



**General Plan Advisory Committee
Meeting #6**

November 18, 2019

Summary

The sixth Napa General Plan Advisory Committee (GPAC) meeting was held on November 18, 2019 at the Napa Valley Transit Authority Board Room. The meeting was preceded with roll call and then opened for public comment. Planning staff led introductions of the project team and GPAC members. Rajeev Bhatia, principal at Dyett & Bhatia (D&B), gave an update on project's progress and updated schedule, discussed changes made in the draft visioning and guiding principles, leading to a discussion with the GPAC members about further changes to be made. The presentation was followed by a focus area charrette, where GPAC members provided input about changes they would like to see in five potential focus areas, leading to a discussion about overall visions for these areas in 2040. City staff concluded with GPAC bylaws and further administrative procedures. All notes and comments from the meeting are included in this document.

Meeting Notes

I. PUBLIC COMMENT

The following topics were brought up by members of the public:

- Climate impact/action needs to be a bigger component in the General Plan and should include a timeframe
- Current vision lacks focus on sustainability – physical, social or economical
- Would like to see more community outreach for environmental justice
- Current standards/codes are restrictive and do not make it economical to refurbish historic buildings
- Would like to see additional support for residents in lower-income and fire-prone areas

2. CONCERNS ABOUT VISIONING AND GUIDING PRINCIPLES

Rajeev Bhatia from Dyett & Bhatia (D&B) discussed the changes made in the draft visioning and guiding principles document, leading to a discussion about concerns and further changes to be made. These included:

- Division of Guiding Principle 6 (emphasize environmental sustainability and public safety and health) into two separate sections.
- Use more affirmative and aggressive language, for example from 'striving' to 'achieving'.
- Other minor edits as needed.

3. FOCUS ARE CHARRETTE

GPAC members were asked to write their vision in 2040 for the following five focus areas on maps provided. Visions expressed included:

a. Focus Area 1 – Trancas Street Corridor:

- Addition of housing above retail, up to 3-5 stories.
- Commercial should be retained.
- Need to deal with issues related to traffic.
- Streets need to be less auto focused, and more pedestrian friendly.
- Bike paths to connect to trails.
- Create safe access for pedestrians and bicyclists.
- Currently parking faces the street, and buildings are extremely set back – can this be reversed?
- Address concerns about future of mobile home parks, it provides affordable housing but what are the possibilities for change in the next 20 years?

b. Focus Area 2 – Jefferson Street Corridor:

- Streetscape improvements.
- More pedestrian friendly and should have neighborhood vibe.
- Could potentially become the local downtown for the city.
- Reinforce mom-and-pop local stores.
- A lot of the commercial buildings located along corridor are outdated, and don't meet the needs of today.
- Current zoning ordinances need to be updated, but changes should not disincentivize redevelopment of corridor.
- Increase limitations for building heights and FAR.
- Should not displace existing small businesses.
- Street parking should be accommodated.
- Improvement of existing infrastructure.

c. Focus Area 3 – Lincoln & Soscol Avenue:

- Street improvements including narrower lanes for automobiles, addition of bike lanes and street trees to help make it more pedestrian/bicycle friendly.
- Addition of crosswalks on Soscol Ave.
- Incorporating a roundabout at intersection of Lincoln Avenue and Silverado Trail.
- Multi-family housing on corp. yard with street facing retail along Lincoln Avenue (3 stories).

- Prioritize housing on publicly owned land.
- Mixed-use development with diversity of business types.
- Potential site for redevelopment at intersection of Imperial Way and Jordan Lane.
- Rethink informal “used car corridor”.
- Increase density of Walmart site.
- Oxbow Preserve – better access, better maintenance and more parking.
- Addition of pocket parks.

d. Focus Area 4 – Napa Downtown Core:

- Enhanced walkability, and safer access for pedestrians and bicyclists.
- Small businesses with housing on upper floors.
- Increase building heights and encourage higher density development in downtown core.
- Incorporation of hotels within downtown core.
- Mixed use buildings with commercial and residential uses.
- Smaller housing units with shared community spaces.
- Incentivize duplexes.
- Higher density development near transit center.
- Increase public access to river.
- Greenery/landscaping on both sides of all streets.
- Encourage renovation of historic buildings and help keep historic ‘charm’ of downtown.
- Move parking outside downtown core and widen sidewalks.
- Create Uber/Lyft pick-up zones.

e. Focus Area 5 – Imola & Soscol Avenue:

- Sidewalk improvements and pedestrian safety improvements.
- Increase walkability of area, including within lots.
- Proximity to downtown provides opportunity to improve pedestrian/bicycle infrastructure.
- Provision of bike lanes.
- Increase bike/pedestrian connections to river and transit hub.
- Safer access to Vine Trail.
- Concerns regarding traffic and congestion.
- Potential mix of uses, with an increase in building heights (2-3 stories).

