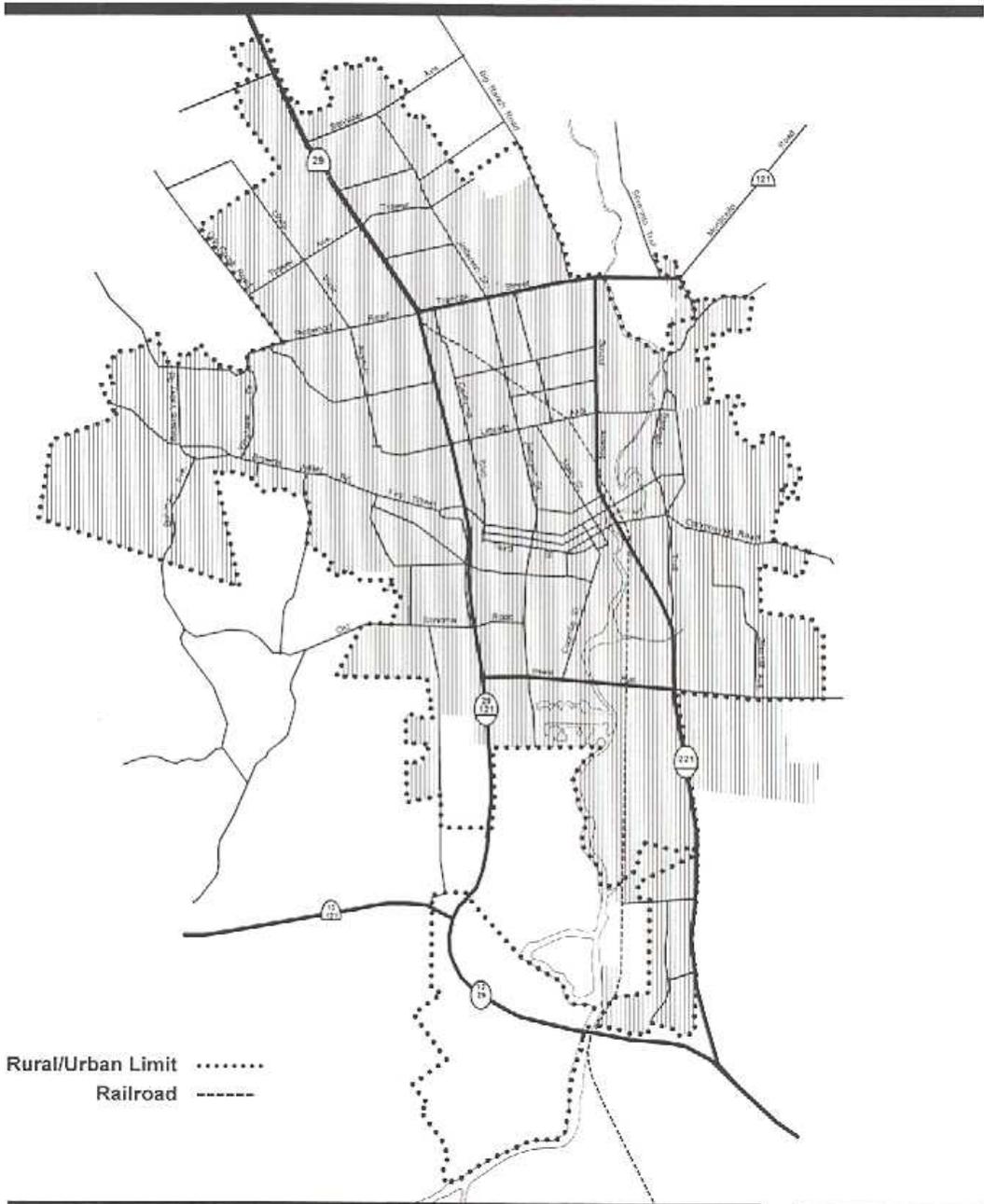
North 

City of Napa Incorporated land 

725' 1/2 Mile 1 Mile 3 Miles

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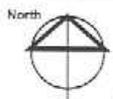


Rural/Urban Limit
 Railroad - - - - -

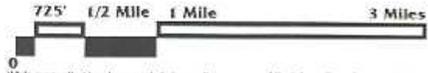
City of Napa General Plan Citylim3.D54 12/98

Figure 1-1b

**Rural Urban Limit (2020)
 and SOI (1995)**



Sphere of Influence [hatched box symbol]



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Undeveloped land includes vacant land and underutilized sites within the RUL. When combined, this acreage totals approximately 1,037 acres; however, only about half is considered suitable for development due to environmental constraints. When these factors are taken into consideration, usable land within the RUL is reduced to approximately five percent of the city's land area.

General Land Use Classifications	Acres	Percent of RUL
Residential	7,856	67%
Commercial	963	8%
Industrial	454	4%
Parks and Public/Quasi-Public	1,343	12%
Undeveloped/Agricultural	1,037	9%
Total	11,653	100%
Source: City of Napa Planning Department, based on 1986 General Plan		

Planning Areas

The area within the City of Napa's RUL is divided into 12 planning areas. Those areas are shown in Figure 1-2 and described in greater detail in the following subsections. Table 1-2 summarizes existing development and future potential by planning area.

1. Linda Vista Planning Area - The Linda Vista Planning Area is located in the northeastern quadrant of the city bounded by Redwood Road on the south, State Route 29 on the east and the RUL on the north and west. Until the early 1980s, the area was composed of a variety of semi-rural residential uses, scattered subdivisions and, along Solano Avenue, mobile or modular home parks. Development in the area was hindered by a lack of services and poor storm drainage. In the mid-1980s, a specific plan was prepared for much of the Linda Vista Planning Area and a significant portion of the city's growth in housing stock has occurred here in the past few years. With the exception of a few multi-family and modular housing sites and some

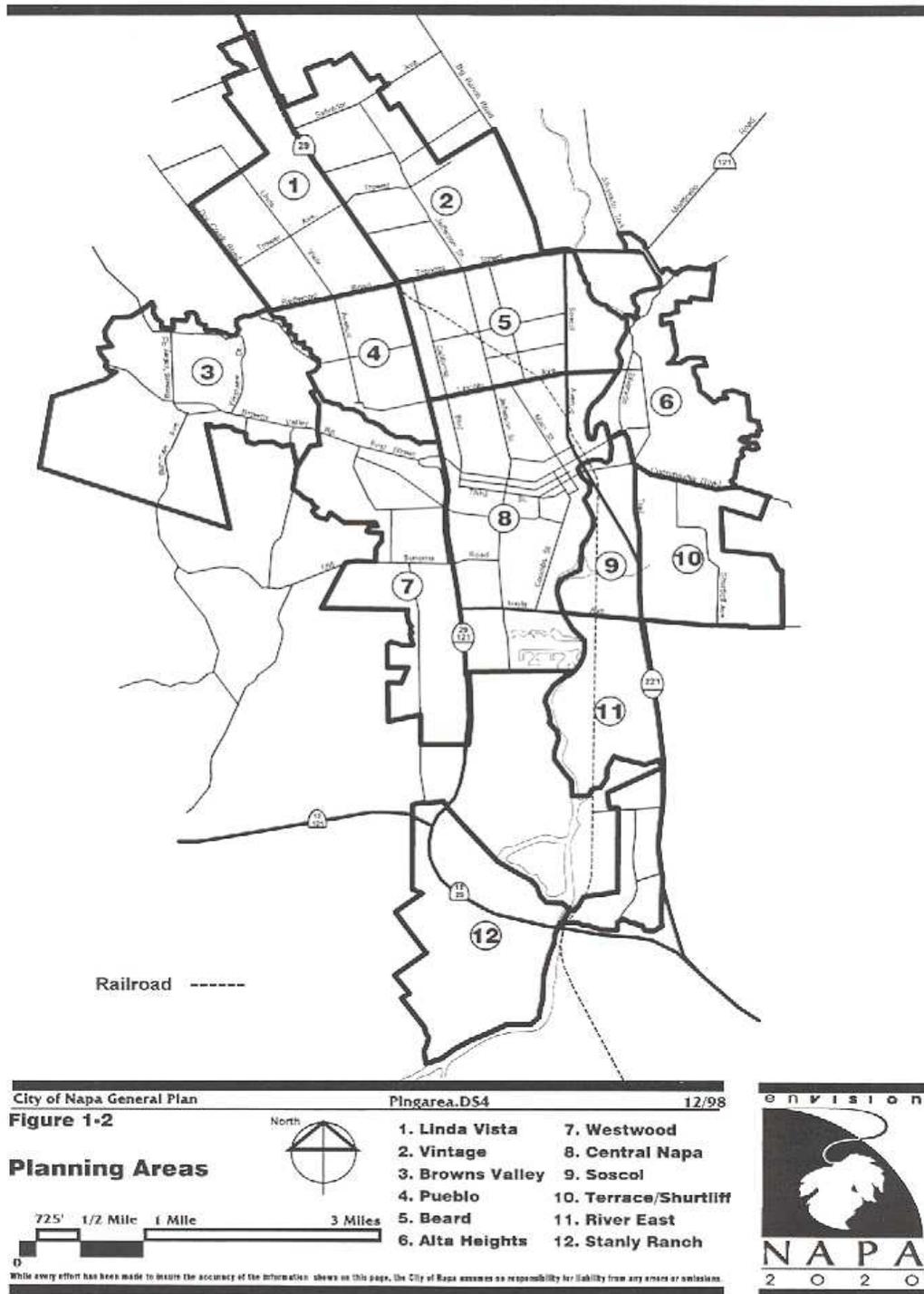
commercial uses along Solano, the area is now composed primarily of post-1970 single-family detached housing.

2. Vintage Planning Area - The Vintage Planning Area extends from Trancas Street to the city's northern border, east of State Route 29. The most westerly portions of the Planning Area developed in the 1950s and 1960s in single-family tract housing types. Somewhat lower density residential development has proceeded in the northwesterly portion of the Planning Area. Trancas Street, at its southern edge, is the city's largest retail area with several shopping centers. The City's only full service hospital, Queen of the Valley, is also located along Trancas Street. The southeast portion of the Planning Area contains some of the city's largest remaining tracts of undeveloped land. The Big Ranch Specific Plan adopted for this area calls generally for a mix of single family and multi-family housing types.

3. Browns Valley Planning Area - The Browns Valley Planning Area is located to the west of State Route 29, extending into valleys, canyons, and hills. This Planning Area has shared much of the post-1970 residential development with the Linda Vista and Vintage Planning Areas. Aside from a few townhouse developments, this area is composed almost exclusively of single family homes and larger estate homes in the hills. The area is served by a small commercial center located on Browns Valley Road. While there are still some large parcels of relatively undeveloped land, most of the remaining vacant land is highly constrained by steep hills, poor access, and a lack of services, especially water at higher elevations.

4. Pueblo Planning Area - The Pueblo Planning Area is delineated by Napa Creek on its southwestern edge, Redwood Road on the north and State Route 29 on the east. Most of this Planning Area was developed in the 1950s and 1960s and is primarily composed of single-family homes. Portions of the area retain the rural character of the original large-lot county subdivisions of one acre or more. The largest senior special needs housing development in the city is located near the center of this Planning Area. Scattered commercial and tourist uses are located along Solano Avenue.

5. Beard Planning Area - The Beard Planning Area is located between Lincoln Avenue on the south, State Route 29 to the west, Trancas Street to the North and the Napa River to the east. This area is probably one of the most difficult in Napa to characterize due to the variety of uses within it. Trancas Street, Jefferson Street, and Lincoln Avenue are all "commercial strips" within the Planning Area. Multi-family housing is found scattered throughout the area primarily on or near the major streets: Soscol, Trancas, Lincoln, Pueblo and



Jefferson. A light industrial area is located in the northwest corner, between California Boulevard and the State Route 29. The remainder of the Planning Area is composed primarily of a mix of single-family homes, including tract developments of the 1950s, 60s and 70s, traditional subdivisions dating back to before 1940, and large-lot subdivisions which occurred when much of this area was under the County's jurisdiction prior to 1960.

6. Alta Heights Planning Area - Alta Heights includes much of the northeastern portion of the city, west of the River and north of Coombsville Road. East of Silverado Trail, this area is composed primarily of modest single-family homes; housing types increase in size to estate dimensions farther up into the hills. Most of the housing in this Planning Area was built as individual homes on small to larger lots, rather than as large tract subdivisions. The homes range in age from the early 1900s to modern (1990s). West of Silverado Trail, the area nearest the river is composed of single and multi-family homes in a range of ages. Some larger underdeveloped sites along the river are highly constrained by potential flooding. There is also some largely-vacant land on the eastern edges of the Planning Area, much of which is constrained by topography and lack of services.

7. Westwood Planning Area - The Westwood Planning Area is bounded by Napa Creek in the north, State Route 29 on the east, the hills to the west, and the RUL to the south, generally, much of the city's southwestern area. The area between First Street and Imola is mostly developed with modest ranch-style single-family tract homes developed between the 1940s and 1960s. Larger single-family homes are found in the hills on the western edge of the Planning Area. Newer multi-family and townhouse development is found along the major streets: First Street, Freeway Drive, Old Sonoma Road, and along Foster Road. This Planning Area also contains some of the city's largest remaining tracts of developable vacant land, especially at the southern edge. There are also larger parcels of more constrained undeveloped land in the hills in the western portions of this Planning Area. A new factory outlet center has recently revived a moribund shopping center located at First Street and Freeway Drive adjacent to SR 29.

8. The Central Planning Area - The city's downtown and the historic residential neighborhoods that surround the downtown in a traditional gridiron pattern have been delineated as the Central Planning Area. These older neighborhoods are sometimes referred to collectively as "Old Town," an area generally extending from Imola Avenue on the south to Lincoln Avenue in the north. Old Town includes many 19th century residences, some of which are listed on the National Register of Historic Places. Several of the larger of these stately homes have been

converted to bed-and-breakfast inns.

The Central Planning Area also includes higher density housing, particularly east of Franklin Street. The housing in this area is a mix of small apartment complexes and older homes, some of which have been converted to multi-family use. Duplexes and triplexes, many of which were converted from older single-family homes, are scattered throughout the Planning Area but are especially abundant in the northern portion.

At the heart of the Central Planning Area is downtown. Downtown is the governmental and cultural center of the city, containing most County and City governmental offices as well as the traditional downtown retail center along First, Second, and Third Streets. Downtown developed along the river west of Soscol beginning in 1850s and some remaining older buildings date from the 1880s. A redevelopment project in the 1970s and 1980s led to the development of a new retail shopping "mall" between First and Pearl Streets.

Extending north, just east of Soscol Avenue, is an older industrial section of the city, still used for variety of light industrial uses (e.g., auto repair and related uses, machine shops, woodworking.)

9. Soscol Planning Area - The Soscol Planning Area is a largely underdeveloped area located just east of the Napa River bounded by Imola on the south, Pearl Street on the north, with Soscol Avenue and Silverado Trail on the west. Closest to downtown, between Pearl and Third, this area includes a mix of very old and newer homes, duplexes, mixed commercial uses and remnant industrial uses. Older industrial uses also extend south, between the River and Soscol Avenue. Most of this planning area is highly constrained by potential flooding. Because new development triggers the requirement to meet high cost flood mitigation standards, there has been very little new investment in the older stock of industrial and other uses located in this area. The flooding concern has also prevented development on some of the larger vacant parcels closest to the river.

In addition to older industrial uses, much of the city's auto-related services are located along Soscol Avenue, as well as new and used car lots and auto repair services. The State-owned Napa County Exposition fairgrounds are also located in this Planning Area between Silverado Trail and Soscol Avenue, south of Third Street. A major new commercial shopping center is near completion (1998) at the southeastern tip of this area at the northwest corner of Soscol and Imola Avenues.

10. Terrace/Shurtleff Planning Area - The Terrace Shurtleff Planning Area is located in the

southeastern portion of the city extending east of Soscol/Silverado Trail and south of Coombsville Road to Imola Avenue. This area is comprised primarily of a mix of single-family homes built since the 1940s, recent small-to medium-size residential tract development, and some multi-family housing located along major streets and scattered elsewhere in the Planning Area. Some medium-size (5 to 10 acres) and smaller undeveloped parcels exist in the Planning Area, especially along Silverado Trail. The area is a patchwork of unincorporated islands within the RUL and the area remains partially developed and somewhat rural (older one-acre or larger lot subdivisions) based on the pattern that developed under the County's jurisdiction.

11. River East Planning Area - Located at the southern tip of the city, primarily extending west of the Napa/Vallejo Highway to the Napa River, is the River East Planning Area. Napa Valley Community College and the city's largest park (Kennedy Park) are two major public facilities found in this Planning Area. A "corporate business park" is also found near the southern end of this Planning Area.

12. Stanly Ranch Planning Area - The Stanly Ranch Planning Area is located at the southwestern end of the city, primarily west of SR 29 and south of SR 12/121. This area was annexed to the city in two phases in the 1950's and 1960's, but has remained undeveloped and constitutes the largest single area of vacant land remaining within the RUL. The Planning Area includes the larger acreage of the Stanly Ranch property as well as two smaller parcels on the north side of SR 12/121 along Golden Gate Drive. One of the smaller parcels is owned by the City and designated as parkland and the other is privately owned.

