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Napa County Board of Supervisors

Sixth Cycle Housing Element Update Rezoning and Modifications to Title 18 of the Napa County Code

May 21, 2024



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Request

Adopt the proposed ordinance which...

- 1) Rezones a five (5) acre portion of the northwest corner of APN 043-062-008, identified for multiple-family housing development in the Sixth Cycle 2023 Housing Element Update (HEU), from Agricultural Watershed : Urban Reserve Combination (AW:UR) to Residential Multiple : Urban Reserve Combination (RM:UR);
- 2) Rezones 10 acres encompassing the entirety of APN 019-261-040 and approximately 8.47 acres of APN 019-261-041, identified for multiple-family housing development in the Sixth Cycle HEU, from Commercial Neighborhood (CN) to Commercial Neighborhood : Affordable Housing Combination (CN:AH); and
- 3) Makes targeted modifications to Title 18 of the Napa County Municipal Code, updating permit issuance processes, development densities, affordability requirements and other land use regulations related to multiple-family housing development for the Residential Multiple and Affordable Housing Combination Zoning Districts implementing Programs H-2g and H-4d of the HEU.



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Sixth Cycle Housing Element Update Adoption Timeline

December 15, 2021: Public study session specifically to review Regional Housing Needs Allocations (RHNA) and future housing sites selection criteria.

February 25, 2022: Public scoping meeting in response to the published Notice of Preparation (NOP) of an Environmental Impact Report (EIR) to provide opportunity for the public to provide comments on the scope and content of the EIR.

July 6, 2022: Public meeting during the 30-day public review period of the Draft Housing Element Update (HEU) to provide the public opportunity to comment on the draft policy document.

October 5, 2022: Public meeting during the 45-day review period of the Draft EIR (DEIR) to provide the public opportunity to comment on the draft environmental analysis for the HEU.

January 11, 2023: Planning Commission public hearing to consider resolutions recommending the Board of Supervisors adopt the Final Draft HEU and certify the FEIR

January 24, 2023: Public hearing on resolutions adopting the Final Draft HEU and certification of the FEIR



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Sixth Cycle Housing Element Update Revision Timeline

March 1, 2023: Adopted Housing Element is sent to HCD for certification that the Element and County are in substantial compliance with State Housing Law.

April 27, 2023: HCD responds to the County with the conclusion of its review, finding the element requires revisions are necessary in order to substantially comply with State Housing Law.

December 6, 2023: Planning Commission public hearing to consider a resolution recommending the Board of Supervisors adopt a resolution revising the Housing Element.

December 19, 2023: Board of Supervisors public hearing to consider a resolution adopting revisions to the Housing Element.

February 22, 2024: HCD concludes its review of the revised Housing Element, finding the document meets the statutory requirements of State Housing Law. The Element cannot however be found in substantial compliance until the County has completed necessary rezones.

May 1, 2024: Napa County Planning Commission recommends the Board of Supervisors adopt the proposed ordinance



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Sixth Cycle RHNA Allocation

Unincorporated Napa County Regional Housing Needs (RHNA) Allocation for the Sixth Cycle Housing Element (2023 – 2031).

Summary Info	Units by Income Group				Total Units
	Very Low	Low	Moderate	Above Moderate	
RHNA Allocation	45	16	14	31	106
Percent of Total	36%	21%	12%	31%	100%



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Capacity to Accommodate RHNA

Summary of Capacity to Accommodate RHNA

Summary Info	Units by Income Group			Total Units
	Very Low and Low	Moderate	Above Moderate	
County RHNA	61	14	31	106
Single-Family Residential	0	0	230	230
ADU's	58	29	11	98
Capacity on identified sites				
Spanish Flat	100	0	0	100
Imola Ave	100	0	0	100
Foster Road	100	0	0	100
Total of identified sites	300	0	0	300
Total Unit Potential	358	29	241	628
Surplus (+) / Deficit (-) from RHNA	297	15	210	522
Surplus (+) / Deficit (-) from RHNA (%)	487%	107%	677%	492%



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Program H-4d

Program H-4d: Housing Sites Rezoning. Rezone sites at a minimum density of 20 units per acre to accommodate the County's lower income housing need of 61 lower income units, ensuring that the sites affirmatively further fair housing. Zoning will require that housing developments include at least 15 percent of units for lower-income households. If applicable, require replacement housing consistent with Section 65915(c) on all sites designated for housing in the Housing Element.

Objective H-4d: Provide adequate sites to fully accommodate the 6th Cycle RHNA, and require replacement housing on all designated sites, if applicable. The County will undertake rezonings consistent with those shown for the two privately owned sites included in the Sites Inventory. This program specifically commits the County to rezoning the acreage at the allowable densities, to accommodate the anticipated number of units, by income category, shown in the Sites Inventory section of the Housing Element and summarized on Table 56. To accommodate the housing needs of lower-income households, rezonings will include provisions to meet all by right requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i).



