

**APPENDIX C**  
**General Plan Consistency**

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## COMPARISON OF GENERAL PLAN POLICIES WITH 2014 DRAFT HOUSING ELEMENT UPDATE

Many of the Housing Element Update policies and programs cited below are continued from the currently adopted Element. The following discussion shows the interrelationship and consistency between various general plan elements.

### GENERAL RELATED LAND USE (LU) ELEMENT POLICIES

LU1.1, 2.1 and 2.2 discuss the **need to maintain the City's Rural Urban Limit (RUL)** to conserve agricultural lands outside the City, while LU3.2 provides policy about agricultural buffers. The draft Housing Element update assumes continued maintenance of the RUL, and helps to implement it through policies and programs to provide efficient use of land, including reuse and mixed use opportunities.

LU1.2 states the City shall strive to **preserve and enhance the integrity of existing neighborhoods** and develop new neighborhoods with similar qualities. The draft Housing Element update helps assure this by continued policy emphasis on high quality design and use of context-based design guidelines. (*H3.1 High Quality Design; H3.2 Design Guidelines*)

LU1.3 discusses the need to **strengthen and revitalize downtown**. The draft Housing Element update continues to support this approach by providing policies and programs to encourage residential mixed uses in Downtown and in planned mixed use areas around Downtown to contribute to the activity and sense of community Downtown as well as support greater transit use.

LU1.4 states the City recognizes the **importance of historic properties**; the draft Housing Element update continues to support this by (*H3.2 Design Guidelines, H3.8 Historic Home Maintenance, H3.J Historic Area Process*) encouraging appropriate maintenance and rehabilitation of historic homes referencing use of existing preservation ordinances and guidelines.

LU3.4 states the City shall **endeavor to maintain an even rate of development** within the RUL over the plan period. Housing Element policy H1.16 references a Pacing Strategy put together as part of the 2001 Update to strengthen implementation of this policy, as well as programs H5.F Database Monitoring as well as annual state-required Housing Element Reviews.

LU3.5 states "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." The draft Housing Element update includes similar policy (*H1.1 Efficient Use of Land*) and provides several specific measures to implement this policy.

LU3.6 speaks to **programming land uses to maximize the use of available public facilities** and minimize the need for new facilities. The draft Housing Element update retains planned land uses from the Land Use Element and supports policies in the Land Use, Transportation and Community Services Elements to time new housing with needed infrastructure, specifically recommending (*H3.10 Timing of Housing and Infrastructure and related program 3.K*) that new policy be added to strengthen concurrency of development with infrastructure, especially streets and public transportation.

LU3.7 speaks to **maintaining an adequate supply of land for residential uses** to accommodate planned growth through such means as monitoring of changes from residential to nonresidential, annual growth reports, etc. The draft Housing Element update contains similar policy about maintaining an adequate supply of land, the need to monitor and continues policy to retain limited Multi Family Residential lands—which are key for more affordable types of housing by prohibiting its redesignation to other uses without equivalent land being designated for multi-family (*H2.8 Retain Multi Family Sites*); and in addition, permits for conversion of existing rental units to other uses (*H3.12 and H3.13 Rental Conservation, H3.14 Condominium Conversion, H3.15 Mobile Home Park Conversions, and H3.16 re: other rental conversions*).

LU3.8 and Program 3.B state the City shall **monitor county employment and housing development trends to evaluate their impacts** on the city's jobs/housing balance. The Housing Element continues to contain more specific policy and implementing programs (*H1.9 Housing and Jobs Balance, H1.D Jobs Housing Analysis and H1.E Job Impact Analysis*) to balance and promote housing opportunities to meet needs of the workforce. It reinforces the need for monitoring (*H5.4 Monitoring, H5.F Database Monitoring*).

LU3.9 and 3.10 talk about **coordinating growth and development with other agencies** and promoting common goals. The Housing Element specifically calls (*H5.I*) for continued Cities/County Coordination on countywide housing and other planning issues.