The area lies outside LAFCO's adopted Sphere of Influence for the City of Napa and the current service boundaries of the Napa Sanitation District. The 1982 General Plan designated this property as "Study Area" (SA), with the understanding that further evaluation of land use alternatives, development constraints and service

availability would be needed before establishing land use designations and specific policies for the area. In 1991, the City Council approved a cooperative planning effort between the property owners of the land and the City to prepare a Specific Plan for the Stanly Ranch.

The Environmental Analysis prepared for this General Plan considered a development for scenario for the Stanly Ranch based on Specific Plan alternatives prepared prior to 1996. The development scenario included: a destination resort comprising 300 lodging units, with conference, meeting room, and related facilities; an 18 hole golf course and clubhouse with recreational amenities; up to 600 homes; a commercial wine center, small winery; and public amenities such as a wetland habitat, an interpretive wildlife center located by the Napa River, public access and boat dock, a connection to the Bay Area Trail, and deed-restricted open space. This potential intensity of development was considered in the modeling efforts for traffic and other impacts, on a city-wide program level.

Concurrent with the hearings on this General Plan, the City is processing an application for a Specific Plan for the Stanly Ranch. The Draft EIR was sent to the State Clearinghouse to establish a public review period beginning August 7, 1998; hearings on the project are anticipated to take place in November or December 1998.

Since a detailed planning effort is underway for the Stanly Ranch, the SA-Study Area designation and related policies of the 1982 General Plan will be carried forward for the Stanly Ranch Planning Area. Future land use decisions made on the Specific Plan application will be adopted as amendments to this General Plan.

Note: In 2003, the City Council approved a General Plan Amendment redesignating the Stanly Ranch to RA Resource Area. In 2003, LAFCO's Sphere of Influence was revised to include Stanly Ranch, as well as other unincorporated lands within the City's Rural Urban Limit.

Table 1-2					
SUMMARY OF DEVELOPMENT POTENTIAL BY PLANNING AREA					
Planning Area		Residential (Dwelling Units)		Commercial/Industrial (Sq. Ft.)	
		Existing*	Additional	Existing*	Additional
1	Linda Vista	2,752	1,277	247,365	111,524
2	Vintage	3,189	1,611	555,629	157,494
3	Browns Valley	2,329	609	27,425	8,584
4	Pueblo	2,157	212	96,935	36,402
5	Beard	3,884	623	1,050,914	322,523
6	Alta Heights	1,406	296	14,405	16,345
7	Westwood	3,301	927	392,869	273,465
8	Central Napa	5,765	844	2,997,572	681,579
9	Soscol	121	108	625,142	387,208
10	Terrace/Shurtleff	2,193	733	103,319	52,736
11	River East	0	0	892,641	1,014,794
12	Stanly Ranch	1	600	0	109,314
Total		27,098	7,840	7,004,216	3,171,968
*April 1994 Source: City of Napa Planning Department					

GOALS, POLICIES AND IMPLEMENTATION MEASURES

The overall focus of this section is on setting standards and policies for future development and redevelopment in Napa, focusing on growth that is consistent with the city's small-town qualities and neighborhood character, and providing for continued open space.

This section is organized under the following major headings;

- Community Character and Identity
- Rural Urban Limit
- Growth Management
- Residential Neighborhoods
- Economic Development/Nonresidential Development
 - Commercial
 - Downtown
 - Industrial
 - Mixed Use
- Napa River
- Urban Form and Open Space
- Economic Development Strategies

COMMUNITY CHARACTER AND IDENTITY

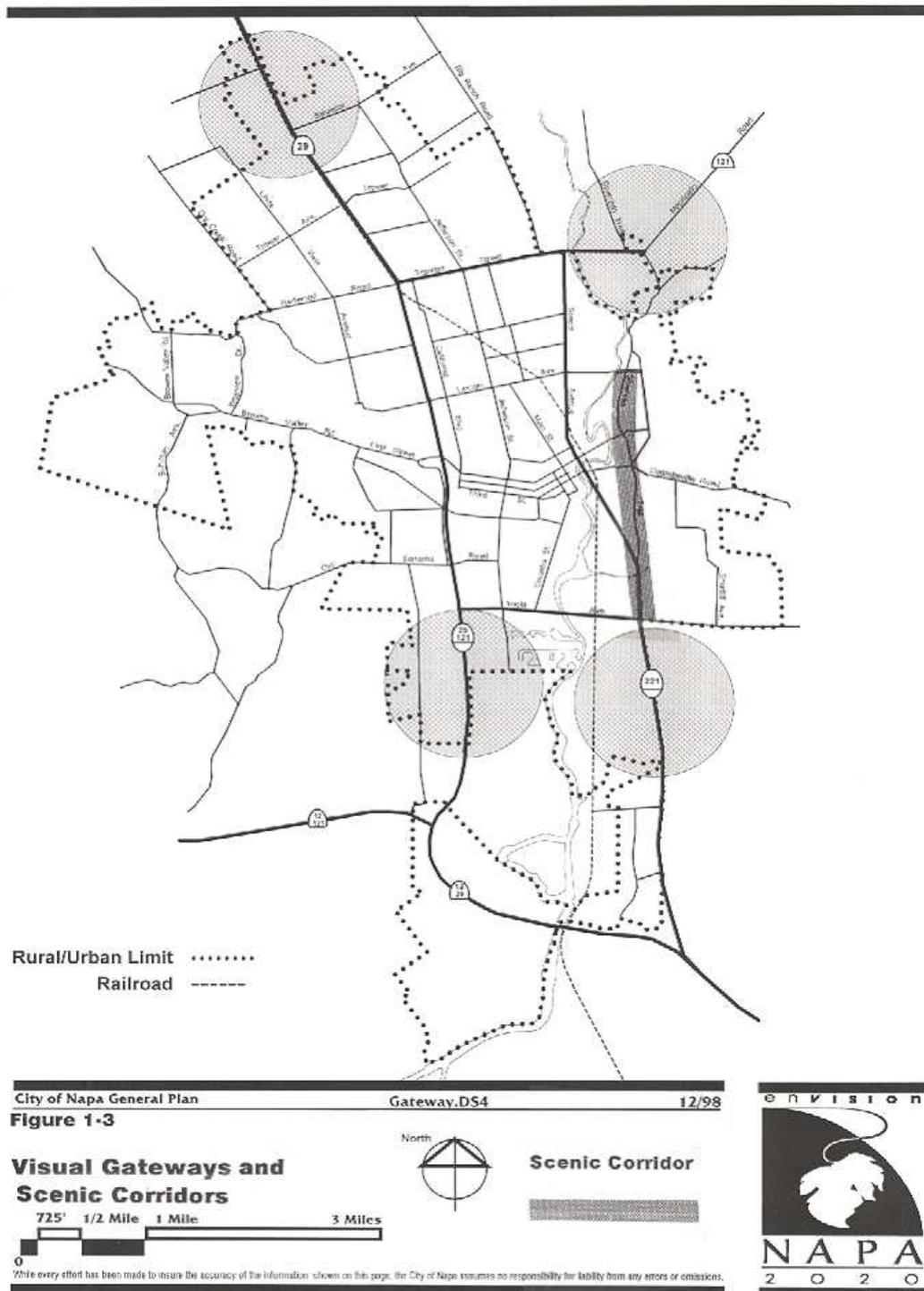
While Napa by most measures is a medium-sized city, residents typically think of Napa as a small town. The city's small-town character and qualities are important to its identity. Key elements of Napa's small-town qualities are its stable and friendly neighborhoods, the mix of housing types and sizes, local schools, and a traditional central downtown. Napa has a significant resource in its historic buildings and cultural assets. The surrounding open space is visible from almost everywhere in the city, and separates the community from other areas.

Goals, policies, and implementation programs throughout the General Plan focus on preserving and enhancing Napa's special community identity by managing future growth, maintaining the qualities of its neighborhoods, providing for maintenance of surrounding open space. This section also recognizes and urges particular actions to protect the city's gateways and its historic resources which contribute to its identity. (*Also see Appendix F, Open Space Action Program*)

GOAL LU-1 To maintain and enhance Napa's small-town qualities and unique community identity.

POLICIES

- LU-1.1 The City shall maintain the Rural Urban Limit (RUL) and Greenbelt designation to define the extent of urban development through the year 2020 and to provide for the maintenance of the city's surrounding open space/agriculture to separate Napa from other communities.
- LU-1.2 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-1.3 The City shall recognize downtown as an important asset of the city and seek to strengthen and revitalize it.
- LU-1.4 The City shall recognize the importance of historic properties, districts, and aesthetic resources as contributors to the city's identity. *See also Chapter 6, Historic Resources and Chapter 7, Natural Resources.*
- LU-1.5 The City shall refine the locations and concept of the key gateways to the city identified in Figure 1-3, and shall establish gateway and scenic corridor design guidelines for both public and private development to ensure attractive entrances to the city. Greenways, open space, riparian corridors, wetland areas and agricultural land shall be considered as important components when they exist in gateway locations.
- LU-1.6 The City shall designate SR 29, SR 121, and SR 221 as scenic corridors. The City shall endeavor to improve the scenic character of these roads through undergrounding of utilities, increased landscaping, street tree planting, and other improvements.
- LU-1.7 The City shall enhance the Napa River as a natural corridor and recreational spine connecting neighborhoods, employment areas, and other destinations. (*See Chapter 5, Parks and Recreation*).



- LU-1.8 The City shall strive to preserve its urban forest by maintaining its street tree program and encouraging the preservation of trees on private property.
- LU-1.9 The City shall support cooperative planning with other Napa County jurisdictions to achieve common interests.
- LU-1.10 The City shall work with the County to identify revenue-sharing opportunities.

IMPLEMENTATION PROGRAMS

LU-1.A The City shall initiate further study to: 1) define gateway locations, with consideration to the importance of all entrances to the city; and, 2) prepare and adopt gateway design guidelines for private and public development at the key gateway and scenic locations.

Responsibility: Planning Department;
Redevelopment and
Economic Development
Coordinator;
City Council
Time Frame: FY 03-05

LU-1.B The City shall revise the Zoning Ordinance to include a Scenic Corridor Overlay Zone to apply to the scenic corridors identified in Policy LU-1.5.

Responsibility: Planning Department;
Planning Commission;
City Council
Time Frame: FY 05-07

LU-1.C The City shall identify other major streets in the City which are important to the city's character, history, and identity (e.g., Soscol Avenue) and establish corridor streetscape design guidelines that will address adjacent land uses, signage, landscaping, street tree planting, and placement of public parking along these designated corridors.

Responsibility: Planning Department;
Cultural Heritage
Commission;
City Council
Time Frame: FY 05-07

RURAL URBAN LIMIT

Napa has a long history as a self-contained city with its own industry, a diverse population, and a full range of services. In the 1970s, the residents of Napa felt that the character of their community was threatened by unrestrained development. Fueled by a burgeoning regional economy, communities throughout the Bay Area were sprawling onto irreplaceable agricultural land as pressures for development spread from the larger core cities. Previously distinct cities were blending together into undistinguishable suburbs.

Napa was perhaps the first city in the region to act to protect its agricultural, small-town heritage. In 1973 the voters established the basis for what became the Rural Urban Limit line (RUL), an urban growth boundary identifying a limited area subject to urban development. The RUL has remained in place, virtually unchanged, for the past 20 years. County initiatives and policy have cooperated in preserving the integrity of the RUL.

This plan retains the RUL virtually unchanged for the next 25 years. A critical element to making the RUL successful is continuing cooperation with the County and neighboring cities in protecting surrounding open space lands, which is promoted by various policies throughout this plan. Maintenance of the Greenbelt designation on lands outside the RUL furthers the General Plan objectives for protecting open space lands.

GOAL To maintain the Rural Urban Limit (RUL) to contain urban development and support Napa County's agricultural and other resource uses.
LU-2

POLICIES

LU-2.1 The Rural Urban Limit (RUL) shall define the extent of urban development through the year 2020.

LU-2.2 The City shall continue to cooperate with the County to ensure that land proposed for development within the RUL is annexed to the city, and land outside of the RUL is conserved primarily for agriculture and other resource and open space uses.

See Chapter 10, Administration, for criteria for considering any General Plan amendments that would modify the RUL.

GROWTH MANAGEMENT

As a result of Napa's RUL and other strategies, growth in Napa has been relatively slow by the standards of other communities on the fringe of the Bay Area. Rather than the 4 to 5 percent annual growth rates experienced by such communities as Fairfield or Vacaville, the city of Napa's housing stock grew at an annual average rate of 1.3 percent between 1980 and 1990, a rate comparable to the average for the Bay Area as a whole.

The RUL generally contains the incorporated lands of the city of Napa and "county pockets" where residents have declined to become incorporated into the city, even though these areas are surrounded by land under City jurisdiction.

Outside the city limits but still within the RUL is undeveloped land ultimately planned for development, such as the Big Ranch area, along with areas of unincorporated development.

To preserve its diversity and its economic vitality while limiting the city's outward expansion, the plan establishes a growth monitoring and management program.

GOAL To maintain an even rate of development within the RUL over the time frame of the General Plan.
LU-3

POLICIES

- LU-3.1 The City shall prezone unincorporated land within the RUL to ensure the orderly transition of land uses within the city's urbanizable area.
- LU-3.2 To minimize urban/rural conflicts (e.g., pesticides, odors, noise, vandalism, feral pets), the City shall ensure a buffer is provided (agricultural setback) between residential uses on the periphery of the RUL and productive agricultural land outside the RUL.
- LU-3.3 *(deleted 12/4/01; R2001 274)*
- LU-3.3 The City shall endeavor to maintain an even rate of development within the RUL over the plan period.
- LU-3.4 The City shall provide for the efficient development and redevelopment of land

within the RUL in order to allow job and housing growth through the end of the planning period.

- LU-3.5 The City shall program land uses so as to maximize the use of available public facilities and minimize the need for new facilities.
- LU-3.6 The City shall maintain adequate supply of land designated for residential uses to accommodate the plan's projected population growth. To this end, the City shall monitor the ability of the plan to achieve this growth through such means as monitoring of plan changes from residential to nonresidential designations, preparation and review of annual growth management reports, and other measures as appropriate, and shall undertake responsive actions as necessary.
- LU-3.7 The City shall monitor county employment and housing development trends to evaluate their impacts on the city's jobs/housing balance.
- LU-3.8 The City shall coordinate growth and development with surrounding jurisdictions, the Local Agency Formation Commission (LAFCO), Congestion Management Agency, Napa County Flood Control District, and other agencies as appropriate to maintain open space between communities and promote common goals.
- LU-3.9 The City shall encourage the use of special committees, joint boards, and other efforts to coordinate the management of growth and development, especially in relation to jobs/housing balance, transportation, and flood control issues.

IMPLEMENTATION PROGRAMS

- LU-3.A The City shall work with LAFCO to complete a sphere study and establish a revised sphere of influence consistent with the city's RUL, LAFCO laws, and applicable criteria.
 Responsibility: City Council;
 Planning Department
 Time Frame: FY 99-03
- LU-3.B The City shall institute a development monitoring program that will include annual growth monitoring reports to the City

Council covering the rate, type and amount of residential, commercial, and industrial activity, comparing the rate to the previous one- and five-year periods.

Responsibility: City Council;
Planning Department
Time Frame: Annually

LU-3.C The City shall prepare projections of future absorption rates and employment development to guide future City Council policy.

Responsibility: City Council;
Redevelopment and
Economic Development
Coordinator
Time Frame: Annually

LU-3.D The City shall review and strengthen its agricultural buffer standards (landscape buffer widths, plant materials within the landscape buffer and setback distances) to address new concerns such as Pierce’s disease and to assure it continues to meet its purpose of minimizing conflicts between agricultural and urban residential uses. (amend 12/4/02; R2001 274)

Responsibility: City Council;
Planning Department
Time Frame: FY 2001-2002

RESIDENTIAL NEIGHBORHOODS

Napa includes residents from all walks of life and a diverse housing stock to meet their needs. According to California Department of Finance estimates, of the city’s 26,577 homes (1995), 62 percent were single-family detached homes, 25 percent were multiple family units, 7 percent attached single-family homes and another 5 percent mobile homes. The city’s housing stock ranges from the merchant mansions built in the late 1800s in the "Old Town" area near downtown, to the working class cottages of the early 1900s, to the traditional ranch style subdivisions of the 1950s and 60s, to the large custom homes of the 1990s. Multi-family housing is found in different areas of the city, with most concentrated along major streets such as Soscol and Freeway Drive. Mobile home parks are also found throughout the city as are a variety of residential care facilities for the elderly.

Perhaps the strongest sentiment to arise from the extensive public outreach program conducted during the General Plan update process was the community’s desire to conserve the character of existing neighborhoods.

Accompanying the desire to conserve neighborhood character was the desire to ensure that the diversity of housing types and people that characterizes Napa today would be retained into the future.

The approach to neighborhood conservation used in this General Plan focuses on first identifying the special physical characteristics that define a neighborhood, and then applying strategies which conserve those qualities.

The plan strongly encourages new infill development to be patterned after existing nearby development; consistency with the design characteristics of the adjacent neighborhood is especially important.

Each city neighborhood is classified as one of seven neighborhood "types." Many factors were considered in defining those types: the age and type of homes, the relationship of homes to the street, and the diversity or homogeneity of housing styles. Some areas are highly diverse; other areas are homogenous where highly divergent styles would disrupt that neighborhood pattern. These seven typologies are summarized in Table 1-3 and explained more thoroughly in Appendix B.