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GENERAL PLAN**

- Oversized parking lots should be better utilized (ex. South Napa Marketplace).
- Incorporation of housing.
- Increase of retail, with ample parking.
- Preservation of some businesses.
- Address concerns about future of car dealerships.
- Preserve mobile home facilities.
- Integration of housing with other uses at existing commercial centers.

f. Other:

- Create arteries for pedestrians/bicycle corridors throughout city.
- How can publicly owned land be incorporated?
- Balance between high-density housing and hotels, with housing getting priority.
- Corridors have great potential create more established neighborhoods.
- All corridors should be more walkable, and landscaped with trees, etc.
- Transition of areas near single story homes near corridors.
- There should be incremental, organic growth of development.
- Vine trail connection along Imola.
- Potential site for redevelopment includes the Napa Premium Outlets mall, as well as empty corners at intersection of S Jefferson street and W Imola Avenue.
- Prime housing sites along west of Silverado Trail between Soscol Avenue and Lincoln Avenue (2-3 stories).
- Addition of housing above River Park Shopping Center.
- Increasing housing should be a priority.
- Increase density on Horsemen's Association and Ghisletta properties.

4. NEXT STEPS AND ADJOURN

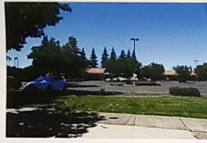
Short discussion about next steps, including development of the preliminary preferred plan as well as the survey, with a desire for the GPAC to review both before seeking public input.

NAPA 2040 GENERAL PLAN

FOCUS AREA CHARRETTE BOARDS –

a. Focus Area I – Trancas Street Corridor:

Focus Area 1: Trancas Street Corridor



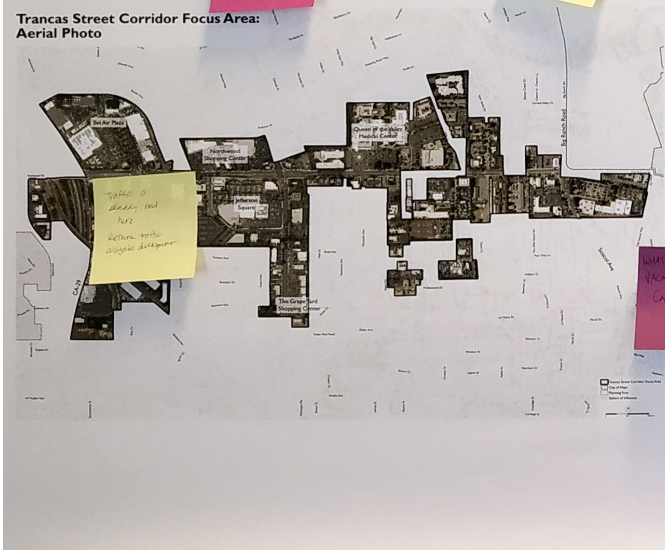
Trancas Street Corridor Focus Area: Existing Land Use



Trancas Street Corridor Focus Area: General Plan Land Use



Trancas Street Corridor Focus Area: Aerial Photo



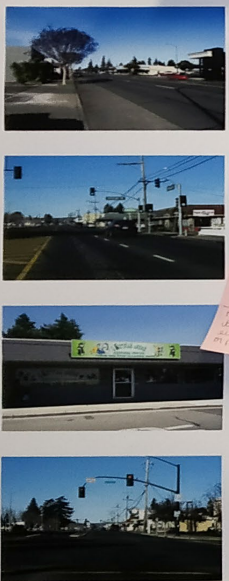
Trancas Street Corridor Focus Area: Opportunity Sites



