

ORDINANCE O2016 __

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, AMENDING THE SECTION 17.28.040(5)(C) OF THE MUNICIPAL CODE DELETING THE REQUIREMENT FOR ON-STREET PARKING ON ENTRY WAY AND NORTH DRIVE WITHIN THE TULOCAY VILAGE AND TULOCAY PLACE ZONING DISTRICTS.

WHEREAS, in December 2006, the City Council adopted the Gasser Master Plan Zoning Districts, along with accompanying Design and Landscape Guidelines, that establish development standards to create an environment of sustained desirability and stability that responds to its context, that identify the public facilities necessary to serve the anticipated population, identify the motor vehicle, bicycle and pedestrian traffic improvements necessary for adequate onsite and area circulation connections, and that meet General Plan Mixed Use goals, policies and objectives that will facilitate shared parking and linkages among uses; and

WHEREAS, the Tulocay Village District of the Gasser Master Plan was established to provide a variety of housing types and densities; and

WHEREAS, the Tulocay Place District of the Gasser Master Plan fronts on Soscol Avenue and provides a pedestrian-oriented street to the Tulocay Village residential neighborhood with the intent to create an attractive community-and neighborhood-serving retail commercial/service district with interconnected storefronts oriented to adjacent streets and a community gathering place; and

WHEREAS, the Napa Vista Tulocay LLC submitted an application for a Zoning Amendment to delete the on-street parking requirement on Entry Way and North Drive; and

WHEREAS, the elimination of on street parking will strengthen the a main entrance to the Vista Tulocay Apartments by providing a comfortable, attractive bicycle and pedestrian connection to the project site consistent with the policies of the Gasser Master Plan; and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meeting of the City Council identified herein, including any supporting reports by city staff, and any information provided during public meetings.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Napa as follows:

Section 1. The City Council hereby makes the following findings:

ATTACHMENT 1

1. The proposed amendments are consistent in principle with the General Plan.

The proposed Master Plan Zoning amendments are consistent with the General Plan and other City plans and policies that apply to the property as the amendments will revise development standards that were developed to create a future residential environment of sustained desirability and stability that responds to its context. The amendments are consistent with the public facilities to serve the anticipated population and that the motor vehicle, bicycle and pedestrian traffic will provide for adequate onsite and area circulation connections. The amendments meet the General Plan Mixed Use goals, policies and objectives that promote a mixed of uses and efficient use of larger vacant parcels, encourage a functionally integrated mix of uses that will create a mix of uses that respond to their context and complement each other; and that will facilitate shared parking and linkages among uses.

2. The public health, safety, and general welfare are served by the adoption of the proposed amendment.

The amendments will allow for the construction of a 282 unit multi-family apartments that will be developed to create a residential environment of sustained desirability and stability that responds to its context. The removal of parking from the public street is consistent with the public facilities that will be developed to serve the anticipated population. The amendment will have no adverse impact to the motor vehicle, bicycle and pedestrian traffic infrastructure which will be developed to provide for adequate onsite and area circulation connections.

Section 2: In accordance with the requirements of Guidelines Sections 15164 and 15168 of the California Environmental Quality Act (CEQA), the City Council has considered the Tulocay Vista Apartments Project Addendum (“Addendum”) to the Final Environmental Impact Report for the Gasser Master Plan, adopted December 12, 2006. The Final Environmental Impact Report for the Gasser Master Plan EIR was certified by the City Council on November 21, 2006. The Gasser Master Plan EIR and the Addendum are on file in the Office of the City Clerk, and are incorporated herein by reference. The Addendum analyzed the site-specific impacts of the proposed Vista Tulocay Apartments project. The Addendum confirms that while certain changes and clarifications to the scope of the Gasser Master Plan EIR are warranted, the Vista Tulocay Apartments project is within the scope of the development program described and evaluated in the Gasser Master Plan EIR and none of the conditions described under CEQA Guidelines Section 15162 are present, and accordingly, no subsequent or supplemental EIR is required. After due consideration, the City Council hereby determines that the Addendum concludes that the Vista Tulocay Apartments Project will not result in any new or significant environmental effects or a substantial increase in the severity of previously identified significant effects and complies with the applicable CEQA requirements and is adequate and appropriate to support the approval of the Vista Tulocay Apartments project by the Commission and the City Council. The City Council hereby incorporates by reference the Statement of Overriding Considerations adopted in the certification of the Gasser Master Plan as Exhibit “A” to City of Napa Resolution R2006 212.

SECTION 3: Amendment 1. Footnote #5 following the table set forth in Section 17.28.040 is hereby amended by repealing the previous language in its entirety and replacing it with a new Footnote #5, to read as follows:

(5) Entry Street and North Drive shall include:

- a. 10 to 12 feet of landscaping/street trees and a separated sidewalk;
- b. Building setbacks for Entry Street and building and parking setbacks for North Drive: 0-foot minimum/10-foot maximum from edge of sidewalk;

SECTION 4: Severability. If any section, sub-section, subdivision, paragraph, clause or phrase in this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, sub-section, subdivision, paragraph, sentence, clause or phrase of this Ordinance, irrespective of the fact that any one or more sections, sub-sections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 5: Effective Date. This Ordinance shall become effective thirty (30) days following adoption.

City of Napa, a municipal corporation

MAYOR: _____

ATTEST: _____
CITY CLERK OF THE CITY OF NAPA

STATE OF CALIFORNIA }
COUNTY OF NAPA } SS:
CITY OF NAPA }

I, Dorothy Roberts, City Clerk of the City of Napa, do hereby certify that the foregoing Ordinance had its first reading and was introduced during the regular meeting of the City Council on the ___ day of ____, 20__, and had its second reading and was adopted and passed during the regular meeting of the City Council on the ___ day of ____, 20__, by the following vote:

AYES:

NOES:

ABSENT:

ATTACHMENT 1

ABSTAIN:

ATTEST: _____
Dorothy Roberts
City Clerk

Approved as to Form:

Michael W. Barrett
City Attorney