Neighborhoods are further subdivided into “pods”, smaller geographic units that are described in the Land Use Diagram with specific density standards. By requiring that new development conform to a few defining neighborhood characteristics and requiring that the density of new development be within specified ranges similar to existing development, the land use plan ensures that future infill development is consistent with the character of the surrounding neighborhood, while allowing enough flexibility to ensure that each new home need not look exactly like its neighbors.

Major new undeveloped areas (i.e., Big Ranch) include designations based on specific plans that have been adopted during the General Plan update process.

Table 1-3	
NEIGHBORHOOD TYPOLOGIES	
TYPE A Post War Tract Subdivisions	Characterized by uniformity in platting patterns, street designs, building types, and relationship of home to lot (i.e., uniform setbacks).
TYPE B Estate Residential	Characterized by platting patterns with large, regularly shaped lots and custom homes that vary in lot placement and structural and landscape design. The pattern of these areas was generally established through subdivision of large tracts of vacant land. Irregular lot configurations and curvilinear street systems are a result of topography and other natural constraints.
TYPE C Period Tract Subdivisions	Characterized by homogeneous platting patterns of lots up to one-half acre along gridiron or curvilinear streets. Include some diversity of building types and maintenance levels since structures were developed over time.
TYPE D Ranchettes	Land divided over time through multiple land partition actions. Include a large number of irregularly shaped and/or sized lots, typically from one to five acres in size. Diversity in physical neighborhood character factors (e.g., varying architectural style and period). Often lack public improvements such as streetscaping and sidewalks.
TYPE E Deep Lot Subdivisions	Characterized by large, regularly-shaped lots that are most often developed with post-1950 homes. Lot width to depth ratios typically exceed 1:3. Development patterns generally include regular individual lot setbacks and house sizes. Street patterns are usually gridiron and are often narrow.
TYPE F Traditional Neighborhoods	Characterized by small lots laid out in a predominantly gridiron pattern; radial streets and alley may also be included in the street grid. These areas were typically platted before the 1930s, with “period” architecture. Uses include a mix of housing types.
TYPE G Attached Unit Residential	Dominated by residential uses other than single-family detached homes; primarily attached unit residential structures that vary in scale from concentrations of duplexes and triplexes through areas dominated by apartment and condominium/townhome development. Irregular platting patterns and lot sizes, often with extensive public and private improvements.

GOAL To preserve and enhance the residential character of existing neighborhoods and provide for new residential development consistent with the city's character and urban form.

LU-4

POLICIES

- LU-4.1 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 preclude the achievement of the minimum density; unless density bonuses are granted; or unless, in Multi Family Residential areas, housing policy H-1.7 permits density flexibility within the Multi Family range), and to be consistent with the general neighborhood typology (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. (*amend 12/4/02; R2001 274*)
- LU-4.2 The City shall allow for convenient supporting services and alternative residential types to meet special needs by permitting recreational uses, public and quasi-public uses, churches, day care and congregate living facilities, and single room occupancy units in residentially-designated areas, when they meet the standards for development that protect neighborhood character.
- LU-4.3 The City shall encourage the development of housing for the elderly, disabled, and low-income households in every planning area with residential Pods, where the City determines the development is compatible with surrounding land uses and where site conditions and service capabilities permit. Sites considered especially appropriate for these uses are those accessible to transit, commercial, and medical services. Planned developments, condominiums, and mobile home parks are considered to have unique, self-contained development patterns that can be designed with little impact on the existing development pattern.
- LU-4.4 The City shall grant density bonuses and other incentives to encourage development of housing affordable to low-income households (as described in the Housing Element).

- LU-4.5 The City shall allow development of attached units in the Single Family Infill (SFI) and Traditional Residential (TRI) land use designations and encourage units that will provide housing affordable to elderly, disabled, or low income persons when such units are compatible with the design characteristics of surrounding residential uses.
- LU-4.6 The City shall establish non-density incentives (e.g., streamlined permitting, specific plans, public-private partnerships) to encourage the private sector to develop infill projects.
- LU-4.7 The City shall use systematic code enforcement, cooperative neighborhood improvement programs, and other available incentives, regulatory measures, and enforcement tools to maintain and improve neighborhoods, focusing on neighborhoods identified as high priority.
- LU-4.8 The City shall continue to solicit active neighborhood participation in addressing neighborhood problems such as graffiti, vandalism, and poor property maintenance.
- LU-4.9 The City shall seek to eliminate incompatible land uses or blighting influences from residential neighborhoods through targeted code enforcement and other available regulatory measures.
- LU-4.10 The City shall require the preparation and adoption of specific plans for large areas of undeveloped land or areas with special infrastructure or financing considerations.
- LU-4.11 The City shall continue to recognize the benefit of its street trees to the quality of life and character of its residential neighborhoods. (*See Chapter 5, Parks and Recreation*).

IMPLEMENTATION PROGRAMS

- LU-4.A The City shall revise the Zoning Ordinance to conform to the land use intensity and residential pattern descriptions of the General Plan.
- Responsibility: Planning Department;
Planning Commission;
City Council
- Time Frame: FY 99-03

LU-4.B The City shall prepare residential development guidelines to implement the neighborhood typology 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.

Responsibility: Planning Department
Time Frame: FY 99-03

LU-4.C The City shall investigate the adoption of a rental unit licensing fee for rental units and boarding houses in the city for purposes of generating funds to support city neighborhood improvement programs in the areas where rental and boarding units are located.

Responsibility: Finance Department;
City Council
Time Frame: FY 99-03

LU-4.D The City shall establish criteria to identify neighborhoods, or parts thereof, that require improvements and services, and prepare a list of these areas ranked by priority.

Responsibility: Neighborhood Improvement Team;
City Council
Time Frame: FY 99-03

LU-4.E The City shall investigate the possibility for the adoption of operational standards for rental properties, including boarding houses, in the interest of maintaining the health, safety and welfare of renters and the surrounding neighborhoods.

Responsibility: Housing Authority;
City Council
Time Frame: FY 03-05

LU-4.F The City shall review the non-conforming provisions of the Zoning Ordinance (NMC § 17.82) and consider provisions for amortization of legal non-conforming uses and structures that may be incompatible with or severely impact residential, commercial or industrial areas.

Responsibility: Planning Department;
Planning Commission;
City Council
Time Frame: FY 03-05

NONRESIDENTIAL DEVELOPMENT

Napa's competitive strength which draws businesses and industries to this community lies primarily in its proximity to a growing and healthy Bay Area economy, while having a high quality environment and "small town" character.

Many of the policies in this plan seek to protect both the city's character and its environment. The plan also, however, carefully delineates where new economic growth is possible and desirable: in downtown, in Napa Valley Corporate Park, and in other identified areas throughout the community. The plan also allows for a wide variety of industries: high-tech industries in the corporate park, some traditional industrial uses at the south end of the city; lighter industry in some of the traditional industrial areas near downtown; office/commercial uses in downtown, and tourism in downtown and elsewhere.

The plan responds to Napa's local shopping, entertainment, and service needs by allowing greater flexibility to locate some local serving uses near existing neighborhoods, while continuing to promote downtown as the cultural, governmental, specialty retail, and tourism hub of the city. The economic vitality of the community also relies on the strength and diversity of existing businesses. The plan supports programs that retain and enhance these businesses. Finally, critical elements for local economic well-being are policies oriented toward strengthening the partnership between local business and city government.

The plan encourages a balanced and vibrant local economy by:

- Building on Napa's competitive strengths as a place to do business;
- Promoting compatible commercial development to meet the shopping, entertainment, and service needs of Napa's residents;
- Encouraging appropriate jobs for its residents; and
- Retaining and enhancing existing businesses

These are expressed in the subsections that follow, addressing the various kinds of nonresidential development and general economic development techniques.

COMMERCIAL DEVELOPMENT

Napa's commercial land uses provide shopping and employment opportunities for its residents, employees, and visitors. Major commercial centers include downtown, the Soscol Avenue auto row, and commercial development along the city's major corridors.

The plan provides for a variety of commercial areas

conveniently located to meet the shopping, entertainment, and service needs of Napa residents.

GOAL To encourage attractive, well-located commercial development to serve the needs of Napa residents, workers, and visitors.
LU-5

POLICIES

- LU-5.1 The City shall seek to improve the character and viability of commercial areas and allow for a range of goods and services convenient to Napa residents through planning and zoning incentives.
- LU-5.2 The City shall restrict or impose conditions on significant traffic-generating land uses along crucial corridors. When feasible, the City shall seek to improve the appearance and internal integration of existing strip commercial areas by implementing the following:
 - a. When new development is proposed or when an opportunity arises due to use changes within an existing strip area, the City shall encourage shared parking and access (reducing curbcuts), shared design features, shared signing, consistent landscape treatments across frontages, and other integrating features.
 - b. The City shall not permit the development of new strip commercial areas lacking appropriate access control, or extensions of existing areas along arterials and collectors through development at the terminus of existing commercial strips.
 - c. To reduce the impacts of existing commercial uses on crucial corridors and other major streets, the City may not allow certain uses generating significant traffic (see *Crucial Corridors* section of *Chapter 3, Transportation*).
- LU-5.3 The City shall require major new commercial projects to be designed to support mass transit and alternative modes of transportation.
- LU-5.4 The City shall permit expansion of compatible commercial uses adjacent to residential areas only when such expansion will be

appropriately buffered and site design will preclude the introduction of nonresidential traffic into the neighborhood.

- LU-5.5 The City shall reserve office commercial areas near the Queen of the Valley hospital for exclusive use by medical/dental offices, medical laboratories, pharmacies, congregate living facilities and similar, related uses.
- LU-5.6 Free-standing or clustered tourist commercial uses (e.g., entertainment, commercial recreation, lodging, fuel) shall be located in areas where traffic patterns are oriented to major arterial streets and highways and/or where expansion or development will not adversely affect existing residential, office, or neighborhood commercial developments.
- LU-5.7 The City shall encourage developers of larger commercial projects to provide for on-site mixed uses that would allow employees to make non-work-related trips (e.g., banking, lunch, dry cleaning, recreation, child care) without having to use their automobiles.
- LU-5.8 The City shall encourage automobile-oriented uses to locate parking in areas less visible from the street (e.g., reverse frontage commercial centers).

IMPLEMENTATION PROGRAMS

- LU-5.A The City shall prepare and adopt design guidelines to guide placement, scale, massing, and parking area design of new commercial developments; emphasizing reverse frontage designs, placement of buildings to define street edges and spaces, traffic circulation across property lines, mass transit access, and site design that produce a unified pedestrian environment.
 - Responsibility: Planning Department;
Planning Commission;
City Council
 - Time Frame: FY 99-03
- LU-5.B The City shall develop standards for landscaped parking layouts, streetscaping, mass transit, unified signage, lighting, street furniture, buffering, delivery/ unloading areas, and other related features that will improve the appearance and function of commercial and office areas.

Responsibility: Planning Department;
 Planning Commission;
 City Council
 Time Frame: FY 99-03

LU-5.C The City shall develop zoning incentives to promote development of higher density residential uses in and adjacent to existing commercial areas.

Responsibility: Planning Department;
 Planning Commission;
 City Council
 Time Frame: FY 99-03

LU-5.D The City shall develop zoning incentives to improve the character and viability of existing commercial areas.

Responsibility: Planning Department;
 Planning Commission;
 City Council
 Time Frame: FY 99-03

LU-5.E The City shall analyze the market potential of existing linear commercial areas to determine if changes in permitted land uses, infrastructure, and public services could improve the economic viability of these areas.

Responsibility: Redevelopment and
 Economic Development
 Coordinator;
 Planning Department
 Time Frame: FY 99-03

DOWNTOWN

Retaining a healthy downtown has long been a goal for City leaders. The historic downtown is a significant element of Napa's identity, but it has not fared well economically over the past 30 years. Auto-accessible shopping malls along Trancas Street and elsewhere in the city have eroded downtown's retail vitality. Larger "power retail centers" in nearby cities have captured part of downtown's former retail niche.

As an implementation document of this General Plan, the Downtown Specific Plan, a standalone document, provides a roadmap for future development in downtown. The Downtown Specific Plan is the culmination of a comprehensive community engagement, planning and design effort. The Downtown Specific Plan is designed to build upon the many attributes existing in downtown, including the numerous historic buildings, unique natural resources, active and engaged community, and local

events. Through the Downtown Specific Plan it is anticipated that downtown will become a more defined and active center, providing both commercial and recreational needs with adjoining areas that encourage and permit uses that are supportive of this center. The Downtown Specific Plan is built upon and consistent with the following policies.

GOAL LU-6 To improve the vitality and character of downtown through planning, design, business-community partnerships, and City programs and projects that encourage a variety of social, entertainment, cultural, retail, administrative, and government uses.

POLICIES

LU-6.1 The City shall require retail and commercial uses to orient to the sidewalk or public spaces and to maintain an active street frontage in the pedestrian-oriented parts of downtown.

LU-6.2 The City shall work with local preservation groups and downtown property owners to improve building facades and exteriors consistent with the historic and visual character of downtown.

LU-6.3 The City shall promote the continued rehabilitation and reuse of historic downtown structures through financial assistance packages and other mechanisms, including assistance from the Napa Redevelopment Agency.

LU-6.4 The City shall promote riverfront development that reorients downtown to the Napa River and shall encourage creative designs during the development review process.

LU-6.5 The City shall provide for development of hotel and conference facilities in the downtown area. The City shall encourage any hotel developer to tie the facility to downtown and riverfront restoration through physical improvements and joint promotional involvement.

LU-6.6 The City shall enhance public access to the downtown, including a stronger link to downtown residential neighborhoods, through improvements to directional signs,

roads, transit, and pedestrian and bike trails along streets and the river.

Economic Development
Coordinator;
Planning Department;
Community Resources
Department;
City Council

LU-6.7. The City shall promote 24-hour activity in the downtown, by allowing development that mixes residential and commercial uses in the same structures and supporting entertainment and cultural uses in the downtown.

Time Frame: FY 03-05

LU-6.8. The City shall identify key entry points and blighted conditions on the edges of downtown and support programs and projects that enhance downtown gateways and transitional zones between downtown and surrounding neighborhoods. The City shall seek to remove blighting conditions at key entry points to make downtown more inviting for residents and visitors.

LU-6.B The City shall prepare and adopt zoning and other code modifications that encourage 24-hour activity in the downtown, including mixed uses within structures and supporting entertainment and cultural uses downtown.

Responsibility: Planning Department;
Planning Commission

Time Frame: FY 99-03

LU-6.9. The City shall support government and private projects that improve the public spaces of downtown to better serve the cultural, recreational and special event needs of the city. Where feasible and practical, the City shall promote integration of public open space with adjacent private business to create active environments.

LU-6.C The City shall prepare a strategy to upgrade the downtown parking garages, including increased lighting and repainting, and ongoing maintenance and monitoring of the elevators.

Responsibility: Public Works Department

Time Frame: FY 03-05

LU-6.10 The City shall continue to support development of public amenities along the Napa Riverfront such as parks, plazas, trails, docks and landscaping.

LU-6.D The City and Redevelopment Agency shall develop programs to encourage historic building restoration and existing building reuse such as streamlined processing procedures, and facade and seismic retrofitting programs.

Responsibility: Redevelopment and
Economic Development
Coordinator;
Planning Department;
Planning Commission;
City Council/
Redevelopment Agency

Time Frame: FY 99-03

LU-6.11 RESERVED

LU-6.12 The City and Redevelopment Agency shall prepare incentive programs and regulatory ordinances that stimulate public and private investment in the downtown.

LU-6.13 The City shall support and encourage the development of art and cultural institutions in the downtown area.

LU-6.E The City and Redevelopment Agency shall investigate programs and regulatory procedures to stimulate the rehabilitation and reuse of vacant downtown buildings.

Responsibility: Redevelopment and
Economic Development
Coordinator;
Planning Department;
Planning Commission;
City Council/
Redevelopment Agency

Time Frame: FY 03-05

IMPLEMENTATION PROGRAMS

LU-6.A The City shall prepare a plan, including land use goals, a business incentive program, and design guidelines to promote high quality private and public development and redevelopment in the downtown. The plan should address design alternatives that would better incorporate the Napa River as a commercial and recreational focus for downtown.

Responsibility: Redevelopment and

LU-6.F The City and Redevelopment Agency shall work with existing organizations, professional groups, and agencies in the downtown to develop a targeted recruitment and retention strategy and a plan to promote and market the city as a viable place for business.

Responsibility: Redevelopment and Economic Development Coordinator;
City Council/
Redevelopment Agency
Time Frame: FY 03-05

LU-7.4 The City shall ensure that industrial development is designed and operated to minimize noise, heat, glare, dust, unscreened storage yards, air emissions, hazardous materials generation, and other negative effects.

IMPLEMENTATION PROGRAMS

LU-7.A The City shall develop a targeted recruitment strategy to attract clean and compatible industries to the city which offer diverse employment strategies.

Responsibility: Redevelopment and Economic Development Coordinator;
Planning Department;
City Council
Time Frame: FY 03-05

LU-7.B The City shall develop a retention program focused on the existing business community.

Responsibility: Redevelopment and Economic Development Coordinator;
Planning Department;
City Council
Time Frame: FY 99-03

LU-7.C The City shall promote the use of the Recycling Market Development Zone as an incentive to expand or relocate to Napa.

