

GENERAL PLAN ADVISORY COMMITTEE SPECIAL MEETING MINUTES



August 31, 2020

MEETING CAN BE VIEWED BY CLICKING [HERE](#)

****Due to CORONAVIRUS (COVID-19) this meeting was conducted as a Teleconference.****

1. **CALL TO ORDER: 5:30 P.M. – Via Zoom:** <https://us02web.zoom.us/j/83026708819>

A. ROLL CALL: Committee Members – Ackerman, Band, Barreca, Cuddy, Dahme, Glaser, Hurtado, Macdonald, Narvaez, Priestley, Shinnamon, Siegel, Stewart, Ward, Zand

ABSENT: None

STAFF: Community Development – Erin Morris, Michael Walker, Patty Baring
City Attorney – Sabrina Wolfson

2. **SUMMARY OF MEETING PROCEDURES**

3. **AGENDA REVIEW AND SUPPLEMENTAL REPORTS**

Senior Planner Michael Walker briefed the GPAC on the verbal and written public comment process and methods through which these communications are delivered to the GPAC.

4. **PUBLIC COMMENT**

Chris Benz, Resident, spoke of Michael Walker's Update on the General Plan progress to City Council which was highly praised for the quality of work and dedication. She added that Councilmember Alessio asked about Climate Change inclusion and Councilmember Luross asked about proposed zoning in the Browns Valley area. She also noted that City Council fully supported the GPAC and their dedication to the General Plan Update.

Amy Martenson, Resident, spoke of the last City Council meeting where citizens expressed concern about the inclusion of autonomous vehicles as a means to address environmental sustainability.

Katherine Lambert, Resident, sent a letter to be read and wanted to ensure it would be included in the later portion of the Agenda.

5. **CONSENT CALENDAR**

6. **ADMINISTRATIVE REPORTS**

A. PREFERRED LAND USE PLAN DRAFT

Staff and the Consultant Team led a discussion on the proposed Land Use Designations, Land Use Plan, and key Focus Areas identified in the Preferred Land Use Plan Draft. The GPAC shared considerations for items related to Land Use and the Focus Areas which will be forwarded to the Planning Commission and City Council.

Chair Shinnamon summarized the order of actions during public hearing and introduced the item.

Senior Planner Michael Walker presented the Staff Report and introduced Rajeev Bhatia from the Dyett & Bhatia to review actions since the last GPAC meeting.

Mr. Bhatia reviewed the discussion and outcome from the July 22, 2020 Virtual workshop activities.

Committee Members proceeded with the Preferred Land Use Plan Draft discussion facilitated by Mr. Bhatia and Brendan Hurley.

Meeting Summary - The GPAC provided the following considerations:

General Land Use Comments:

- Discussion about adding to the greenbelt designation to allow no more than 1 housing unit per 20 acres if property is subdivided. Meet existing designation and Greenbelt Alliance definition.
- Concern about gentrification of businesses, support incremental development. Include policies to keep businesses in new development.
- Include winery and brewery uses in Light Industrial.
- Continue discussion on uses such as Bed & Breakfast Inns and Offices in the Traditional Residential designation and whether to keep them as Conditional Uses or allowed by-right. Designated historic buildings may be appropriate for a wider range of uses.
- Cleaning up non-conforming land uses. Many of these continue to remain from the last General Plan.

Individual Properties:

- Change Timberhill/West Browns Valley and Napa Oaks to Greenbelt Designation. Desire for ridgeline preservation policies. Staff confirmed that City currently has Hillside zoning overlay that addresses development in sloped areas.
- Desire to see mixed use or residential at "Ritz" hotel site (northwest corner of First Street and Silverado Trail), as that has not been built despite approvals for a while. Need to consider that the Oxbow ULI report visualized this area as an extension of Oxbow. Staff confirmed that "Ritz" entitlements have not expired.
- Ghisletta property. GPAC discussed the property and expressed a variety of viewpoints, but no specific density recommendation. Need for housing recognized, but concerns regarding high density range and about Napa's image from the highway and impact to existing community. Desire for screening from Golden Gate Drive with earthen berms in lieu of sound walls and projecting a green image at gateway into Napa Valley. Need for project-specific environmental studies.
- Big Ranch Road. Designate as Medium Density Residential (keep as shown on Preferred Plan)
- Stanly Ranch. No change.