### **RELATED LAND USE POLICIES Focusing on Residential Neighborhoods**

LU4.1 states the City shall require **new residential development to conform to the density** ranges on Table 1-4 (unless site-specific environmental or physical constraints preclude the achievement of the minimum density) and to be consistent with the general neighborhood typology. The Housing Element maintains the residential density ranges in the General Plan. Neighborhood typologies remain in the general plan for use during project review and are assisted by *Residential Design Guidelines* adopted in 2004 and modified in 2009 to help all types of development fit with and respect their neighborhoods. Both the Land Use Element LU4.B and adopted Housing Element H3.A called for development and continued use of such guidelines.

LU4.2 speaks to allowing **support services and alternative residential types to meet special needs** by permitting recreational uses and alternative residential types in residentially designated areas. The City currently allows such uses in residential zones and General Plan land use categories provide for these uses consistent with State law.

LU4.3 talks about **encouraging 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 and appropriate. This policy is similar to current and draft Housing Element update policy (H3.4 Fair Share and H3.C Housing Mix) to provide a “fair share” of well-design affordable and varied housing in all neighborhoods.

LU4.4 states 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].”** The draft Housing Element update continues to include more specific density bonus policies H1.7 and 1.8. Other incentives specifically mentioned include land banking to assist development of future affordable *projects (H2.11 Land Acquisition and Land Banking and related H2.E)*; continuation of the City’s Affordable Housing Overlay Zone (*H2.13 Affordable Housing Overlay Zone and related H2.F*); density bonuses for affordable duplex and triplex units (*H3.6 Duplexes and Triplexes*); fast tracking for affordable units (*H5.1 Project Processing and related H5.C*).

LU4.5 states the City “shall **allow development of attached units in the Single Family Infill and Traditional Residential land use designations and encourage units that will provide housing affordable to elderly, disabled, or low income persons** when compatible with the design characteristics of surrounding residential uses”. The draft Housing Element update (*H3.6 Duplexes and Triplexes, H3.2 Design Guidelines and H3.4 Fair Share*) provides policy and specific actions (density bonuses, zoning revisions; design principles, design guidelines) to make it happen.

LU4.6 states the City “shall **establish non-density incentives (streamlined permitting, specific plans, public private partnerships)** to encourage the private sector to develop infill projects”. The draft Element contains specific supportive policies and actions to accomplish this policy (*H2.5 Specific Plans; H5.M Public Private Partnerships*).

LU4.7, 4.8 and 4.9 require the City to **use code enforcement and cooperative neighborhood improvement programs** to maintain neighborhoods. The Draft Element contains similar policy (*H3.H Code Enforcement, H3.I Targeted Neighborhood Improvement*).

LU4.10 states the City shall **require Specific Plans for large areas of undeveloped land**. The Housing Element Program *H1.B Future Land Use Planning* reinforces this approach.

LU4.11 talks about recognizing the benefit of **street trees**. This has been addressed in the City's residential design guidelines (*H3.A Design Review*).

LU4.A states the City "shall **revise the Zoning Ordinance to conform to the land use intensity and residential pattern descriptions of the General Plan**. The comprehensive zoning ordinance update consistent with the General Plan was adopted in 2003.

LU4.B states the City "shall **prepare residential development guidelines** to implement the neighborhood typology concept and investigate setback averaging, etc. to encourage design compatible with neighborhood character". This program has been implemented through adoption of the 2003 zoning ordinance and the Residential Design Guidelines, referenced for continuation and updates in H3.A.

Other residential Land Use programs to establish a priority list for neighborhoods requiring improvements and adopt operational standards for rental properties are supported by program H3.I Targeted Neighborhood Improvement, and H3.O Rental Acquisition and Maintenance in the draft Housing Element update.