Responsibility: Redevelopment and Economic Development Coordinator;
City Council
Time Frame: FY 99-03

INDUSTRIAL DEVELOPMENT

The city has a broad range of industrial uses, generally concentrated in the southern part of the city, in or near the Napa Valley Corporate Park. Other major industrial and heavy commercial areas occupy land along the east and west sides of State Route (SR) 29 south of First Street, and between Soscol Avenue and the Napa River. A light industrial area straddles the railroad tracks at California Boulevard near SR 29 and Trancas Street. Antiquated industrial and heavy commercial uses, which once included tanneries, are also located between the Napa River and Coombs Street near Spruce Street, and west of Soscol Avenue south of Lincoln Avenue.

GOAL To achieve diverse industrial opportunities in suitable locations to provide employment for Napa residents and promote economic growth in the city.
LU-7

POLICIES

LU-7.1 The City shall promote a wide range of job opportunities and a healthy economy by encouraging industry in appropriate locations, as shown on the Land Use Diagram.

LU-7.2 The City shall encourage the relocation and replacement of existing industrial uses that are in locations that compromise the goals and standards of this General Plan

LU-7.3 The City shall encourage development of support services such as dining, recreation, and child care in the city’s industrial categories to provide employee-related services near the workplace.

MIXED USE DEVELOPMENT

The General Plan encourages mixed use development (commercial/residential/cultural/entertainment/ office) in select locations to provide the opportunity for more affordable housing, more active commercial locations, to minimize the need for automobile travel, and to allow cultural and entertainment activities that complement and support the downtown.

Mixed uses are encouraged downtown and in infill locations designated as “Mixed Use” on the Land Use Diagram.

GOAL LU-8 To promote the development of projects with a mix of uses to reduce the need for automobile travel and improve their vitality.

POLICIES

- LU-8.1 The City shall promote efficient use of larger vacant parcels and vacant areas of the city by encouraging mixed use development.
- LU-8.2 The City shall promote the renovations and reuse of existing buildings in the downtown and mixed use areas.

IMPLEMENTATION MEASURES

- LU-8.A The City shall develop zoning incentives to encourage innovative design that optimizes the use of vacant land through flexible development standards, shared parking, landscaping, and site amenities.

 Responsibility: Redevelopment and Economic Development Coordinator; Planning Department
 Time Frame: FY 03-05
- LU-8.B The City shall develop zoning incentives that encourage mixed use redevelopment in the downtown area through the reuse of existing buildings.

 Responsibility: Redevelopment and Economic Development Coordinator; Planning Department; Cultural Heritage Commission; City Council
 Time Frame: FY 99-03

NAPA RIVER

The General Plan celebrates the importance of the Napa River as a defining natural feature of the City. The March 1998 victory of Measure A, a flood management and river restoration initiative, is an extraordinary achievement and a national model for American communities. The revitalized “living Napa River” will have a powerful social and economic impact on downtown and the entire City. The General Plan begins to bring together goals and policies which reflect the importance of the river in the

vision of the future of the City. It also sets the stage for immediate development of a new River Element and other planning efforts to more fully explore and promote this vision.

GOAL LU-9 A restored, healthy, living Napa River which is the vibrant central defining feature of downtown and the City of Napa.

POLICIES

- LU-9.1 The City shall recognize the dynamic opportunities created by the Napa River Flood Management Project in its plans for downtown and the river corridor.
- LU-9.2 The City shall recognize new considerations identified and created by the Napa River Flood Management Project, such as strengthening watershed protections, in making future decisions.

IMPLEMENTATION PROGRAMS

- LU-9.A The City commits to providing funds and moving forward with additional planning efforts for the Napa River that will guide future river oriented urban development and provide for watershed protection within the RUL. Such efforts may include a River Element, strategic plan, design guidelines, or other planning tools and should be based on a broad-based, community participation process.

 Responsibility: Planning Department; Redevelopment and Economic Development Coordinator; Public Works Department; Community Resources Department; Planning Commission; City Council
 Time Frame: FY 99-03
- LU-9.B The City shall immediately move forward to adopt interim regulations to monitor/control development in the river area until planning efforts are completed.

 Responsibility: Planning Department; Planning Commission; City Council
 Time Frame: FY 99-00

LU-9.C The City shall create and endorse an interim educational document which recognizes the importance of the Napa River, acknowledging the need to focus planning efforts on future land uses along the Napa River; consolidates General Plan policies that affect the Napa River and its watershed and clarifies their importance in the context of planning for the Napa River; contains “living River” flood management concepts and design information; includes a program of future tasks, schedule and administrative methods for implementing the Flood Management Project; and states the City’s commitment to complete a future comprehensive planning study for the river.

Responsibility: Planning Department;
 Planning Commission;
 City Council
 Time Frame: FY 99-00

LU-9.D The City shall complete implementation programs identified in other sections of the Plan, such as the Storm Drainage Master Plan, which assist in protecting and enhancing the river and its ecosystem.

Responsibility: Public Works Department;
 City Council
 Time Frame: Ongoing

The fragility of these precious natural resources, and the ease with which they can be permanently changed by development, has long been recognized by the community. The City of Napa has acted to protect its sensitive riparian corridors and hillsides from over development while the RUL protects the invaluable agricultural lands and open space resources that surround it.

A theme running throughout this plan is the need to conserve and enhance the natural resources, both inside and outside of the RUL, which define the City of Napa. The General Plan seeks to achieve this objective by:

- Confining urban development to the area within the RUL.
- Establishing special development standards which protect existing sensitive resources and viewsheds such as hills and wetlands.
- Requiring that development fit the land.
- Allowing the reclamation of lands near the river for sensitive urban use, and promoting flood control only if it can be achieved at an acceptable environmental cost.
- Encouraging the purchase of open space or development rights when necessary to protect the greenbelt and RUL policies.

Appendix F of this document is an “Open Space Action Program” which consolidates the policies and programs from throughout the General Plan that address Open Space and help to achieve these objectives.

URBAN FORM AND OPEN SPACE

The City of Napa, surrounded by a beautiful natural environment, leaves a lasting impression on residents and visitors alike. The Napa Valley is first, and foremost, an agricultural region of world renown. The outstanding quality of its viticulture products has long made the best known wine producing region in the United States.

While vineyards and wineries dominate the landscape, Napa’s natural environment is much more than a backdrop for the area’s agricultural and tourist industries. Wild hillsides and open grasslands are home to a variety of native and imported species of plants and animals. The marshlands along the Napa River and its tributaries are home to several rare and endangered species. Critical estuarine habitat and breeding areas for many species of native birds and fish can also be found here. The city’s most significant natural feature, the Napa River, has long been recognized as a tremendous opportunity for a natural amenity through the heart of the city, linking neighborhoods with downtown. However, the opportunity presented by the river has yet to be fulfilled.

GOAL An urban pattern that recognizes the opportunities and constraints presented by the environmental setting and includes accessible natural amenities - including hills, watercourses, and wetlands - benefiting city residents, workers and visitors.

POLICIES

- LU- 10.1 The City shall promote an urban form that integrates the urban environment with the city’s natural features.
- LU- 10.2 The City shall continue to apply special development standards to proposed development within or adjacent to the following areas:

Health and Safety.)

- Riparian corridors and wetlands (including the Napa River);
- Hillsides;
- Critical wildlife habitat; and
- Agricultural land outside the RUL

LU- 10.3 The City shall encourage the maintenance of wildlife corridors (*as described in Chapter 7, Natural Resources*) and discourage the fragmentation of large natural plant communities when environmentally-sensitive sites are developed.

LU- 10.4 The City may require planned unit and cluster forms of developments in environmentally-sensitive areas

LU- 10.5 When proposed development within the density ranges prescribed by the underlying land use designation is inconsistent with conservation of critical environmental resources, the City Council may reduce the project size, scale, or density (to less than the minimum density) provided the City Council makes one or more of the following findings:

- a. The site has specific physical constraints which may include but not be limited to geologic, flood, fire, or erosion hazards, that substantially limit design and development alternatives; or
- b. The site has specific environmental or cultural resources which may include but not be limited to riparian or marshland/wetland areas, archaeological or other historical resources that would be adversely affected by a projected developed at the minimum densities prescribed by the General Plan; or
- c. The site is adjacent to or close to (within ¼ mile) of important agricultural resources or other areas devoted to permanent agricultural activities which in the City Council's judgment are significant and would be adversely affected by a project developed at the minimum densities prescribed by the General Plan.

LU- 10.6 The City shall develop programs which mitigate potential flooding impacts along the Napa River to allow for efficient use and rehabilitation/development of lands near the river. (*See "Flooding" section of Chapter 8,*

IMPLEMENTATION PROGRAMS

LU- 10.A The City shall conduct a study of lands which may require special standards due to viewshed, resource, habitat, geotechnical or other considerations and apply the RA - Resource Area designation where appropriate.

Responsibility: Planning Department;
Public Works Department;
Planning Commission;
City Council

Time Frame: FY 99-00

LU- 10.B The City shall revise the Zoning Designation of "AR - Agricultural Residential District" (NMC § 17.10) by renaming it "AR-Agricultural - Resource District" to more closely reflect the RA General Plan designation; and, by requiring a Conditional Use Permit for all uses (except one single family residence on a parcel), with a list of considerations that reflect the Resource, Conservation and Health and Safety purposes of the General Plan.

Responsibility: Planning Department;
Public Works Department;
Planning Commission;
City Council

Time Frame: FY 99-00

LU-10.C The City shall develop a program to mitigate tree removal impacts in viewshed areas to apply prior to, during, and after project development.

Responsibility: Planning Department;
Public Works Department;
Planning Commission;
City Council

Time Frame: FY 03-05

SUSTAINABLE EMPHASIS

GOAL Enhance and improve sustainable practices in Napa to minimize long term effects of development on the local and global environment.

LU-11

POLICIES

- LU- 11.1 The City shall create Green Building Initiatives to encourage or require new development and rehabilitation projects to incorporate sustainable practices, green building techniques, energy conservation and recycling measures, alternate and renewable energy producing systems.
- LU- 11.2 The City shall incorporate green building practices into City facilities, and integrate energy efficiency and conservation into City functions.
- LU- 11.3 The City shall continue to promote development patterns that provide for resource conservation.

IMPLEMENTATION PROGRAMS

- LU- 11.A The City shall develop or sponsor educational and planning efforts, technical assistance or incentives that assist property owners and tenants to incorporate the use of sustainable practices in the development or rehabilitation of their sites.

Responsibility: Community Development Department (Building, Planning);
Public Works Department (Recycling, Water, Building Maintenance, etc.)

Time Frame: FY 07-09

LAND USE DIAGRAM AND STANDARDS

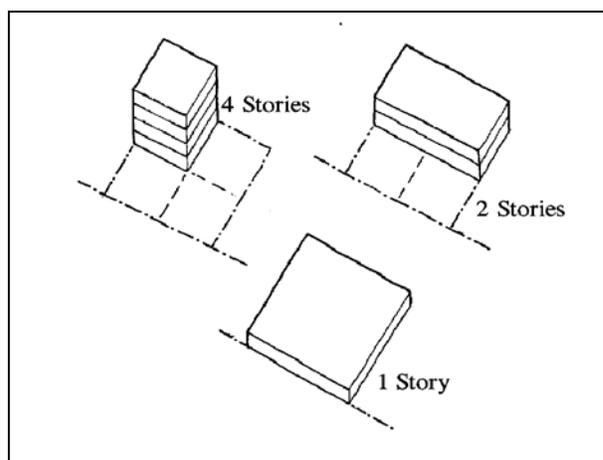
The most familiar part of any general plan is the land use diagram showing the types and locations of existing and future development the plan envisions. To appreciate and use the various designations shown on the diagram, the

reader must first understand the purpose of each designation and the uses and standards associated with each designation. The following sections describe how the standards are expressed generally, then outline the standards for each of the designations shown on the City of Napa’s General Plan Land Use Diagram.

LAND USE DIAGRAM

The Land Use Diagram designates land use for the entire area within the Rural Urban Limit (RUL). Figures 1-4 through 1-15 show the Land Use Diagram by each of the 12 planning areas. A larger scale copy of the map is also available at the Napa Planning Department.

DEVELOPMENT STANDARDS



The Land Use Diagram employs 16 land use designations. These are defined in the following subsection. State law requires that general plans include standards of population density and building intensity for all of the territory covered by the plan. These standards are stated differently for residential and non-residential uses. Following are explanations of how these standards operate.

Residential Uses

Standards of building intensity for residential uses are stated in terms of the allowable range of dwelling units (DU) per gross acre. Gross acreage is the total area of the property. (amend 12/4/02; R2001 274)

Standards of population density for residential uses can be derived by multiplying the maximum allowable number of dwelling units per acre by the average number of persons per dwelling unit assumed for the applicable residential

designation.

The average number of persons per dwelling unit for each residential designation has been assumed to be 2.54 persons per household, based on 1990 Census data. It is important to note that the average number of persons per household *does not* represent City policy; it simply provides the basis for correlating the permitted number of dwelling units per acre with the potential residents of those units.

Non-Residential Uses

Standards of building intensity for the non-residential designations in the General Plan are stated in terms of maximum *floor-area ratios* (FARs). A floor-area ratio is the ratio of the gross building square footage on a lot to the net square footage of the lot, as shown in the equation below.

$$FAR = \frac{\text{Gross Building Area}}{\text{Net Lot Area}}$$

To illustrate, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross square feet of building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, an FAR of 0.50 would allow 5,000 square feet of floor area and FAR of 0.25 would allow 2,500 square feet. The diagram illustrates conceptually how buildings of one, two, and four stories could be developed on a given lot with an FAR of 1.00.

LAND USE DESIGNATIONS

The Land Use Diagram designates land uses for the entire Rural Urban Limit (RUL). The Land Use Diagram employs 17 residential, commercial, industrial, and other land use designations to depict the locations and types of land uses that will be allowed within the RUL. An additional designation of Greenbelt is applied to certain properties outside of the RUL.

Within these major land use categories, areas are further divided into smaller geographic units, or “pods”, that specifically define the density and intensity of future development based on the character of the surrounding neighborhood. Each pod is individually numbered, with the density range provided in Tables 1-4 and 1-5.

Residential

Areas for primarily residential development are shown in four land use designations:

- Single Family Residential (SFR)
- Single Family Infill (SFI)
- Traditional Residential (TRI)
- Multi-Family Residential (MFR)

Parameters for future development and redevelopment are set by the types and styles of structures of the surrounding neighborhood. Since site design relationships are the most important determinants of what may be considered appropriate for any given area, densities in similarly designated areas may differ.

The neighborhood typologies described in the “Residential Neighborhoods” section were the basis in part for designation of various types of residential land use. New development must comply with the allowable uses for each designation, the density standards for the individual pod in which it is located, and be compatible with the surrounding neighborhood based on its typology.

SFR - Single Family Residential: This designation applies to areas intended to develop or redevelop into a single family detached unit pattern. SFR areas have similar building types and styles generally conforming to the Neighborhood Typology analysis for Type A (Post War Tract Subdivisions) and Type B (Estate Residential).

This designation provides for detached single family homes, second units, planned unit and cluster developments, mobile homes, manufactured housing, and compatible uses such as day care and residential care facilities. Non-residential uses may also be allowed in appropriate locations at the discretion of the City, including bed-and-breakfast inns and public and quasi-public uses of an administrative, educational, recreational, religious, cultural, communications, or public service nature.

Residential densities range generally from 0 to 7 units per acre, as defined for each pod, although in a few instances net densities can be higher. Allowable residential densities for each pod are shown in Table 1-4. The FAR for nonresidential uses shall not exceed 0.30; however, an increase in FAR up to 0.6 may be allowed by Use Permit, provided the design respects and complements the visual character of the surrounding neighborhood; does not adversely impact the historic qualities of any historic building; and all other impacts are mitigated. Increases in FAR above 0.3 shall not be authorized for any

nonconforming uses in residential land use categories. (amend 12/03)

SFI - Single Family Infill: These "infill" areas generally consist of single family detached housing with an occasional duplex or triplex. SFI areas include "period tract subdivisions" (Neighborhood Typology, Type C) or "deep lot subdivisions" (Neighborhood Typology, Type E). New development should respect the visual character of a SFI neighborhood, especially as seen from the street, and respect the design characteristics of any surrounding homes. On isolated parcels where there is no immediate established residential character, SFI will allow a range of development types consistent with permitted densities.

This designation provides for detached and attached single family homes, second units, planned unit and cluster developments, duplexes, triplexes, mobile homes, manufactured housing, and compatible uses such as day care and residential care facilities. Non-residential uses may also be allowed in appropriate locations at the discretion of the City, including bed-and-breakfast inns and public and quasi-public uses of an administrative, educational, recreational, religious, cultural, communications, or public service nature.

Residential densities range generally from 3 to 8 units per acre, as defined for each pod, although in a few instances net densities can be higher. Allowable residential densities for each pod are shown in Table 1-4. The FAR for nonresidential uses shall not exceed 0.30; however, an increase in FAR up to 0.6 may be allowed by Use Permit, provided the design respects and complements the visual character of the surrounding neighborhood; does not adversely impact the historic qualities of any historic building; and all other impacts are mitigated. Increases in FAR above 0.3 shall not be authorized for any nonconforming uses in residential land use categories. (amend 12/03)

TRI - Traditional Residential: TRI areas are generally the historic neighborhoods of Napa which have developed over time with a variety of residential building types and densities. Portions of some neighborhoods may have developed during one historic period and exhibit common design characteristics, while other areas may have developed over a long period of time and have no common design characteristics. The TRI designation requires that each site be individually reviewed to ensure that new development will complement the existing neighborhood. Flexibility in street setbacks, yards, and other zoning standards may be permitted to ensure compatible design. A variety of housing styles may be permitted so long as they are compatible with the design characteristics of the surrounding neighborhood and within the permitted density range.