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Program H-4d Zoning Code Modifications

	Residential Multiple Zoning District (RM)	Affordable Housing Combination District (AH)
Rezone sites at a minimum density of 20 units per acre	NCC 18.60.070	NCC 18.82.010.E & 18.82.050.D
Zoning will require that housing developments include at least 15 percent of units for lower-income households.	NCC 18.60.030.A	NCC 18.82.030.A
Require replacement housing on all designated sites, if applicable.	NCC 18.60.040.B	NCC 18.82.030.D
Rezoning will include provisions to meet all by right requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i).	NCC 18.60.020.H & 18.60.040.A	NCC 18.82.090.A
Implement Mitigation Measures of the HEU FEIR	NCC 18.60.120	NCC 18.82.070.B



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Spanish Flat Site



Area to be rezoned: 10 acres

APN(s): The entirety of 019-261-040-000 and a portion of 019-261-041-000 (approximately 8.47 acres)

General Plan Designation: Rural Residential

Existing Zoning District: Commercial Neighborhood (CN)

Proposed Zoning District: Commercial Neighborhood :
Affordable Housing Combination District (CN:AH)

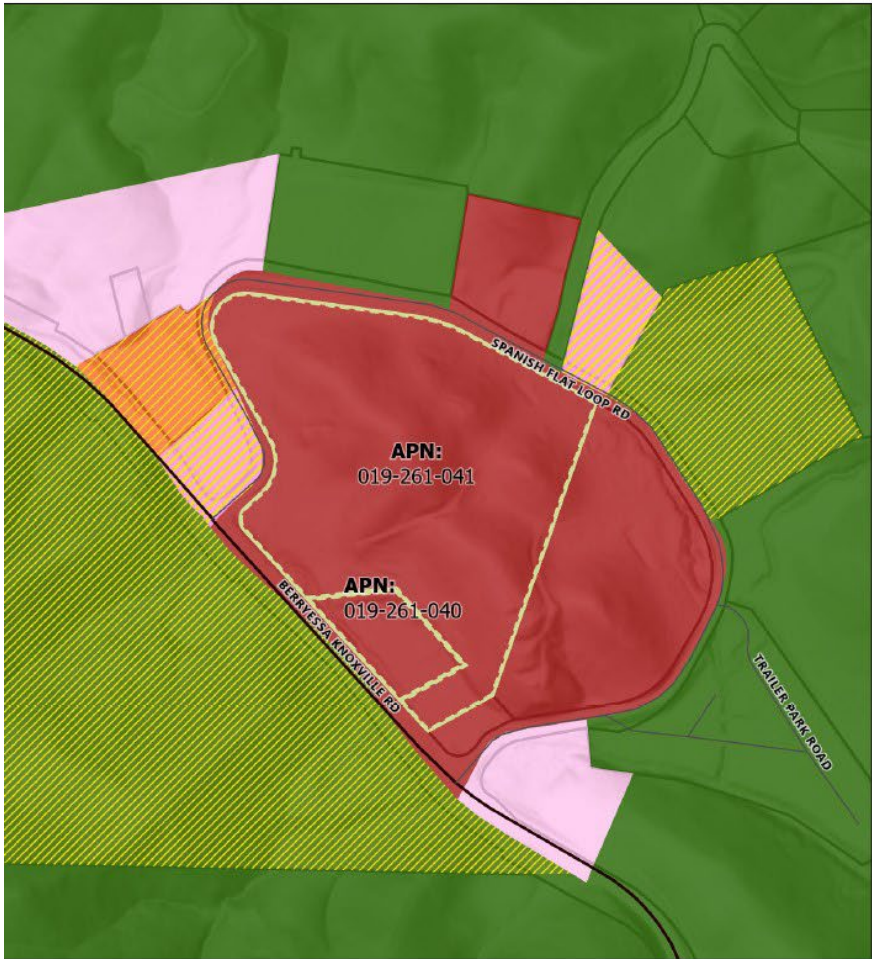
Existing Land Uses: Existing uses include a vacant building, a restaurant, and the Spanish Flat Village which formerly included three retail tenants (an outdoors store, an antiques store, and a grocery store). Online directories indicate that the Spanish Flat Village and the restaurant are both permanently closed.