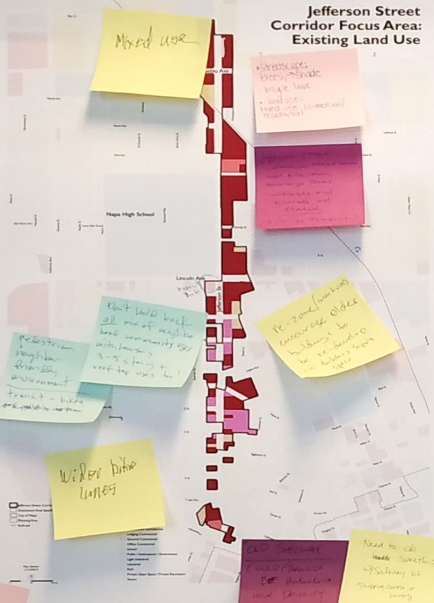
FOCUS AREA CHARRETTE BOARDS –

b. Focus Area 2 – Jefferson Street Corridor:

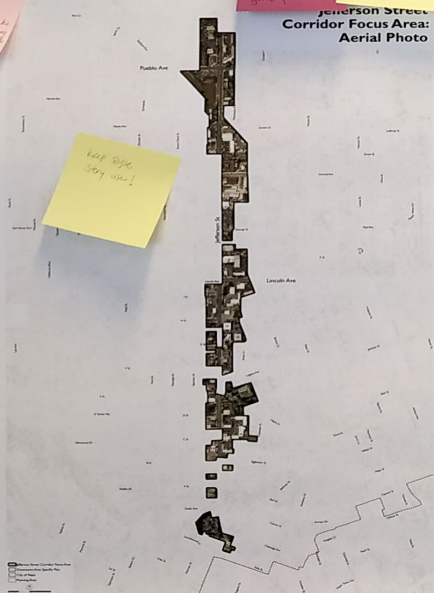
**Focus Area 2:
Jefferson Street
Corridor**



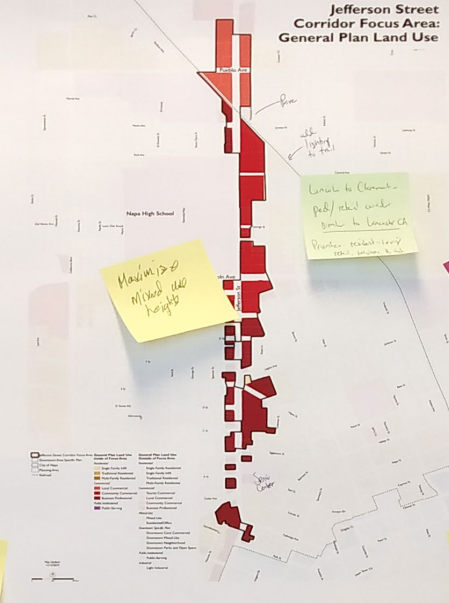
Jefferson Street Corridor Focus Area: Existing Land Use



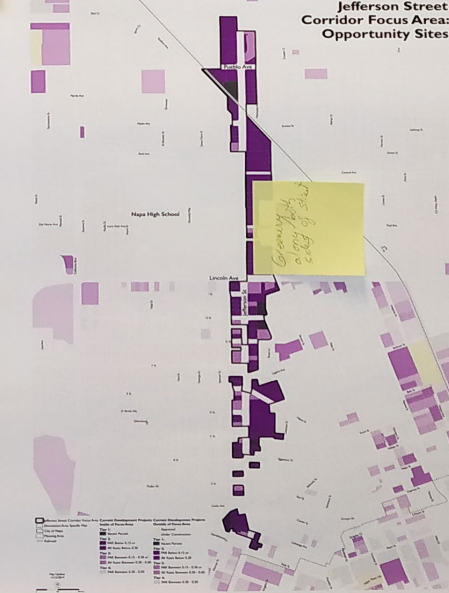
Jefferson Street Corridor Focus Area: Aerial Photo