This designation provides for detached and attached single family homes, second units, planned unit and cluster developments, duplexes, triplexes, manufactured housing, live-work housing, and similar compatible uses such as day care and larger group quarters (e.g., residential facilities and nursing homes). Non-residential uses may also be allowed in appropriate locations at the discretion of the City, including bed-and-breakfast inns and public and quasi-public uses of an administrative, educational, recreational, religious, cultural, communications, or public service nature.

Residential densities range generally from 2 to 8 units per acre. Allowable residential densities for each pod are shown in Table 1-4. The FAR for nonresidential uses shall not exceed 0.30; however, an increase in FAR up to 0.6 may be allowed by Use Permit, provided the design respects and complements the visual character of the surrounding neighborhood; does not adversely impact the historic qualities of any historic building; and all other impacts are mitigated. Increases in FAR above 0.3 shall not be authorized for any nonconforming uses in residential land use categories. (amend 12/03)

MFR - Multi Family Residential: MFR areas are intended to develop or redevelop into a medium to high intensity predominantly attached unit development pattern. Higher density residential uses (over 15 du/acre) shall generally be located nearest to thoroughfares, transit corridors and community serving commercial and public/quasi-public uses. Higher density residential should be promoted and encouraged adjacent to employment and neighborhood-serving commercial uses to ensure the efficient use of land, public facilities and services.

Allowable uses include: multi-family units, attached and detached single family, single room occupancy (SRO) facilities, live-work housing, and similar compatible uses such as day care and larger group quarters (e.g., residential facilities and nursing homes). Existing Mobile Home Parks are located in Multi Family Residential areas, are allowed to remain, and shall not be considered nonconforming. Non-residential uses that may be allowed in appropriate locations at the discretion of the City are limited to bed-and-breakfast inns and public and quasi-public uses of an administrative, educational, recreational, religious, cultural, communications, or public service nature.

Residential densities range generally from 10 to 40 units per acre, as defined for each pod, although in a few instances densities can be higher per Housing Element policies. Allowable residential densities for each pod are shown in Table 1-4. The FAR for nonresidential uses shall not exceed 0.30; however, an increase in FAR up to 0.6 may

be allowed by Use Permit, provided the design respects and complements the visual character of the surrounding neighborhood; does not adversely impact the historic qualities of any historic building; and all other impacts are mitigated. Increases in FAR above 0.3 shall not be authorized for any nonconforming uses in residential land use categories. *(amend 12/4/02, 8/03, 12/03, 7/08)*

Commercial

Areas for primarily commercial development are shown in four major categories:

- Tourist Commercial (TC)
- Local Commercial (LC)
- Community Commercial (CC)
- Business Professional (BP)

The Downtown Specific Plan area is regulated by the Downtown Specific Plan which is a standalone document that implements this General Plan. Additionally, Mixed Use (MU) and Residential Office [RO] designations are described in the next section under "Other Designations".

TC - Tourist Commercial: This designation provides for commercial retail and service uses oriented toward tourists and other visitors to the community. The designation includes destination-resort hotels, motels, and their recreational amenities, such as golf courses, tennis courts, and their related clubs and facilities. This designation also includes community and visitor-serving retail commercial, entertainment, restaurants, service stations, and similar compatible uses. Visitor-serving retail uses which emphasize the historic role of the Napa Valley in viticulture, such as wineries and wine centers, are also permitted. The FAR shall not exceed 1.00.

LC - Local Commercial: This designation provides primarily for commercial uses serving the daily needs of nearby residential neighborhoods, including retail and service uses, restaurants, and banks. Office uses comprising a small portion of the area, residential uses and mixed use projects may also be permitted. These developments are smaller in size and architectural scale and should not create significant impacts on surrounding residential neighborhoods. The FAR shall not exceed 0.35; residential densities may range from 10 to 25 units per acre. *** (amend. 8/8/00; R2000 168)*

CC - Community Commercial: This designation provides for commercial areas serving multiple neighborhoods or the entire community, including retail and service uses, restaurants, banks, entertainment, and offices. Higher density residential uses may also be allowed as part of mixed use projects at appropriate locations at a density range of 10 to 40 units

per acre or 20 to 40 units per acre in CC 440 and on the shopping center in CC 490. These areas should primarily be developed in shopping center configurations or as infill commercial uses in established community commercial areas. The FAR shall not exceed 0.40^{**}. *(amend 12/02;, 6/09)*

BP - Business Professional: This designation provides for commercial office uses oriented to provision of business and professional services. Intensive residential uses may be allowed at appropriate locations at a density range of 10 to 40 units per acre. This designation is meant to encourage concentrations of administrative and professional offices, public and quasi-public uses, and similar compatible uses, such as retail commercial oriented to the needs of the adjacent businesses. Office areas near the Queen of the Valley hospital are reserved for medical/dental offices, medical laboratories, pharmacies, and similar related uses. The FAR shall not exceed 0.40, except in the Central Planning Area where it shall not exceed 0.50.^{**}

Downtown Specific Plan

Adopted in 2012, the Downtown Specific Plan identifies the downtown area bounded by Jefferson Street to the west, Third and Division Streets to the south, the Napa River to the east and the zigzagging edge of the downtown commercial area adjacent to the northern residential neighborhoods along Polk and Caymus streets west of Soscol Avenue. The Plan boundaries extend east to include the Oxbow area to just north of River Terrace Drive. The Downtown Specific Plan area encompasses approximately 210 acres. The Downtown Specific Plan describes land uses and regulations for land within the Downtown Specific Plan boundary.

Within the Downtown Specific Plan area, there are 6 land use designations, which are:

DCC - Downtown Core Commercial

The Downtown Core Commercial land use district generally includes properties on First Street from School Street to the Napa River and on Main Street from Fifth Street and the Napa Mill to Caymus Street. The primary intent of this district is to promote the continued development and revitalization of the pedestrian-oriented Downtown district that serves as Napa's unique shopping district, as a neighborhood hub for the residences surrounding it, and as the center of the Napa community.

The Downtown Core Commercial district reinforces Downtown's identity as a compelling place for shoppers and visitors, requiring development that is in line with Downtown's traditions and preserving its historic heritage. The goal is to provide a mix of land uses (i.e., shops,

restaurants and entertainment in designated areas) that will draw people Downtown during the day, evening and on weekends; develop an improved streetscape to offer visitors a pleasant pedestrian experience; and create a series of outdoor spaces to encourage public gatherings in the city center.

DMU - Downtown Mixed-Use

The Downtown Mixed-Use land use district generally includes properties on the blocks surrounding the Downtown Core Commercial area from Clay and Pearl streets to the northern boundary of Downtown, and from Seminary and Church streets east to the Napa River and south to Third Street. The Downtown Mixed-Use district allows a broad mix of uses that is less intensive than in the Downtown Core Commercial area and more oriented to residents' daily needs.

The Downtown Mixed-Use district provides for retail uses; administrative and other offices; institutional, recreational, entertainment, arts and cultural uses; hotels and conference facilities; transportation facilities; and public and quasi-public uses that strengthen Downtown's role as the community's center. The Downtown Mixed-Use designation also encourages residential uses primarily as part of a mixed-use development. Stand-alone residential development may be permitted where it does not conflict with the land use policy direction, in order to provide continuous linkages in and around Downtown.

DN - Downtown Neighborhood

The Downtown Neighborhood land use district applies to the blocks along the northern, southern and western edges of Downtown. The Downtown Neighborhood district creates a transition between the more intensive, commercially-oriented uses in the center of Downtown and the surrounding residential neighborhoods. This district provides for a compatible mix of residential uses; limited services; offices oriented to the provision of business and professional services; "live/work" spaces (where living space and work space are combined together into one unit); limited mixed residential/service and residential/office developments; and limited use of bed and breakfast inns and existing residences used as vacation rentals to encourage people to reside in Downtown and create "eyes on the street."

DP - Downtown Public

The Downtown Public land use district provides for public and quasi-public uses dedicated to community-serving purposes such as government offices and related community service facilities. County uses such as the Napa County administrative and courthouse complex and adjoining jail are included in the Downtown Public district, as are uses that support Downtown commerce and living such as the public library, public parking facilities and

Napa City Hall. The Downtown Public district also provides for appropriately located public lands devoted to public open spaces and trails.

OBC - Oxbow Commercial

The Oxbow Commercial land use district applies to the eastern portion of Downtown generally between Soscol Avenue and the Napa River and north to River Terrace Drive. The Oxbow Commercial district allows for uses oriented to tourists such as hotels and their related amenities; recreational facilities; community and visitor-serving retail, commercial, entertainment and restaurants; and similar compatible uses in addition to live/work opportunities.

DPOS - Downtown Parks and Open Space

The Downtown Parks and Open Space land use district provides for passive and active recreational uses, as well as act as an amenity for public gatherings and events in downtown. (

Industrial

Areas for primarily industrial development are shown in two major categories:

- Corporate Park (CP)
- Light Industrial (LI)

CP - Corporate Park: This designation provides for manufacturing, warehousing, and office, public and quasi-public uses, and similar compatible uses in a campus-like setting. Intensive industrial uses may be located in CP-designated areas subject to the special design considerations and other criteria that may apply to a specific corporate park. Development in this designation shall have integrated design requirements including extensive landscaping and unifying design features. The FAR shall not exceed 0.40.

LI - Light Industrial: This designation provides for small-scale, manufacturing, fabrication, packaging, storage, equipment repair, and similar related uses. Also included are construction and maintenance yards, trade and technical training facilities, utility plants, and recycling centers and similar facilities. Non-industrial uses may also be allowed in appropriate locations at the discretion of the City, including live-work units and child care centers. The FAR shall not exceed 0.50.

Other

MU -Mixed Use: This designation provides for a functionally integrated mix of retail commercial, office, possible light manufacturing, and higher density

residential uses that are typically attached. Cultural, hospitality, entertainment and visitor oriented uses that complement and support the downtown are also allowed at appropriate locations. On key larger sites, a mix of uses, including residential uses, is strongly encouraged and may be required. On smaller sites, individual uses may be approved, but there is to be a mix of uses in the surrounding area, and creative mixed use projects are encouraged; consideration of smaller sites shall include an evaluation whether an adequate mix of uses has been provided. Residential densities shall range from 10 to 40 units per acre or 20 to 40 units per acre in MU 485, 487, 489, and 532 north (and east) of the Gasser Master Plan District**. The FAR shall not exceed 2.00. In the “transit village” subarea of MU-532 north of Eighth Street and east of Soscol Avenue, and the Borreo property, an increase in FAR up to 2.0 and densities up to 45 units per acre may be allowed on a case-by-case basis at the discretion of the City, provided the development provides a high-quality design that fits with and enhances the site context, and helps create a vibrant transit-and river-oriented residential mixed use district**. (amend 12/02, 11/07, 6/09)

RO - Residential/Office: This designation applies to mixed residential office areas. It provides for residential uses and also allows offices oriented to provision of business and professional services, live/work, residential/office mixed uses, bed and breakfast inns, and public and quasi public uses. This designation is meant to encourage residential uses; office conversions of residential uses are discouraged and shall be evaluated, based on factors such as residential vacancy rates, neighborhood compatibility, etc. Such areas are to be compatible with the design character of the surrounding neighborhood with residential densities up to 15 units per acre. The FAR shall not exceed 0.40. [amend11/2000; R2000 241]

PS - Public-Serving: This designation provides for public and quasi-public sites dedicated to community-serving purposes, such as government offices and related community service facilities, city-wide and community parkland, public schools of all levels and private schools with a significant enrollment, and public health facilities. Conference, exhibition, entertainment and other public gathering uses may also occur in large facilities such as those at the Napa Valley Expo. Up to 0.40 FAR allowed, except as follows. Residential, mixed use or residential mixed use may also be permitted with a Use Permit on an ancillary portion of the Napa Valley Expo site as described in the 2003 Expo Land Use Concept consistent with the adjacent Mixed Use designation density and FAR. (amend 11/07 R2007 165)

RA - Resource Area: This designation is applied to sensitive lands inside the RUL that require special standards due to viewshed, resource, habitat, geotechnical

or other considerations that further the conservation and resource protection goals of the General Plan. Limited, very low-density residential use (up to 1 home per existing parcel) is permitted, with discretionary review of the site development details. Other low intensity uses, such as rural residential (to a maximum of 1 dwelling unit per 20 acres) or agriculture, may be considered at the discretion of the City on a case by case basis. All uses will be assessed to determine if they will impact or change the underlying character or feature that is intended for preservation by the RA designation.

Amendment deleted “Study Area” designation 8/12/03

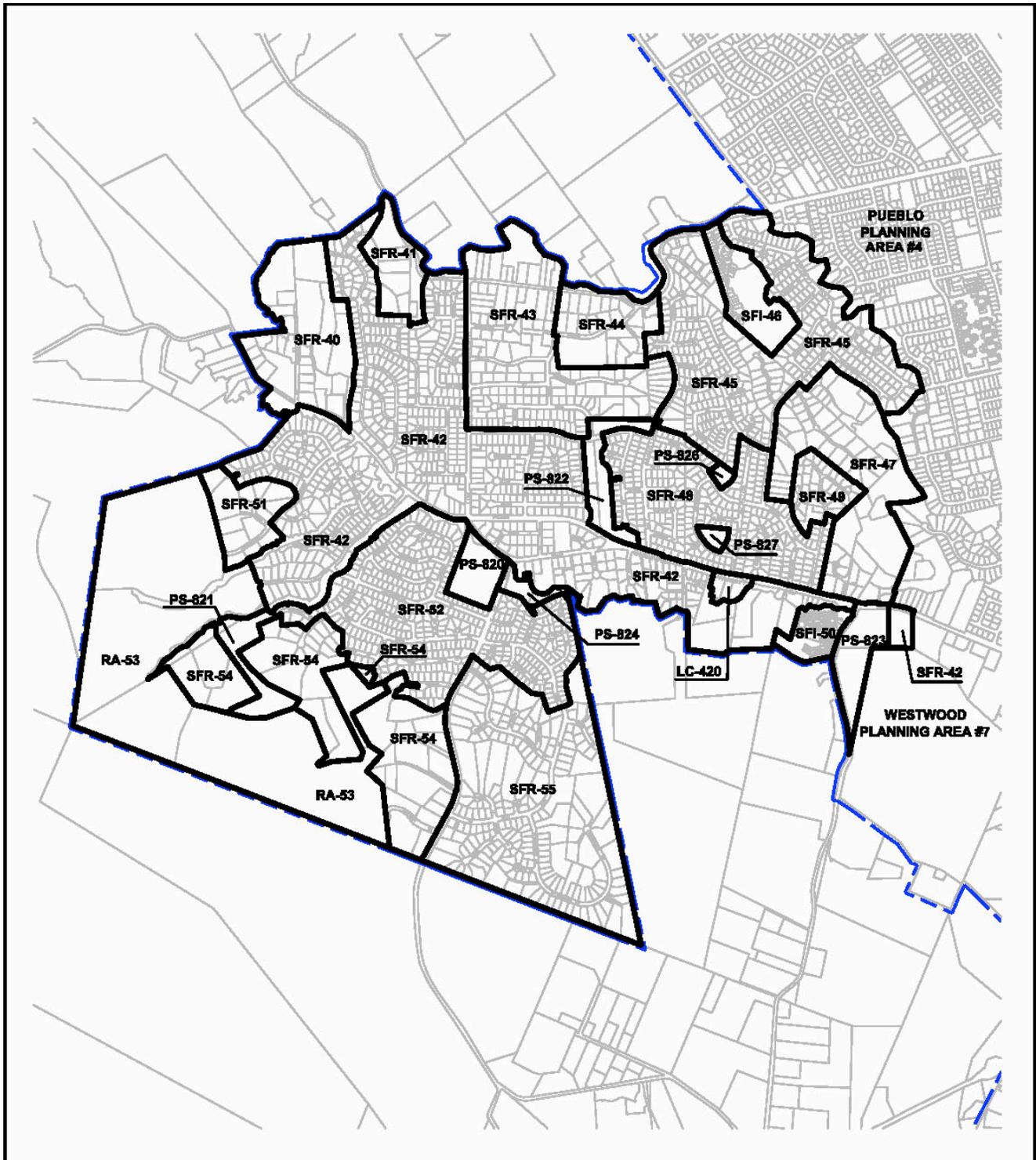
G - Greenbelt: This designation is applied to lands outside of the RUL that bear a relationship to the city’s planning policies.* Greenbelt lands that surround the RUL are to remain in agricultural or very low density rural residential, public or institutional use. The plan seeks to maintain these areas by providing adequate land and development potential within the RUL to accommodate anticipated growth to the year 2020.