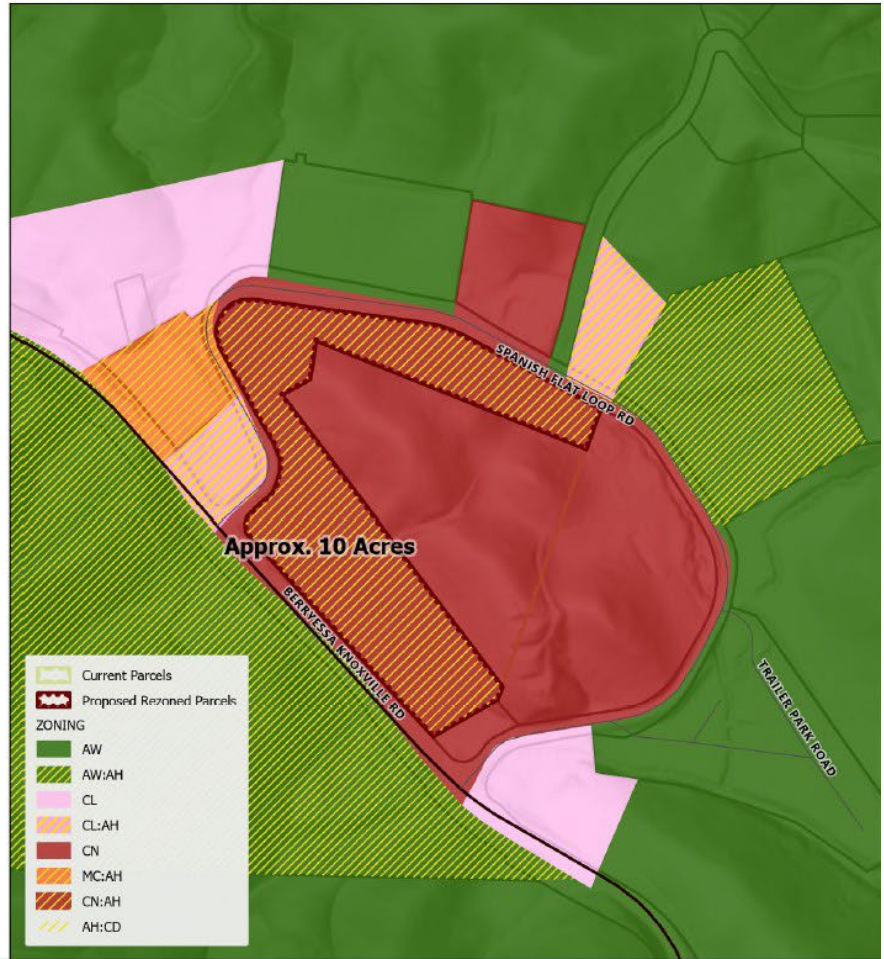
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Spanish Flat Site

Existing Zoning



Proposed Zoning



SPANISH FLATS | Existing vs. Proposed Districts

Disclaimer: This map was prepared for informational purposes only. No liability is assumed for the accuracy of the data delineated hereon.

DATE PUBLISHED: 3/20/2024
DATE REVISED:
AUTHOR: S.C.
MAP SCALE: 1:3,600

0 150 300
Feet

NORTH

PLANNING, BUILDING, & ENVIRONMENTAL SERVICES
1195 THIRD STREET, SUITE 210
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Foster Road Site



Area to be rezoned: 5 acres

APN(s): 043-062-008-000

General Plan Designation: Rural Residential

Existing Zoning District: Agricultural Watershed : Urban Reserve Combination District (AW : UR)

Proposed Zoning District: Residential Multiple : Urban Reserve Combination District (RM : UR)

Existing Land Uses: Agriculture/Open Space



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Foster Road Site





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Program H-2g

Program H-2g: Continue to use the Affordable Housing (:AH) Combination District as a tool to provide specific and reasonable development standards and stimulate affordable housing production in designated locations.

Objective H-2g: For :AH sites established for the Fifth Housing Element Cycle or earlier, evaluate and modify the AH requirements to reduce the amount of affordable housing that must be provided for development under the :AH provisions as a way to better incentivize the development of housing on these sites.



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Program H-2g

	Very Low-Income	Low-Income	Moderate-Income	Total
Angwin Site A	10%	30%	25%	65%
	Very Low- and Low-Income		Moderate-Income	
Angwin Site B	50%		0%	50%
Moskowite Corner (all sites)	25%		25%	50%
Spanish Flat (all sites)	25%		25%	50%



Revisions to NCC 18.82.060 & NCC 18.107.080.D.3



	Single-family Detached	Attached Single-family and common interest projects	Rental projects
All 2009 Specified Priority Housing Development Sites	20% Moderate-income	17% Moderate-income	Housing fees as specified in Napa County Code 18.107.090



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Required Affordability Allocations for Multiple Family Development Projects

	By-right Processing			Use Permit Processing		
	Single-Family Detached	Attached or common interest project	Rental	Single-Family Detached	Attached or common interest project	Rental
2009 Specified Priority Housing Development Sites by-right densities	17% moderate-income	20% moderate-income	Housing fees as specified in Napa County Code 18.107.090	N/A	N/A	N/A
2009 Specified Priority Housing Development Sites Use Permit densities	N/A	N/A	N/A	17% moderate-income	20% moderate-income	Housing fees as specified in Napa County Code 18.107.090
HEU rezone sites	20% lower-Income	20% lower-Income	20% lower-Income	15% lower-income	15% lower-income	15% lower-income