Focus Areas:

- Support for Focus Area concepts. GPAC requested that in addition to providing the proposed increase in heights along each corridor, also list total resulting height for clarification.

- Transition to neighborhoods from focus areas and appropriate densities in existing neighborhoods. Discussion of whether there should be some increase in densities in existing neighborhoods and whether some densities shown in these neighborhoods are too high, but agreement that this is too large a topic to take on at the meeting. Discussion of appropriateness of ADUs in all neighborhoods, but recognition that these are now allowed in accordance with State law.
- Overall, GPAC likes NVTA's plan for Imola. Ensure that the GP responds to this plan, like at River Park Shopping Center.
- Soscol and Imola. One GPAC member not supportive of more connections in existing neighborhoods.
- Soscol and Lincoln. Support for designating publicly owned properties like the corporation yard into high-density/mixed use housing. Comments by others and staff that these are being considered as part of the Housing Opportunities Inventory.
- Historic Neighborhoods near Downtown. Don't open up to non-residential uses. Allow some limited non-residential uses as conditional and where these would incentivize historic preservation. Need to retain residential character of neighborhoods.

Chair Shinnamon opened the item for public comment.

Amy Martenson, on behalf of the Napa Valley Progressive Alliance, spoke of her concern that new development should be reserved to already developed areas within the city and infill lots and should be inclusionary, mirroring the economic makeup of residents.

Carol Barge, Resident, clarified parcels in the Draft Environmental Impact Report (DEIR) acreage of the hillside.

Harold Kelly, Resident, encouraged citizens to be involved with the General Plan Update throughout its process and reminded them that the update is yet to be reviewed by the Planning Commission and City Council.

Valerie Wolf, Resident, read a prepared statement that spoke of her concern of destroying intact landscapes and habitats and encouraged participation from citizens to voice their concern for further destruction.

Jess Rafael, Resident, inquired on the future Planning Commission and City Council review and the GPACs recommendation of the Morningside properties.

Gary Orton, Napa Valley Progressive Alliance, spoke of his concern that residents affected by the General Plan Update do not have proper representation of demographics in unincorporated islands.

Mark Harold, Resident, requested clarification on the driving force to consider open land for development. He also asked if there is other type of zoning that will not allow any development in an area. He added that development on the hillside will destroy the Napa Valley gateway.

Katherine Lambert, Resident, spoke in opposition of the development at Ghisletta, as there are other opportunities in Napa and there are resources need to be preserved and issues that need to be considered.

Ginger Gregory, Resident, spoke of two housing sites that are under construction and do not mention affordable housing and her concern that Napa Valley will lose the "gateway."

Victoria Lancaster, Resident, spoke of the neighborhood concern for a large-scale development and developments that do not address affordable housing.

Rose, Resident, spoke of neighborhood opposition to development near Foster Road.

Cindy Watter, Resident, spoke of her concern about conversion of historic homes to commercial uses because changes from residential uses are changing the dynamic of a neighborhood feel.

Elizabeth McKinne, Resident, spoke of her concern of the proposed changes that would replace conditioned permits to "allowed uses" which would diminish residential uses in the historic district neighborhood.

After receiving no further comments, the public hearing was closed.

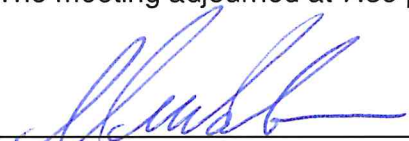
Mr. Walker updated the GPAC regarding the draft Regional Housing Needs Allocation (RHNA) numbers. He summarized the late communications that were submitted for the record and were delivered to the GPAC and posted to the website and all communications will be made part of the public record for upcoming meetings with the Planning Commission and City Council.

7. COMMENTS BY COMMITTEE MEMBERS AND STAFF

None.

8. ADJOURNMENT

The meeting adjourned at 7:39 p.m.



Michael Walker, Senior Planner
GENERAL PLAN ADVISORY COMMITTEE SECRETARY