**The parcel at the northeast corner of Trancas and Silverado Trail is an exception having been an incorporated parcel within the RUL since 1975 with a “G” designation since 1982.*

*** In the Local Commercial, Community Commercial, Business Professional, Residential Office and Mixed Use land use categories, when mixed residential and non-residential use projects are proposed, the FAR and density limits shall be additive. (amend 12/4/01; 8/03)*

****In the Soscol Redevelopment Project Area and adjacent Silverado frontage properties, owners dedicating or selling right of way after November, 2007 for Soscol Avenue, Silverado Trail or multi-property street or drainage improvements ahead of a development application may continue to use that land to count toward the property’s allowed density or FAR intensity. (Amend 11/07 R 2007 165)*

*****Outside of the Soscol Gateway Redevelopment Project Area, owners along the Flood Project reach of the Napa River and Napa Creek dedicating or selling land after April 21, 2009 for a multi property drainage improvement may continue to use that land (up to 15% of remaining site size or actual land dedication/sale, whichever is less) to count toward the property’s allowed density or FAR intensity. The applicant is responsible for providing sale/dedication documents. This amendment shall remain in effect for 15 years.*



City of Napa General Plan

Updated 5/11

Figure 1-6
**Browns Valley
 Planning Area #3**



Pod Boundary
 RUL Boundary

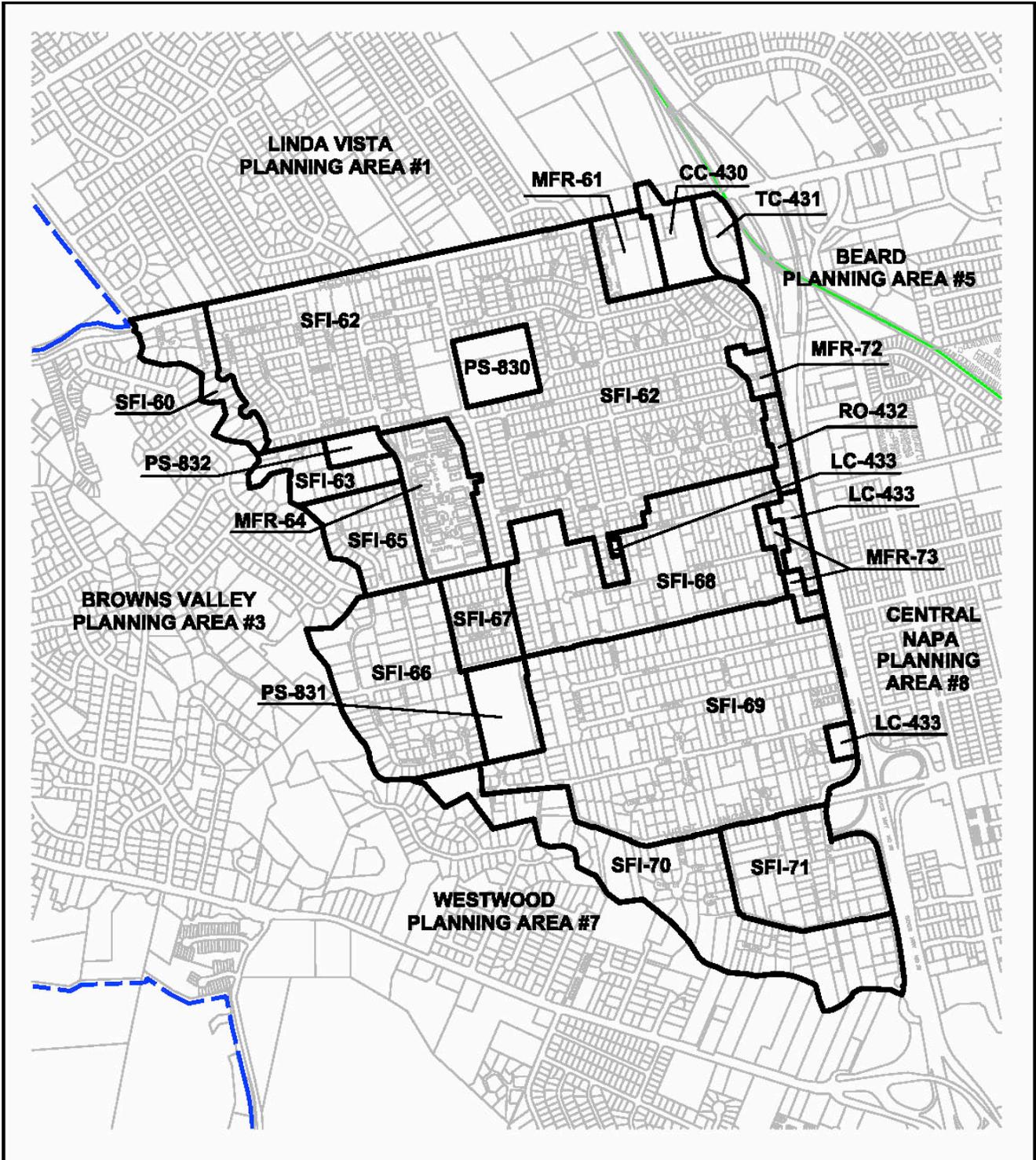


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City of Napa General Plan

Updated 5/11

Figure 1-7
Pueblo
Planning Area #4



Pod Boundary
RUL Boundary

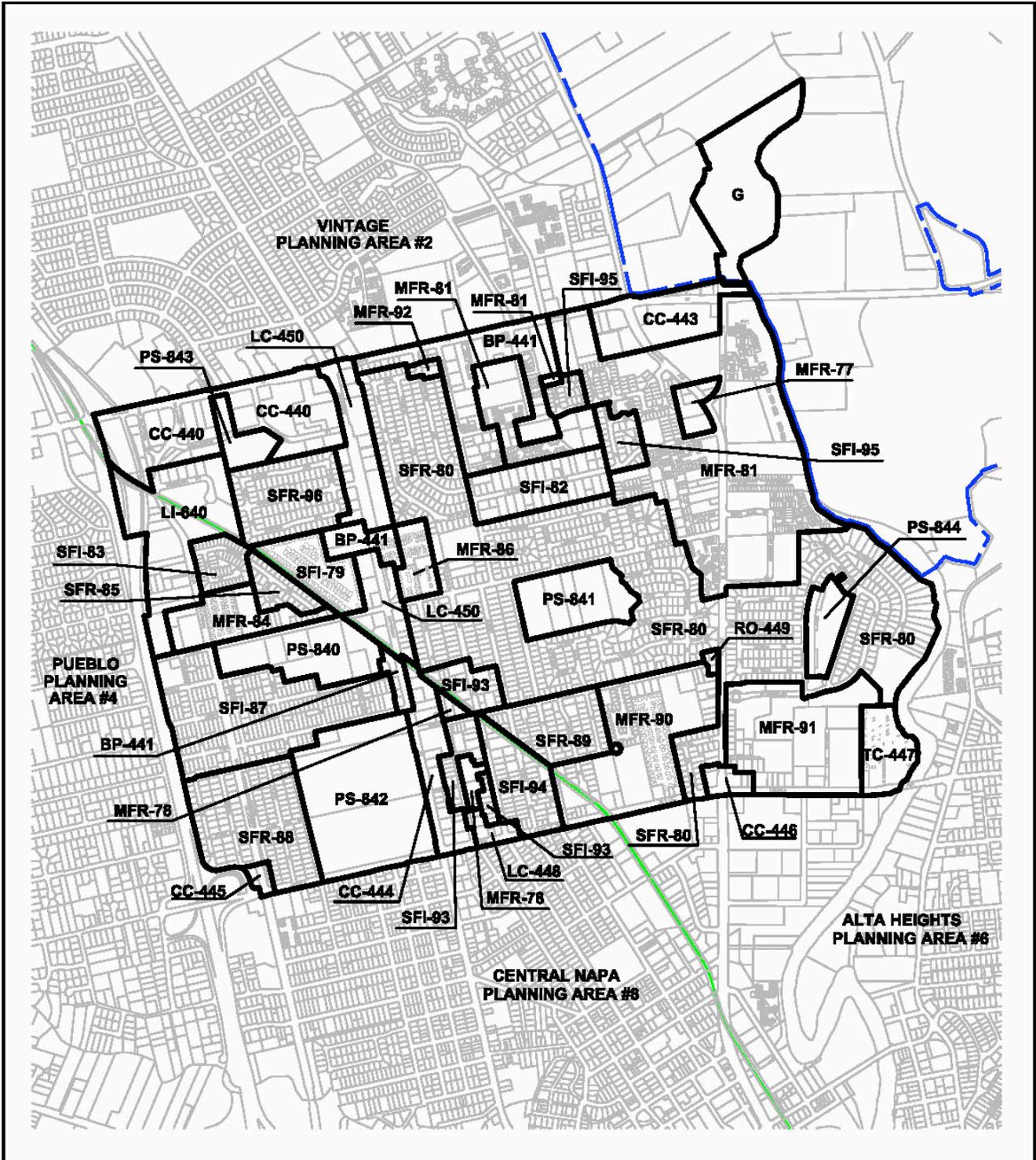


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City of Napa General Plan

Updated 5/11

Figure 1-8
 Beard
 Planning Area #5



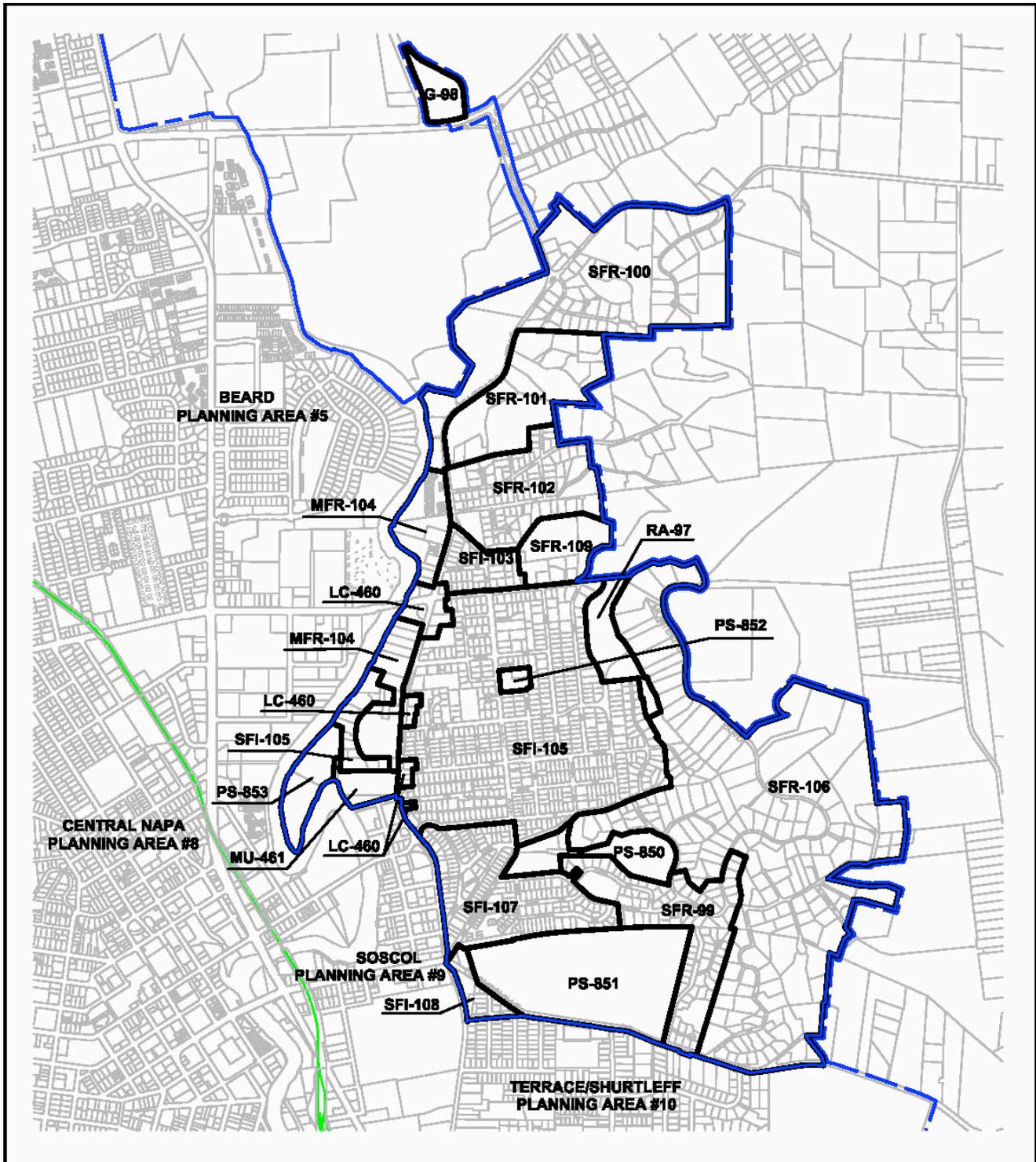
Pod Boundary ———
 RUL Boundary - - - - -