**RELATED LAND USE POLICIES focusing on Commercial, Downtown, Industrial and Mixed Use areas:**

LU5.C states the City shall **develop zoning incentives to promote development of higher density residential uses in and adjacent to existing commercial areas**. The draft Housing Element update includes several policies and actions to promote higher density residential in and adjacent to commercial areas, including *H2.15 Sustainable Development Patterns, H1.8 Multi Family Flexibility, H2.4 Key Mixed Use Sites, H1.B Future Land Use Planning, H2.F Affordable Housing Overlay Zones, H2.6 Incentives for Mixed Use, H2.2 Mix of Housing, H2.3 Residential Mixed Use*

LU6.6 speaks to **improving links between downtown and nearby residential** neighborhoods through improved pedestrian and bicycle connections. The draft Housing Element update also encourages improved bicycle and pedestrian access (*H3.3 Livable Neighborhoods*).

LU6.7 and 6.B **promotes 24-hour activity in the downtown**, by allowing development that mixes residential and commercial uses in the same structures. The draft Housing Element update supports Mixed Use, especially Downtown (*H3.P Mixed Use Livability, H2.3 Residential Mixed Use*).

The adopted Land Use Element contains several policies and programs LU8.1, 8.2, 8.A and 8.B **promoting mixed use "on larger vacant parcels", in the reuse of existing buildings downtown, and in mixed use areas through use of zoning incentives and encouraging innovative design**

**through flexible development standards, shared parking**, etc. As noted in above paragraphs, the draft Housing Element update contains many corresponding and compatible policies and programs. It identifies the Gasser property and Expo as “key sites” for mixed use with residential. (*H2.4 Key Mixed Use Sites*) It identifies specific incentives, and promotes the use of specific plans or similar community visioning processes as a way to identify desired innovative design.

#### **RELATED LAND USE POLICIES focusing on Urban Form and Open Space:**

Several general plan policies provide guidance in reviewing development applications regarding urban form and site environmental resources; the draft Housing Element update does not adversely affect any of these policies; they would continue to be relied upon in reviewing development applications. They include:

LU10.1, which promotes an urban **form that integrates the urban environment with the city’s natural features**;  
LU10.2 which has the City continue to **apply “special development standards” to proposed development within or adjacent to sensitive areas including riparian corridors and wetlands, hillsides**, critical wildlife habitat, and agricultural land outside the RUL; LU10.3, which encourages **maintenance of wildlife corridors**; LU10.4, which requires **planned unit and cluster forms of developments in environmentally sensitive areas**; and LU10.5 which allows **reductions in development size when needed to protect environmental resources**.

The draft Housing Element update does not affect policies and standards in place to address environmental resources.

#### **LAND USE DESIGNATIONS and MAPS. The Land Use Element provides definitions of the various Land Use Designations.**

The draft Housing Element update does not propose any changes to the Land Use Designation descriptions or density ranges.

The Housing Element does contain some *future* programs to consider changes to land use: H1.B Future Land Use Planning, H1.F Housing Sites Study of Surplus Institutional Lands, H2.J Duplex and Triplexes in Other Areas. Such future studies would require environmental review and General Plan amendments.

#### **TRANSPORTATION ELEMENT**

Transportation policies and programs are not changed and continue apply to new projects, although the draft Housing Element update *H3.10 Timing of Housing and Infrastructure and related H3.K* supports strengthening of concurrency of development with infrastructure. Both the Transportation Element and Housing Element contain mutually reinforcing policies regarding improving bicycle, pedestrian and transit access. See *H3.11 Safety and Pleasant Circulation Opportunities and Maintenance*. Transportation policies

unaffected by the Housing Element include assessing fees on new development to cover the fair share portion of development impacts on the local and regional transportation system; requiring new development to construct improvements identified in the Capital Improvement Plan as needed to serve the development; ensuring new development and redevelopment will meet adopted service standards unless findings are made that achieving other specific public goals outweigh the requirement; ensuring streets are designed with attractive landscape amenities and street trees wherever possible; traffic calming measures for existing neighborhoods; supporting financially feasible transit services; incorporating transit stops in appropriate locations and other methods to encourage alternatives to the private auto.