Jefferson Street Corridor Focus Area: General Plan Land Use



Jefferson Street Corridor Focus Area: Opportunity Sites



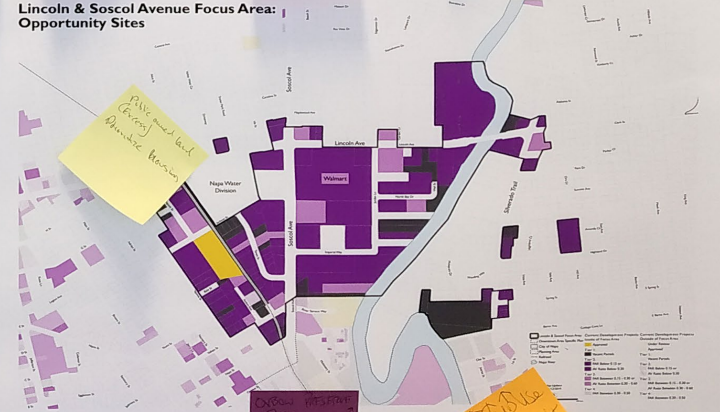
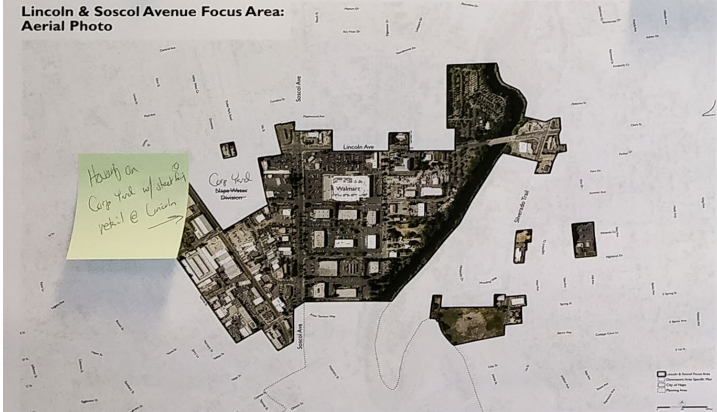
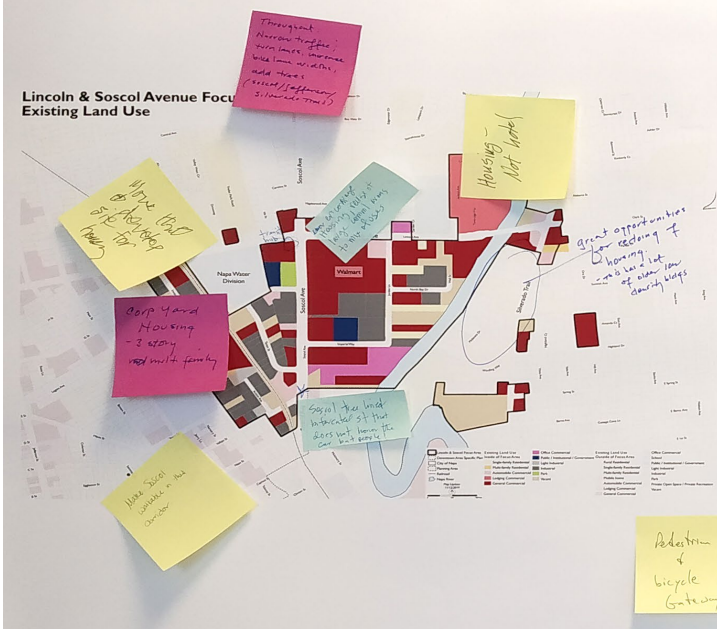


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FOCUS AREA CHARRETTE BOARDS –

c. Focus Area 3 – Lincoln & Soscol Avenue:

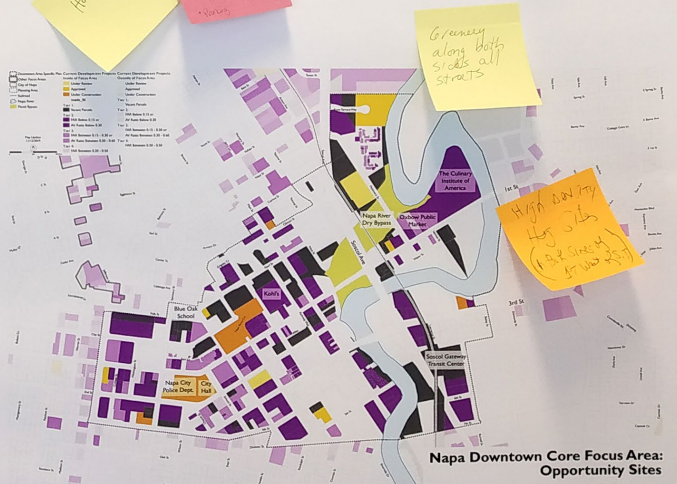
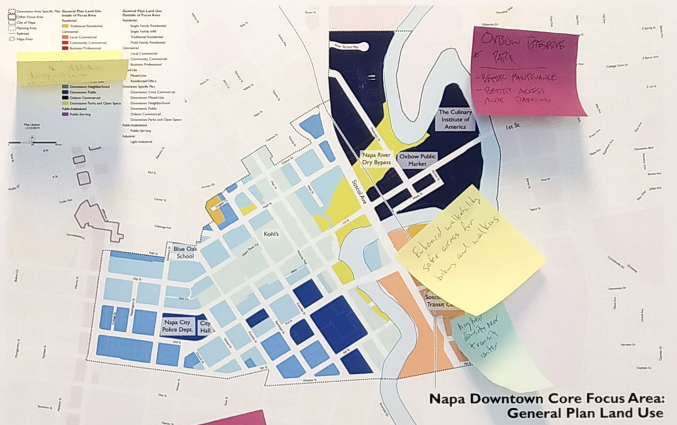
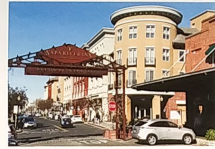
Focus Area 3: Lincoln & Soscol Avenue



FOCUS AREA CHARRETTE BOARDS –

d. Focus Area 4 – Napa Downtown Core:





Focus Area 4: Napa Downtown Core




FOCUS AREA CHARRETTE BOARDS –

e. Focus Area 5 – Imola & Soscol Avenue:

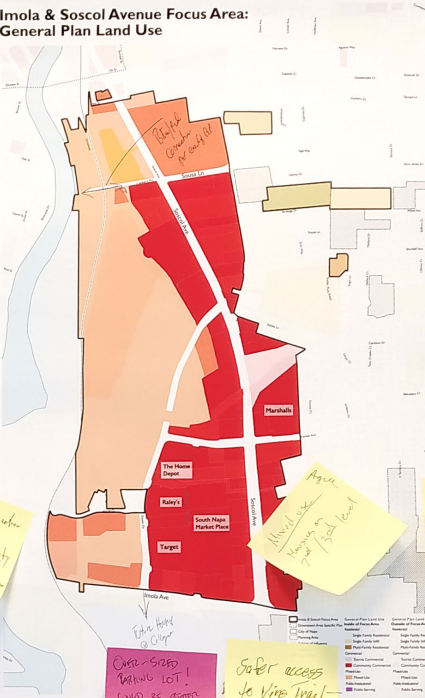
Focus Area 5: Imola & Soscol Avenue

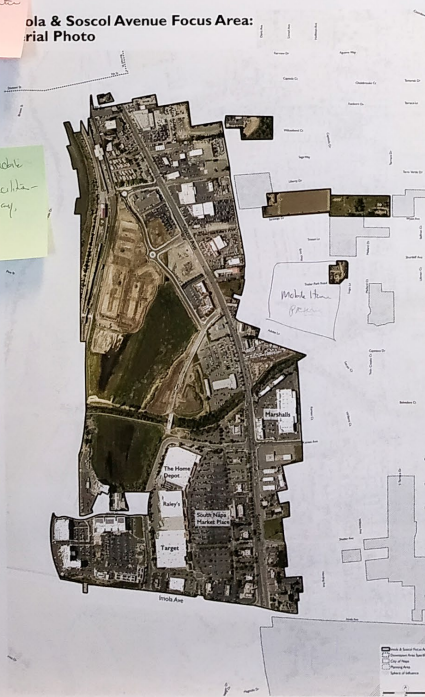
Imola & Soscol Avenue Focus Area: Existing Land Use




Imola & Soscol Avenue Focus Area: General Plan Land Use



Imola & Soscol Avenue Focus Area: Aerial Photo



Imola & Soscol Opportunity Sites



OTHER COMMENTS