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City of Napa General Plan

Updated 5/11

Figure 1-9
Alta Heights
Planning Area #6



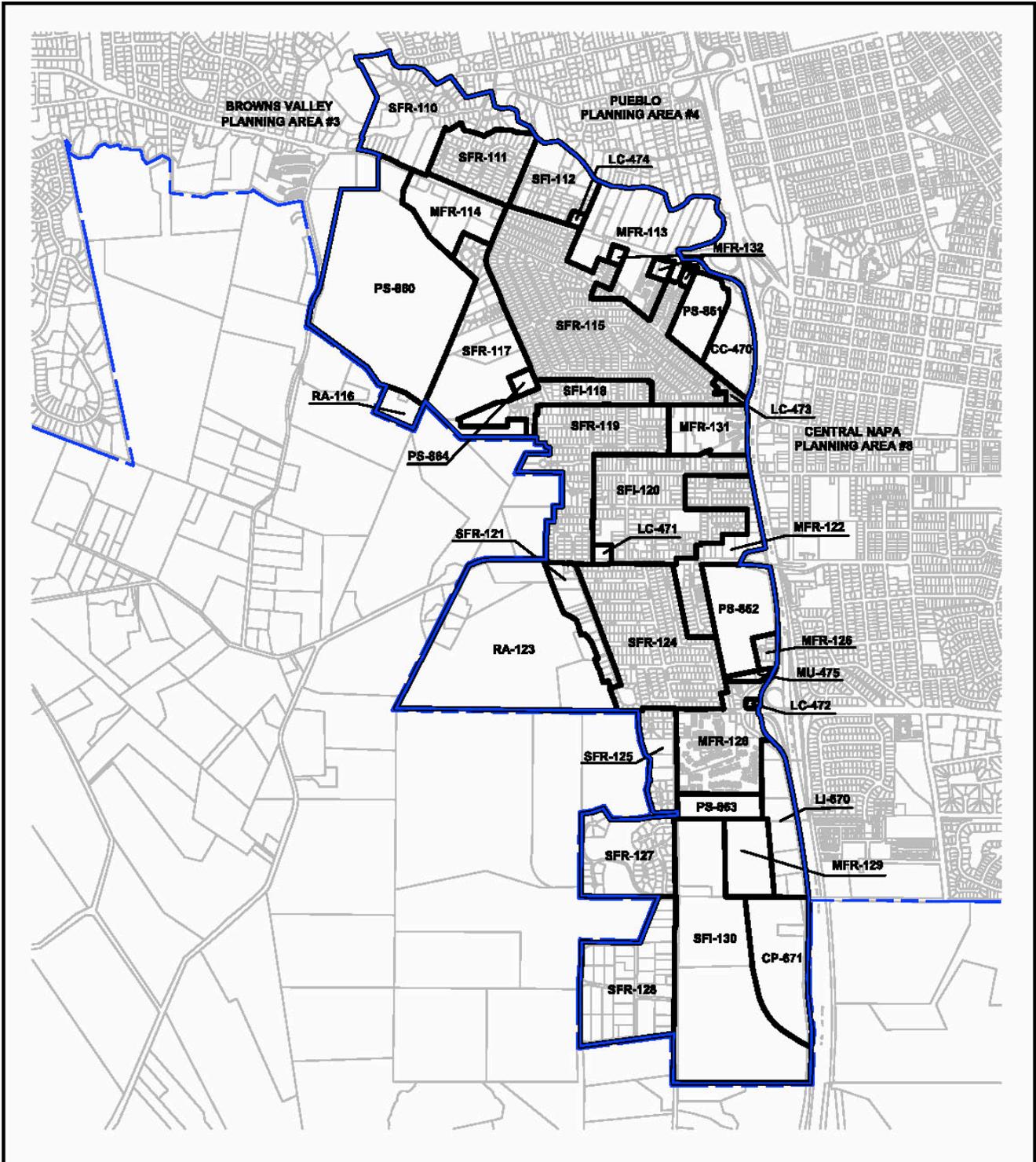
Pod Boundary ———
RUL Boundary - - - - -

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City of Napa General Plan

Updated 5/11

Figure 1-10
**Westwood
 Planning Area #7**



Pod Boundary
 RUL Boundary

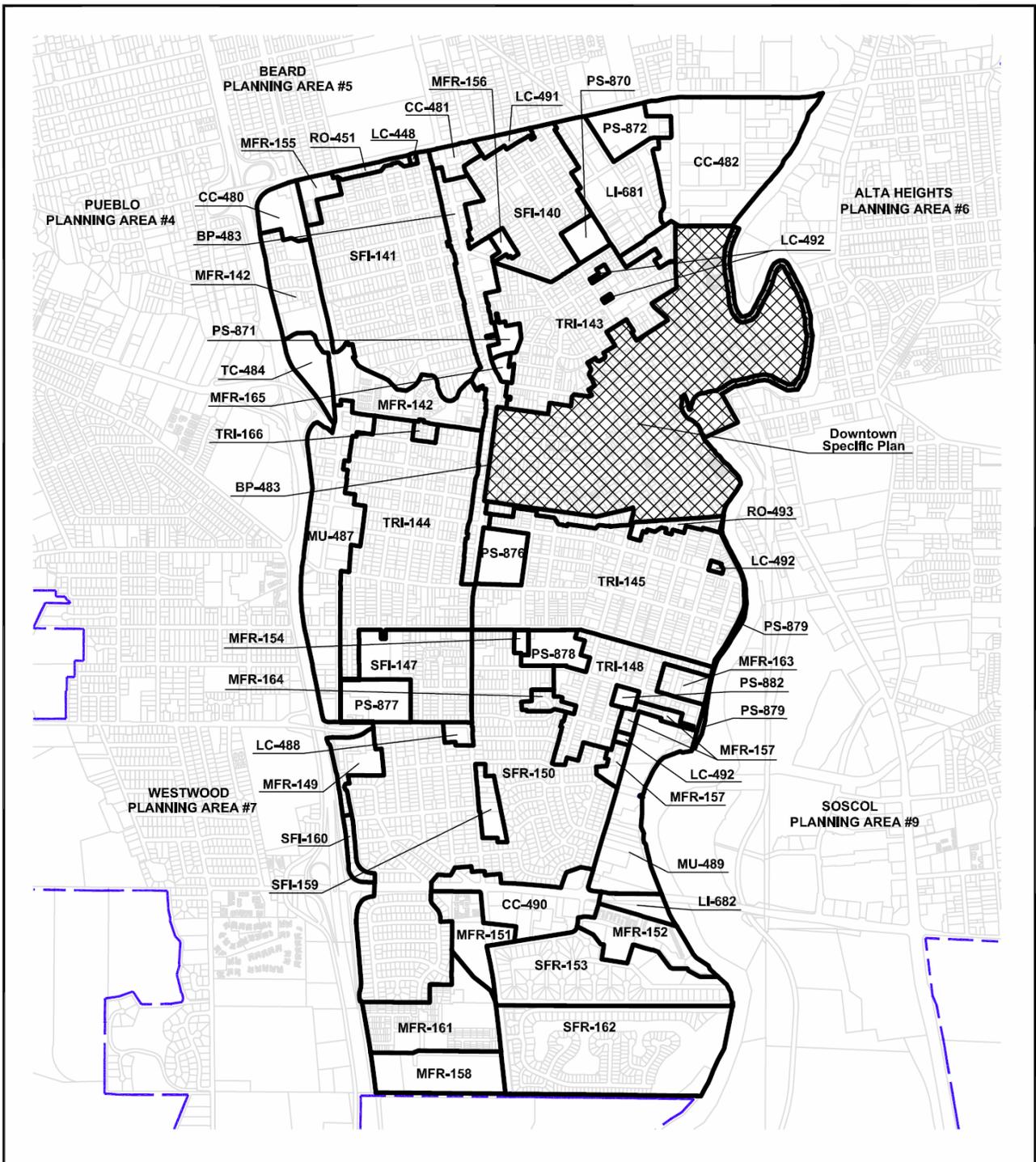


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City of Napa General Plan

Updated 3/12

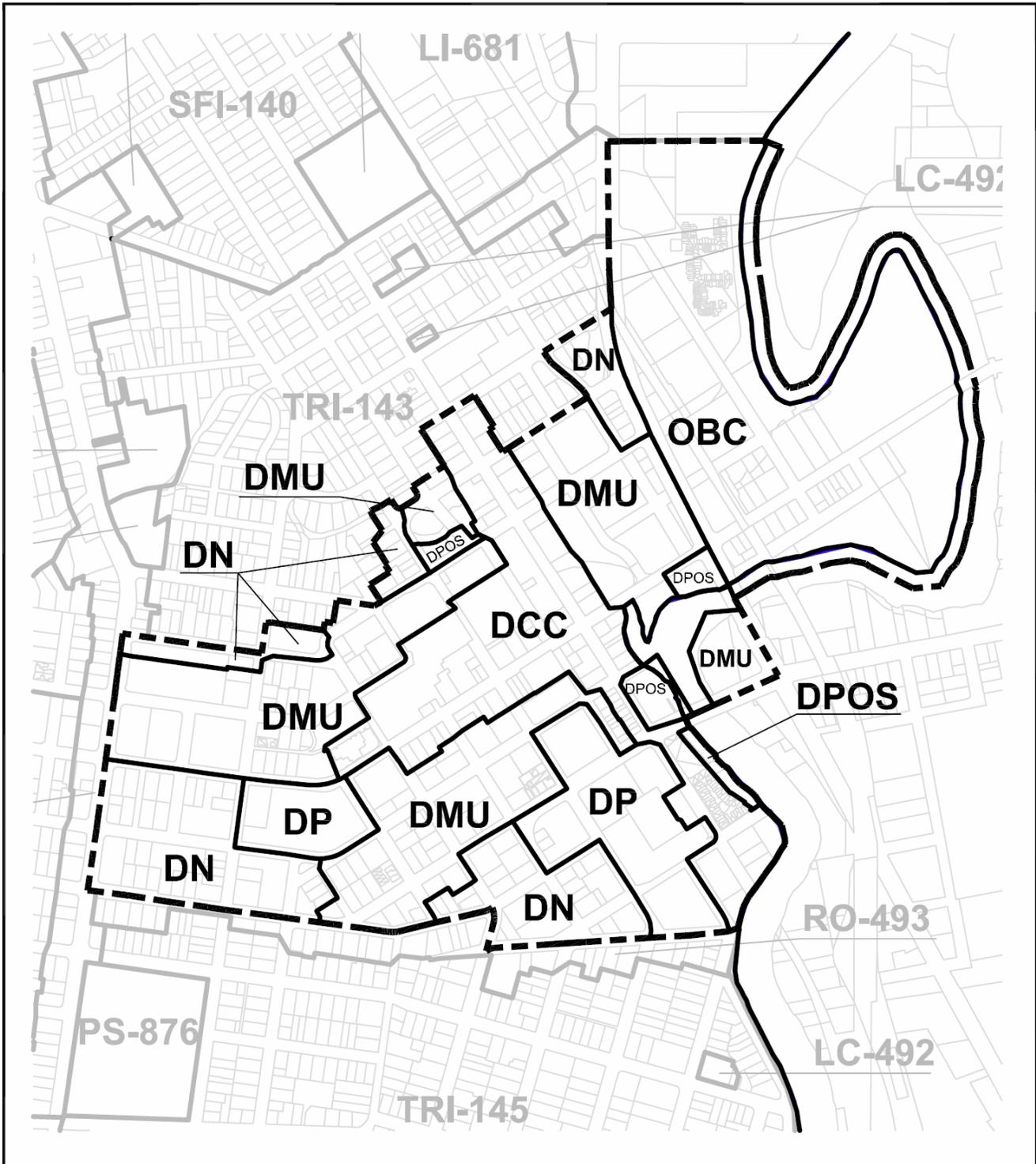
Figure 1-11
Central Napa
Planning Area #8



Pod Boundary ———
RUL Boundary - - - -



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City of Napa General Plan

Updated 3/12

Figure 1-11a
Downtown Specific Plan
Planning Area #8a



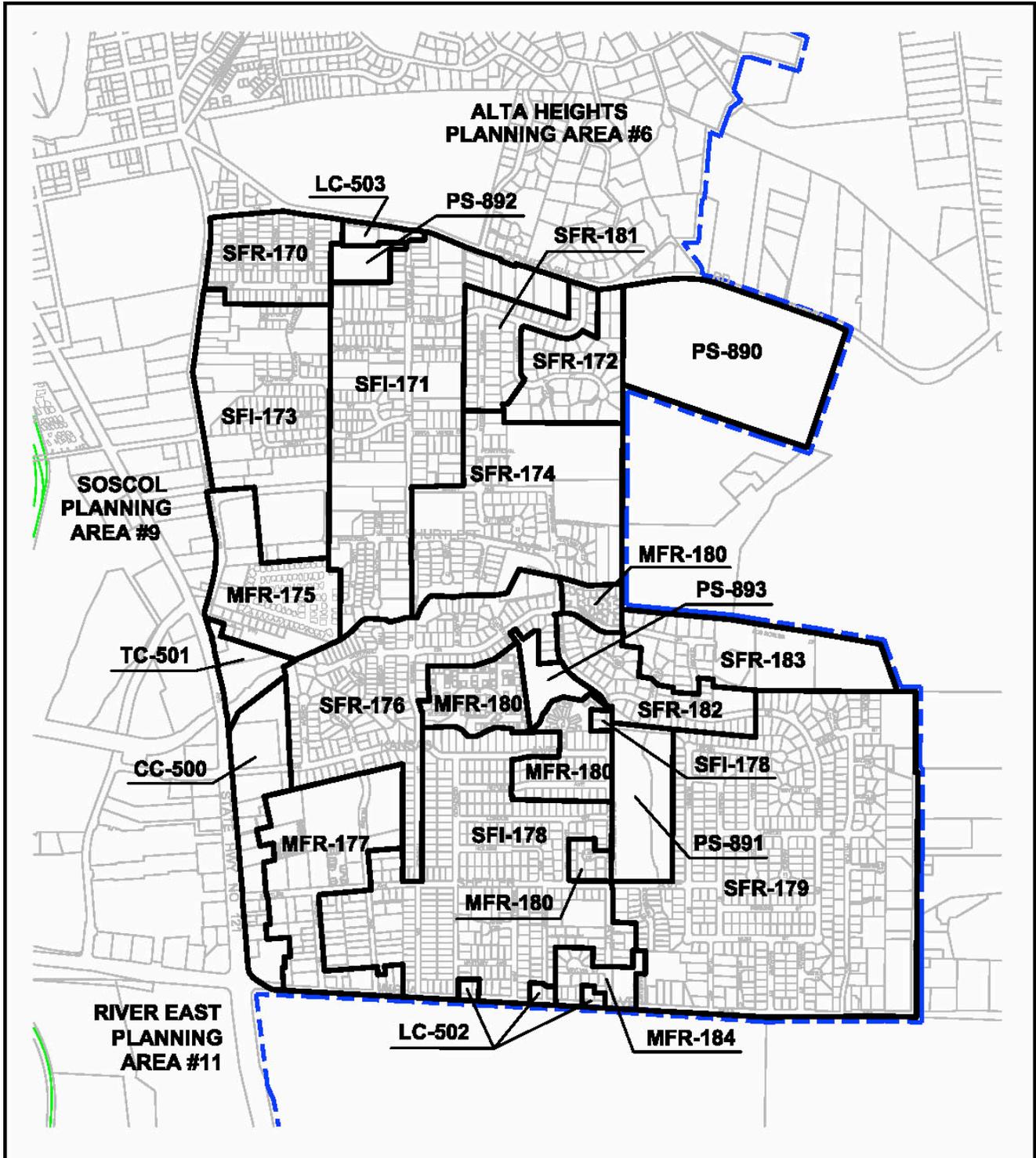
Pod Boundary ———
Downtown Specific Plan Boundary - - - - -