### **COMMUNITY SERVICES ELEMENT**

Policies regarding timely development of public facilities and services (police, fire, water, sewer, storm drainage, solid waste) to meet needs of existing and future city residents are unchanged and continue to apply to new projects. As noted above, draft Housing Element update policy *H3.10 Timing of Housing and Infrastructure and related H3.K* supports strengthening of concurrency of development with infrastructure.

### **PARKS AND RECREATION ELEMENT**

Policies regarding parks and recreation facilities, including trails are unchanged and would continue to apply to new development. The Housing Element does recommend (*H3.M Parks Master Plan Update*) that the Parks Master Plan establish a high priority for City park and recreation improvements near higher density areas, and follow Parks Master Plan recommendations regarding including community gardens or neighborhood resource buildings in neighborhood parks.

### **HISTORIC RESOURCES ELEMENT**

Policies to protect and preserve historic resources are unchanged and would apply to new development and redevelopment. Housing policies that cross references historic resources policies, standards and guidelines are *H3.2 Design Guidelines, H3.8 Historic Home Maintenance and related program H3.J*.

### **NATURAL RESOURCES ELEMENT**

Policies to protect Napa's natural resources are unchanged and would continue to apply to new development and redevelopment.

Some specific policies that continue to apply, for example, include NR-1.6, which states that City shall require as conditions of development approvals that development protect significant on-site natural habitat whenever possible, while NR-1.7 states the City shall try to identify and protect significant tree species and groves or clusters of trees on project sites. NR-2.3 states the City shall continue to refer development proposals in sensitive areas to state and federal wildlife agencies for review and comment, and that the City ensure that project environmental review identify feasible means of avoiding any net loss

of habitat for sensitive species. NR-4.7 specifically encourages design of projects to avoid covering creeks and drainageways whenever possible.

Policy NR-5.1 encourages the use of mass transit, bicycle facilities and pedestrian walkways to reduce air emissions and NR-5.2 encourages land use patterns and management practices that conserve air and energy resources. Housing Element policies promoting sustainable development patterns, mixed use, and its design policies reinforce these policies.

NR-5.5 also talks about land use and project design measures to encourage alternatives to the automobile for energy conservation. Draft Housing Element update policies, particularly *H3.3 Livable Neighborhoods*, specifically address creating pedestrian and bicycle connections to service and other destinations to provide alternatives to using a car. Additionally, policies promoting multi-family and mixed uses are types of projects that encourage pedestrian and transit use.

## **HEALTH AND SAFETY ELEMENT**

Health and Safety policies dealing with seismic hazards, soil erosion and landslide hazards, flooding, dam failure, fire hazards, aircraft hazards and noise remain in place and would continue to be applied when housing projects are proposed.

## **ECONOMIC ELEMENT**

Economic Element goal 1 would maximize use of Napa's limited land supplies designated for employment and revenue generating uses in part by supporting mixed use development (ED-1.4). Draft Housing Element update policies are very consistent with this approach. Both Elements contain policy encouraging developers of larger commercial development to include residential uses (ED-1.5; *H 1.10 and related H1.E*)

The Economic Element also addresses Housing as a necessary component of healthy economic development. Economic Element policy regarding providing a full range of housing to accommodate its workforce (ED-6.1) are mirrored in Housing Element policies *H1.9 Housing and Jobs Balance, H2.2 Mix of Housing and program H1.E Job Impact Analysis*. An Economic Element implementation program had the City use economic development policies as a basis for outlining a strategy of housing development, rehabilitation and affordability (ED-6.A). The Housing Element retains policies to specifically address workforce housing as noted above. Both Elements also contain policies and programs to address regional housing needs (ED-6.2; *H1.2 Provide Adequate Sites, H5.6 Community Partnerships*.)

## **ADMINISTRATION ELEMENT**

The Administration Chapter of the General Plan includes policy to review the General Plan, revise it as necessary, and to review and amend ordinances to ensure consistency with the General Plan. The draft Housing Element update is consistent with these policies. State law requires annual review of Housing Elements.