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City of Napa General Plan

Updated 5/11

Figure 1-13
Terrace/Shurtleff
Planning Area #10



Pod Boundary
RUL Boundary

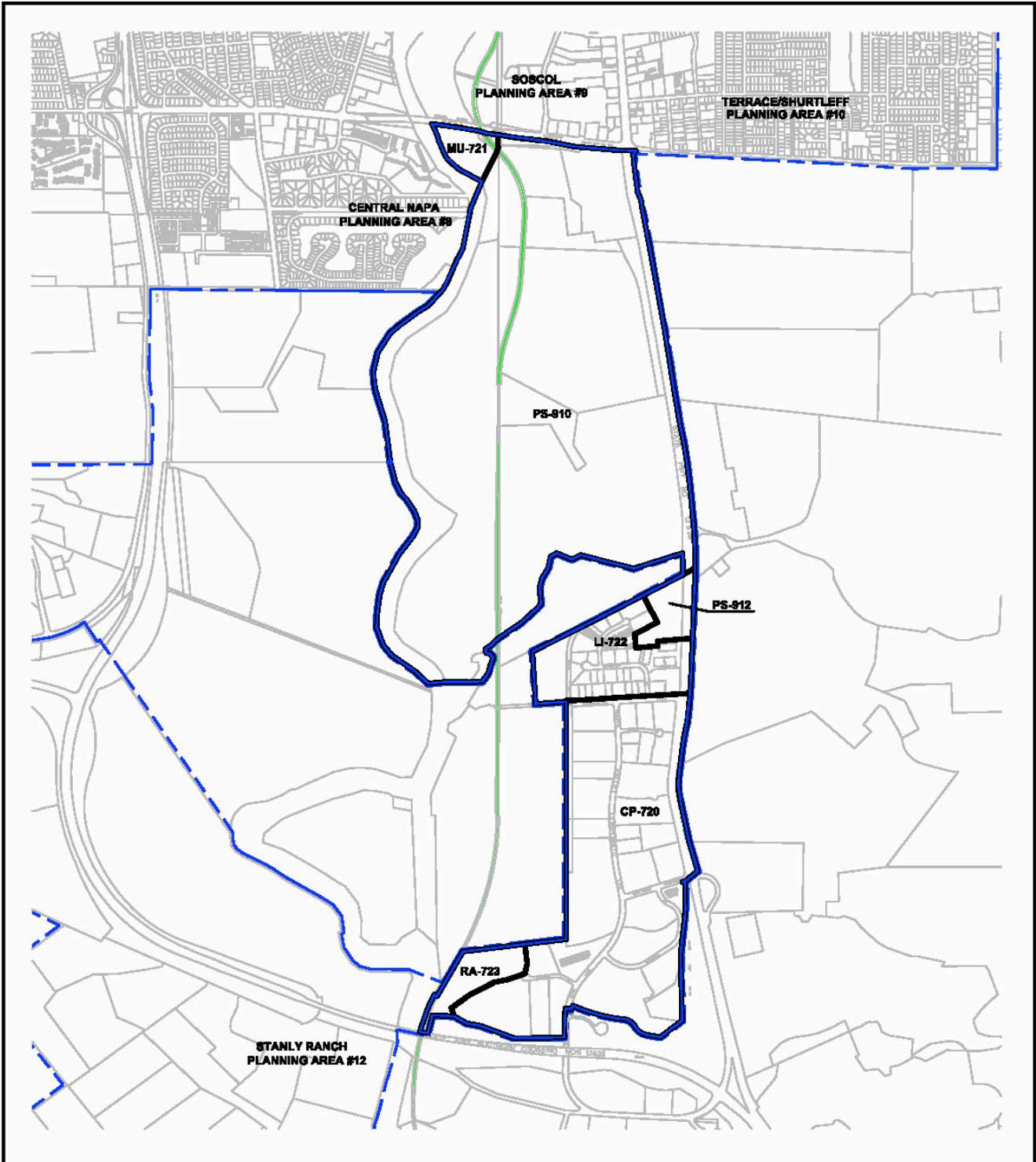


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City of Napa General Plan

Updated 5/11

Figure 1-14
 River East
 Planning Area #11



Pod Boundary
 RUL Boundary

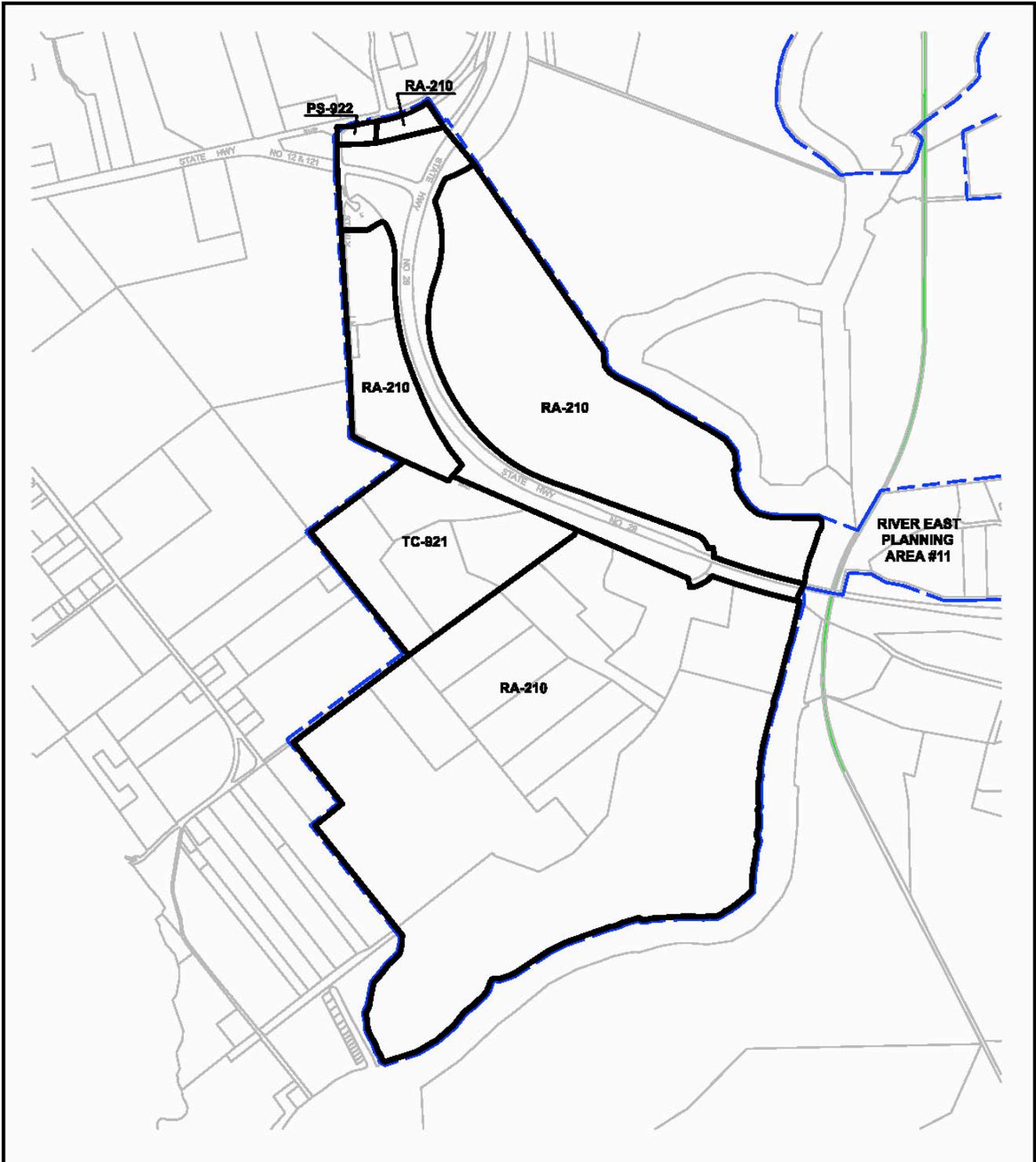


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City of Napa General Plan

Updated 5/11

Figure 1-15
Stanly Ranch
Planning Area #12



Pod Boundary
 RUL Boundary

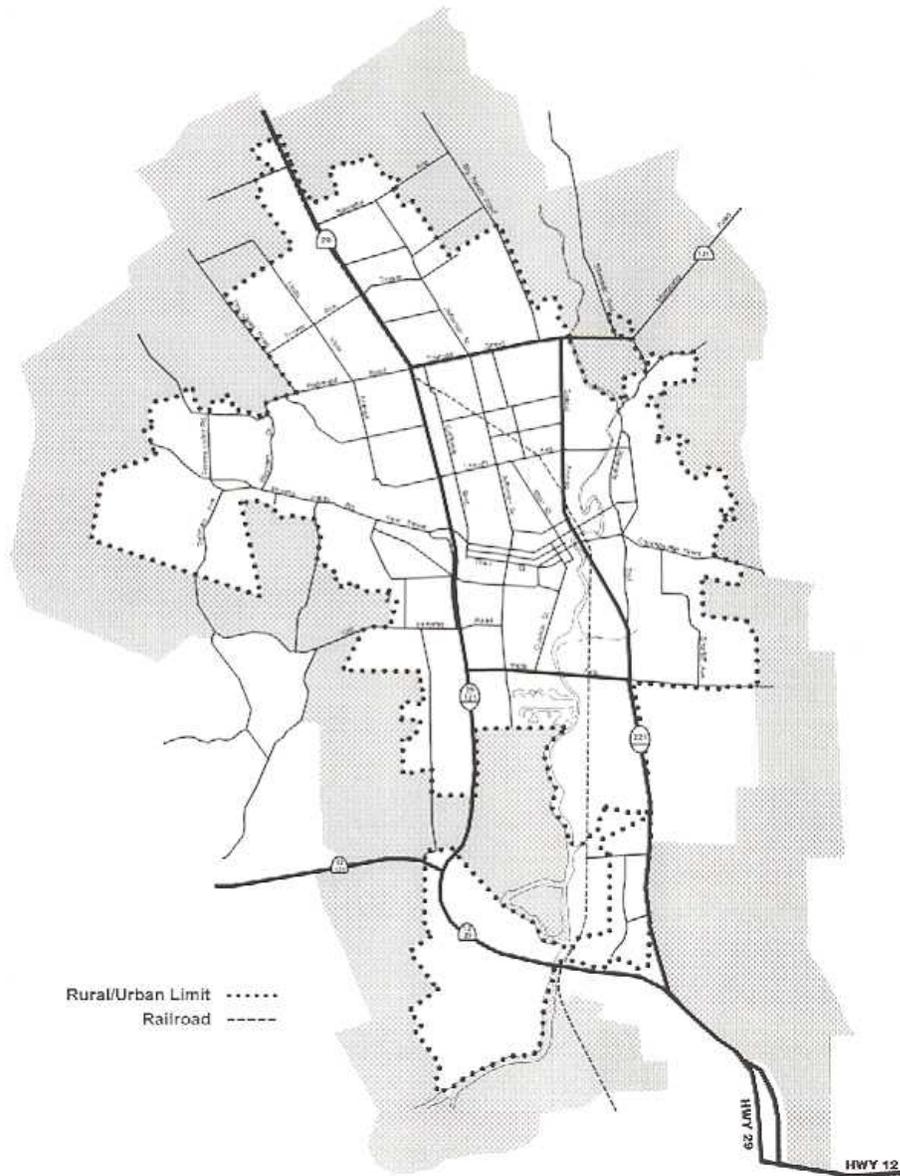


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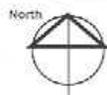


Rural/Urban Limit
Railroad - - - - -

City of Napa General Plan Greenbelt.D54 12/98

Figure 1-16

Lands Designated Greenbelt



Lands Designated Greenbelt



Not to Scale

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TABLE 1-4
RESIDENTIAL DENSITY MATRIX

Pod Number	Land Use Designation	Dwelling Units per Acre	
		Minimum	Maximum
<i>(1) Linda Vista Planning Area</i>			
1	SFI	6	9
2	SFR	2	6
3	SFI	3	6
4	SFR	3	7
5	SFR	4	9
6	SFI	6	9
7	SFR	2	5
8	SFI	3	6
9	SFR	3	8
10	SFI	6	9
11	MFR	15	20
12	MFR	15	20
13	MFR	15	20
14	MFR	8	12.5
<i>(2) Vintage Planning Area</i>			
20	SFR	4	8
21	MFR	15	20
22	SFR	0	3
23	SFI	3	6
24	MFR	12.5	15
25	SFI	4	8
26	SFR	0	3
27	SFR	3	6
28	MFR	6	20
29	MFR	24	25
31	MFR	25	40
32	MFR	12.5	15
33A	SFR	0	3
33B	SFR	0	2
33C	SFR	3	6

(2) Vintage Planning Area Continued			
33D	SFR	3	4
33E	SFR	0	3
33F	SFR	3	6
33G	SFI	6	9
33H	MFR	18.5	25
33I	SFR	3	4
33J	SFR	0	3
33K	SFR	0	2
33L	SFR	3	6
34	MFR	9	12
35	SFR	2	4
36	MFR	9	15
37	MFR	20	22
(3) Browns Valley Planning Area			
40	SFR	0	2
41	SFR	0	4
42	SFR	0	4
43	SFR	0	3
44	SFR	0	2
45	SFR	2	5
46	SFI	2	3
47	SFR	0	2
48	SFR	3	6
49	SFR	0	3
50	SFI	5	10
51	SFR	0	2
52	SFR	3	6
53	RA	1 du/exist parcel or 1 du/20 acres by use permit	
54	SFR	0	2
55	SFR	0	3
(4) Pueblo Planning Area			
60	SFI	0	4
61	MFR	15	20
62	SFI	4	8
63	SFI	2	4
64	MFR	25	40
65	SFI	3	6

66	SFI	2	5
67	SFI	5	9
68	SFI	2	5
69	SFI	3	6
70	SFI	2	4
71	SFI	2	5
72	MFR	10	29
73	MFR	8	15
(5) Beard Planning Area			
77	MFR	20	25
78	MFR	20	40
79	SFI	8	12
80	SFR	4	7
81	MFR	15	20
82	SFI	2	4
83	SFI	5	10
84	MFR	15	20
85	SFR	5	8
86	MFR	15	20
87	SFI	4	7
88	SFR	5	8
89	SFR	5	8
90	MFR	15	20
91	MFR	22.5	30
92	MFR	25	40
93	SFI	4	7
94	SFI	4	8
95	SFI	4	7
96	SFR	3	7
(6) Alta Heights Planning Area			
97	RA	1 du/exist parcel or 1 du/20 acres by use permit	
98	G	1 dwelling unit / existing parcel	
99	SFR	2	3
100	SFR	0	3
101	SFR	0	2
102	SFR	2	5
103	SFI	3	7
104	MFR	15	20
105	SFI	3	8
106	SFR	0	2
107	SFI	3	8

108	SFI	3	8
109	SFR	2	6
<i>(7) Westwood Planning Area</i>			
110	SFR	0	3
111	SFR	2	6
112	SFI	3	7
113	MFR	15	20
114	MFR	15	20
115	SFR	5	9
116	RA	1 du/exist parcel or 1 du/20 acres by use permit	
117	SFR	0	4
118	SFI	4	7
119	SFR	3	7
120	SFI	4	7
121	SFR	0	3
122	MFR	15	20
123	RA	1 du/exist parcel or 1 du/20 acres by use permit	
124	SFR	4	7
125	SFR	2	5
126	MFR	20	30
127	SFR	0	4
128	SFR	0	2
129	MFR	15	20
130	SFI	3	8
131	MFR	30	40
132	MFR	20	30
<i>(8) Central Napa Planning Area</i>			
140	SFI	3	8
141	SFI	3	8
142	MFR	12.5	16
143	TRI	3	8
144	TRI	2	7
145	TRI	3	8
146	MFR	12.5	15
147	SFI	4	9
148	TRI	2	6
149	MFR	13	20
150	SFR	3	7
151	MFR	15	20
152	MFR	12.5	15
153	SFR	0	4

154	MFR	15	20
155	MFR	22.5	30
156	MFR	12.5	15
157	MFR	9	20
158	MFR	15	20
159	SFI	2	5
160	SFI	3	6
161	MFR	12.5	15
162	SFR	4	8
163	MFR	10	20
164	MFR	9	11
165	MFR	50	60
166	TRI	4	9
(9) Soscol Planning Area			
190	TRI	3	7
(10) Terrace/Shurtleff Planning Area			
170	SFR	3	7
171	SFI	2	6
172	SFR	0	3
173	SFI	4	8
174	SFR	2	6
175	MFR	20	30
176	SFR	3	7
177	MFR	12.5	15
178	SFI	3	7
179	SFR	2	7
180	MFR	6	12
181	SFR	2	6
182	SFR	3	7
183	SFR	2	5
184	MFR	9	15
(12) Stanly Ranch			
210	RA	1 du/exist parcel or 1 du/20 acres by use permit	
Notes: (1) All densities expressed as gross values (2) "0" in the "Minimum" column indicates the area is not subject to minimum density requirements			

Amendments to Table 1-4 to January, 2002

- *POD SFR 53 deleted and PODs RA 53, 97 and 210 created; 6/20/00; R2000 135*
- *PODs MFR 163 and 184 added 12/4/02; R2001 274 Note: PODs 149A =163; 177A=184*
- *MFR POD density ranges revised to mid-point of prior range 12/4/01; MFR 149 and 184 created R2001 274 12/4/2001*

Amendment to Table I-4 8/2002

- *POD 79 added; 8-12 u/acre (Rexford Mobile Home Park) R2002 107*

Amendment to Table 1-4 to 8/2003

- *SA to RA 210 Stanly Ranch R2003 69*
- *Revise MFR 6 to SFI 6, 6-9 u/ac; PODs MFR 14, 36, 72, 73, 78, 164, 165 created; POD SFR 25 changed to SFI; MFR 28 changed to 6 to 20 u/ac; MFR 29 changed to 24-25 u/ac; MFR 34 changed to 9-12 u/ac; SFI 46 changed to 2-3 u/ac; SFI 99 changed to SFR 99, 2-3 u/ac; SFR 116 changed to RA 116; SFI 120 changed to 4-7u/ac ; MFR 149 changed to 13-20u/ac; MFR 157 changed to 9-20 u/ac; MFR 180 changed to 6-12 u/ac; SA for Golden Gate Ave. parcel changed to RA 210 R2003 188*

POD TRI 166 added 4-9 u/ac R2005 15

POD 118 revised to 4-7 u/ac 7/11/06 R2006 115

Amendment to Table 1-4 July 2009

New PODs added: MFR 132, MFR 37, MFR 77

TABLE 1-5		
NONRESIDENTIAL INTENSITY MATRIX		
Pod Number	Land Use Designation	Maximum FAR
<i>(1) Linda Vista Planning Area</i>		
400	LC	0.35
401	TC	0.3**
402	TC	1.00
403	TC	1.00
800	PS	0.1
801	PS	0.4
802	PS	0.4
803	PS	0.4
804	PS	0.1
805	PS	0.1
806	PS	0.1
<i>(2) Vintage Planning Area</i>		
410	TC	0.3**
411	TC	0.3**
412	CC	0.4
413	BP	0.3
414	BP	0.3
415	LC	0.35
416	LC	0.35
417	LC	0.35
809	PS	0.4
810	PS	0.4
811	PS	0.4
812	PS	0.1
813	PS	0.4
814	PS	0.4
815	PS	0.1
816	PS	0.1
817	PS	0.1
818	PS	0.1
<i>(3) Browns Valley Planning Area</i>		
420	LC	0.35
820	PS	0.4
821	PS	0.1
822	PS	0.1

823	PS	0.4
824	PS	0.1
825	PS	0.1
826	PS	0.1
827	PS	0.1
(4) Pueblo Planning Area		
430	CC	0.4
431	TC	0.3**
432	RO	0.35
433	LC	0.35
830	PS	0.4
831	PS	0.4
832	PS	0.1
(5) Beard Planning Area		
440	CC	0.4
441	BP	0.3
442	<i>Deleted; properties became part of 441 BP</i>	
443	CC	0.4
444	CC	0.4
445	CC	0.4
446	CC	0.4
447	TC	0.3**
448	LC	0.35
449	RO	0.35
450	LC	0.35
451	RO	0.35
640	LI	0.5
840	PS	0.4
841	PS	0.4
842	PS	0.4
843	PS	0.4
844	PS	0.1
(6) Alta Heights Planning Area		
460	LC	0.35
461	MU	0.95
850	PS	0.4
851	PS	0.4
852	PS	0.1
(7) Westwood Planning Area		
470	CC	0.4
471	LC	0.35
472	LC	0.35
473	LC	0.35
474	LC	0.35
475	MU	0.40
670	LI	0.5
671	CP	0.25
860	PS	0.1

861	PS	0.4
862	PS	0.4
863	PS	0.4
864	PS	0.1
(8) Central Napa		
480	CC	0.4
481	CC	0.4
482	CC	0.4
483	BP	0.35
484	TC	0.7**
485	--	--
486	--	--
487	MU	0.7
488	LC	0.35
489	MU	0.4
490	CC	0.4
491	LC	0.35
492	LC	0.35
493	RO	0.35
681	LI	0.35
682	LI	0.5
870	PS	0.4
871	PS	0.4
872	PS	0.4
873	PS	0.4
874	PS	0.4
875	PS	0.4
876	PS	0.1
877	PS	0.4
878	PS	0.4
879	PS	0.1
880	PS	0.1
881	PS	0.4
882	PS	0.1
(9) Soscol Planning Area		
530	MU	0.95 <i>except APN 045-090-009 which is 0.80</i>
531	LC	0.35
532	MU	0.4 (possible 2.0 with UP in "transit village" portion north of Eighth Street)
533	CC	0.4
900	PS	0.4
901	PS	0.4
902	PS	0.4

(10) Terrace Shurtleff Planning Area		
500	CC	0.4
501	TC	0.5**
502	LC	0.35
503	LC	0.35
890	PS	0.4
891	PS	0.4
892	PS	0.1
893	PS	0.1
(11) River East Planning Area		
720	CP	0.4
721	MU	0.4
722	LI	0.4
723	RA	*
910	PS	0.4
912	PS	0.4
(12) Stanly Ranch Planning Area		
921	TC	0.2
922	PS	0.4

*Proposed uses are conservation and open space with no residential use.

**Hotels may receive up to a 1.0 FAR with Use Permit

Note:: See land use descriptions for residential densities in commercial and mixed use districts

Amendments to Table 1-5 to January, 2002

- POD MU 487 FAR revised to 0.7 4/6/99; R1999 60
- POD LC 402 expanded and FAR revised to 1.0 8/3/99; R1999 185 to 186
- PODs LC 400, RO 432, LC 433, RO 449, RO 451, LC 450, LC 472, LC 473, LC 474, LC 492, RO 493, LC 502, LC 503 created 11/7/00: R2000 239 to 241
- POD CC 442 deleted; properties included in BP 441 11/7/00; R2000 240
- POD CP 720 increased to 0.40 11/2001; R2001 245
- POD 484 increased to 0.7 FAR R2002 96
- PODs MU 461 and 530 increased to 0.8 FAR R 2002 279
- POD LI 722 created with 0.4 FAR R2002 270

Amendments to Table 1-5 August, 2003

PODs PS 809 .4 FAR, LI-722 0.4, RA 723 created R2003 188

Amendment to Table 1-5 November, 2007

POD MU 532 can go up to 2.0 R2007 165

Amendment to Table 1-5 June , 2008

POD 401 was split into POD 401 and 403 with 403 having a 1.0 FAR

Amendment to Table 1-5 July, 2008

POD MU461 and 530 increased to 0.95 FAR except for APN 045-090-009

Amendment to Table 1-5 April 2009

TC PODs with less than 1.0 FAR ** to allow hotels up to 1.0 FAR with Use Permit R200951